



633 West Fifth Street
64th Floor
Los Angeles, CA 90071
213.557.7222
www.rpnllp.com

Dave Rand
213.557.7224
Dave@rpnllp.com

June 27, 2023

David Kim
City of Burbank
275 East Olive Ave
Burbank, CA 91502

Re: 3201 Olive Avenue – SB 35 Application.

Dear Mr. Kim:

Our firm represents Worthe Real Estate Group (“Worthe”), the applicant of a housing development located at 3201 W. Olive Avenue in the City of Burbank (the “City”). The project includes the demolition of all existing structures/improvements on the site and the new construction of a four-story multifamily residential building with 117 units (the “Project”).

On June 24, 2022, Worthe submitted a Notice of Intent (“NOI”) to Submit an SB 35 Streamlined Ministerial Application which was accepted by the City. The City reviewed the application and provided a SB 35 NOI response letter on August 29, 2022. Worthe submitted additional information in response on December 8, 2022.

In July 2022, City staff confirmed that they reached out to the California Native American Tribes that are traditionally and culturally affiliated with the geographic area within which the Project site is located (the “Tribes”) to request initiation of the required tribal consultation process. As of April 20, 2023, the City has confirmed that they have entered into an enforceable agreement with two Tribes, the Fernandeano Tataviam Band of Mission Indians and the Gabrieleño Band of Mission Indians - Kitz Nation, so the tribal consultation process has been satisfied in accordance with Government Code Section 65913.4(b).

On April 20, 2023, the City issued a letter verifying the completeness of the NOI application and accepting the additional information provided by Worthe on December 8, 2022. With the application enclosed with this letter, Worthe submits a full SB 35 Streamlined Ministerial Application for the City’s review.

Project Changes and Reserved Rights to Return to Larger Project

The NOI included a proposed project with 144 units, based on a total gross lot area of 1.65 acres (71,829 square feet) which includes 13,434 square feet of easement area, that resulted in a base density of 96 dwelling units and a total density, including the requested density bonus, of 144 dwelling units (the “NOI Project”). Following Worthe’s submittal of the NOI Project application materials, the City modified

its position regarding the use of gross lot area for density calculations and required that the base density be calculated exclusive of the 13,434 square feet of easement area. The City identified this as a development standard with which the NOI Project was inconsistent. As such, this instant application for a full SB 35 Streamlined Ministerial Application utilizes the “net” lot area, without the easement area, permitting a base density of 78 units and a total density, including the requested density bonus, of 117 units.

On June 22, 2023, our firm sent a letter to the City Attorney on behalf of Worthe proposing potential solutions to rectify this discrepancy in density calculation, which results in a significant loss of 27 units (including 3 affordable units). In light of the ongoing conversations related to this calculation, the Applicant reserves the right to subsequently adjust the Project during the SB 35 full application process to return to the original NOI Project density of 144 units. We understand this may necessitate additional review time and additional evaluation of the revised project’s compliance with certain objective development standards. However, submittal of a smaller 117- unit project at this time should in no way preclude a potential revision to the larger 144-unit project should the City ultimately concur that the State Density Bonus Law permits the Applicant to utilize the full gross lot area (inclusive of easement areas) to establish the base density.

SB 35 Eligibility Criteria and Consistency

1. NUMBER AND TYPE OF UNITS. *The project must be a multifamily housing development that contains at least two residential units and complies with the minimum and maximum residential density range permitted for the site, plus any applicable density bonus.*

The Project is consistent with this criteria. The Project is considered a mixed use, multi-family housing development and proposes 117 new rental housing units. Of the total units, one unit will be proposed as unrestricted manager unit and 12 units will be restricted as affordable.

The Project includes a request to utilize the state density bonus, which permits a 50 percent density bonus in exchange for reserving 15 percent of the base density for Very Low Income households. The Project provides 15 percent of the base density of 78 units, or 12 units, as Very Low Income. Therefore, the Project complies with the density limitations for the site plus the applicable density bonus.

2. AFFORDABILITY. *If more than 10 residential units are proposed, at least 10 percent of the project's total units must be dedicated as affordable to households making below 80 percent of the area median income. If the project will contain subsidized units, the applicant has recorded or is required by law to record, a land use restriction for the following minimum durations, as applicable:*

i. 55 years for rental units.

ii. 45 years for homeownership units.

The Project is consistent with this criteria. The SB 35 application states that the Project would provide 12 Very Low Income rental units for 55 years.

3. URBAN INFILL. *The project must be located on a legal parcel or parcels within the incorporated City limits. At least 75 percent of the perimeter of the site must adjoin parcels that are developed with urban uses. For purposes of SB 35, “urban uses” means any current or former residential, commercial,*

public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses. Parcels that are only separated by a street or highway shall be considered adjoined.

The Project is consistent with this criteria. The Project site consist of existing legal parcels located in the City of Burbank (see Attachment A), for which the boundaries include an urbanized area or urban cluster, as designated by the United States Census Bureau (see Attachment B). The Project site is located within an existing urbanized area. The Project site abuts residential use to the north, commercial use to the south, commercial use to the east, and a mixed-use residential with commercial development to the west. An aerial map (see Attachment C) shows the location of the Project site with respect to the neighboring properties.

4. ZONED OR PLANNED RESIDENTIAL USES. *The project must be located on a site that is either zoned or has a General Plan designation for residential or residential mixed-use development, including sites where residential uses are permitted as a conditional use. If the multifamily housing development is a mixed-use development, at least two-thirds of the project's square footage must be designated for residential use.*

The Project is consistent with this criteria. The zoning of the Project site is MDC-2 (Media District Limited Commercial) with a General Plan Land Use Designation of Media District Commercial. The MDC-2 zoning allows residential above commercial with an approval of a Conditional Use Permit in accordance with BMC Section 10-1-502 [Uses in All Zones (Except Residential Zones)]. Additionally, the Media District Commercial land use designation allows for a mix of residential and nonresidential uses in accordance with BMC Section 10-1-2109.5 (General Plan Consistency) – a maximum residential density of 58 dwelling units per acre is allowed with discretionary approval. The Project is a proposed mixed-use residential development that includes 117 rental residential units (derived from a base density of 58 dwelling units per acre) with 1,058 square feet of commercial ground-floor area. The Project is a multifamily housing development as it would include at least two-thirds of the total development building square footage for residential uses. The total building footage of the mixed-use development is approximately 131,724 square feet and the residential area is proposed at 130,666 square feet or 99 percent of the total building area.

5. CONSISTENT WITH OBJECTIVE STANDARDS. *The project must meet all objective zoning and design review standards in effect at the time the application is submitted.*

i. If the project is consistent with the minimum and maximum density range allowed within the General Plan land use designation, it is deemed consistent with housing density standards.

ii. Any density bonus or any concessions, incentives, or waivers of development standards or reduction of parking standards requested under the Density Bonus Law in Government Code section 65915 are deemed consistent with objective standards.

iii. Objective standards are those that require no personal or subjective judgment and must be verifiable by reference to an external and uniform source available prior to submittal. Sources of objective standards include, without limitation:

a) Burbank 2035 General Plan,

b) Burbank Municipal Code,

- c) Media District Specific Plan,*
- d) Burbank Center Plan Area,*
- e) North San Fernando Master Plan,*
- f) Rancho Commercial Recreation Master Plan.*

The Project is consistent with this criteria. The City provided an analysis of the Project's consistency with aforementioned objective standards as part of the NOI review. Many of the standards are marked as "consistent" in the City's analysis. This application includes a response to the City's consistency analysis (Attachment D) to address any of the items which were considered "inconsistent" in the NOI review with explanations as to how the Project establishes consistency.

6. PARKING. *The project must provide at least one parking space per unit; however, no parking is required in the project meets any of the following criteria:*

The project is located within one-half mile of public transit as defined by Section 102(r) of the HCD Guidelines.

- b. The project is located within an architecturally and historically significant historic district.*
- c. On-street parking permits are required but not offered to the occupants of the project.*
- d. There is a car share vehicle as defined by Section 102(d) within one block of the development. A block can be up to 1,000 linear feet of pedestrian travel along a public street from the development.*

The Project is consistent with this criteria. Section 102(r) of the HCD Guidelines defines "Public transit" as a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge a set fare, run on fixed routes, and are available to the public. The Project is located less than 100 feet from the Olive & California Stop of the Burbank Bus line, which meets the definition of public transit provided by the HCD Guidelines (see Attachment E). The Project is within one-half mile of public transit, and therefore, no parking is required. The Project provides 145 residential stalls and 4 stalls for the commercial use.

7. LOCATION. *The project must be located on a property that is outside each of the following areas:*

a. Either prime farmland or farmland of statewide importance, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the City's voters.

The Project is consistent with this criteria. The attached map (Attachment F) demonstrates that the Project site is located within area considered to be "Urban and Built Up Land" which is not prime farmland or farmland of statewide importance.

b. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).

The Project is consistent with this criteria. The wetlands map (Attachment G) included in the application materials shows the Project site outside designated Wetland Areas.

c. A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code. This does not apply to sites excluded from the specified hazard zones by the City, pursuant to subdivision (b) of Section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.

The Project is consistent with this criteria. The map included in this application (Attachment H) shows that the Project site is outside designated high fire hazard severity zones.

d. A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the Department of Toxic Substances Control has cleared the site for residential use or residential mixed-uses.

The Project is consistent with this criteria. The maps (Attachment I and J) included in the application materials show that the Project site is outside designated hazardous waste zones.

e. A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.

The Project is consistent with this criteria. The map (Attachment K) included in the application materials shows that the Project site is outside of any earthquake fault zones.

f. A flood plain as determined by maps promulgated by the Federal Emergency Management Agency, unless the development has been issued a flood plain development permit pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations.

The Project is consistent with this criteria. The map (Attachment L) included in the application materials shows that the Project site is outside of any floodplains.

g. A floodway as determined by maps promulgated by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations.

The Project is consistent with this criteria. The map (Attachment L) included in the application materials shows that the Project site is outside of any floodways.

h. Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of

Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.

The Project is consistent with this criteria. The map (Attachment M) included in the application materials shows that the Project site is outside of any lands identified for conservation.

i. Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).

The Project is consistent with this criteria. The map (Attachment O) included in the application materials shows that the Project site is outside of any lands identified as habitat for protected species.

j. Lands under conservation easement.

The Project is consistent with this criteria. The map (Attachment N) included in the application materials shows that the Project site is outside of any conversation easements.

k. A site that would require demolition of housing that is:

- *Subject to recorded restrictions or law that limits rent to levels affordable to moderate, low, or very-low income households.*
- *Subject to rent control.*
- *Currently occupied by tenants or that was occupied by tenants within the past 10 years.*

The Project is consistent with this criteria. The Project site is currently vacant/unimproved and thus the Project would not require the demolition of any housing.

l. A site that previously contained housing occupied by tenants that was demolished within the past 10 years.

The Project is consistent with this criteria. The Project site is currently vacant/unimproved and thus the Project would not require the demolition of any housing. The Project site has been unimproved for the past 10 years.

m. A site that would require demolition of an historic structure that is on a local, state, or federal register.

The Project is consistent with this criteria. The Project site is currently vacant/unimproved and thus the Project would not require the demolition of any historic structures. The site is not located in a historic district and there are no Federal, State, or locally designated historic structures on the site.

n. A parcel of land or site governed by the Mobilehome Residency Law, the Recreational Vehicle Park Occupancy Law, the Mobilehome Parks Act, or the Special Occupancy Parks Act.

The Project is consistent with this criteria. The Project site is currently vacant/unimproved and thus the Project would not require the demolition of any housing. The Project is not located on an existing parcel of land or site that is governed under the Mobilehome Residency Law, the Recreational Vehicle Park Occupancy Law, the Mobilehome Parks Act, or the Special Occupancy Parks Act.

8. SUBDIVISIONS. *The project does not involve an application to create separately transferable parcels under the Subdivision Map Act. However, a subdivision is permitted if either of the following apply:*

a. The project is financed with low-income housing tax credits (LIHTC) and satisfies the prevailing wage requirements identified in item 9 below.

b. The project satisfies the prevailing wage and skilled and trained workforce requirements identified in items 9 and 10 of this Eligibility Checklist.

This criteria is not applicable. The Project does not involve subdivision of a parcel, therefore, this criterion does not apply.

9. PREVAILING WAGE. *The project proponent must certify that at least one of the following is true:*

a. The entirety of the project is a public work as defined in Government Code section 65913.4(8)(A)(i).

b. The project is not in its entirety a public work and all construction workers employed in the execution of the development will be paid at least the general prevailing rate of per diem wages for the type of work and geographic area.

c. The project includes 10 or fewer units AND is not a public work AND does not require subdivision.

The Project is consistent with this criteria. The SB 35 application includes a notarized letter certifying the commitment to comply with the Prevailing Wage requirement (Attachment P).

10. SKILLED AND TRAINED WORKFORCE. *If the project consists of 75 or more units that are not 100 percent subsidized affordable housing, the project proponent must certify that it will use a skilled and trained workforce, as defined in Government Code Section 65913.4(8)(B)(ii).*

The Project is consistent with this criteria. The SB 35 application includes a notarized letter certifying the commitment to comply with the Skilled and Trained Workforce requirement (Attachment P).

Enclosed with this letter is the full application for a SB 35 Streamlined Ministerial Review to determine the Project's consistency with all applicable objective standards, as required by State law. This package includes the required application forms, plans and supplemental information for the Project. These materials demonstrate that the Project, as fully submitted, is consistent with all objective standards.

With this submittal, we look forward to the City's review of the full SB 35 application and ultimate approval by the City Council.

June 27, 2023

Page 8

Sincerely,

Dave Rand

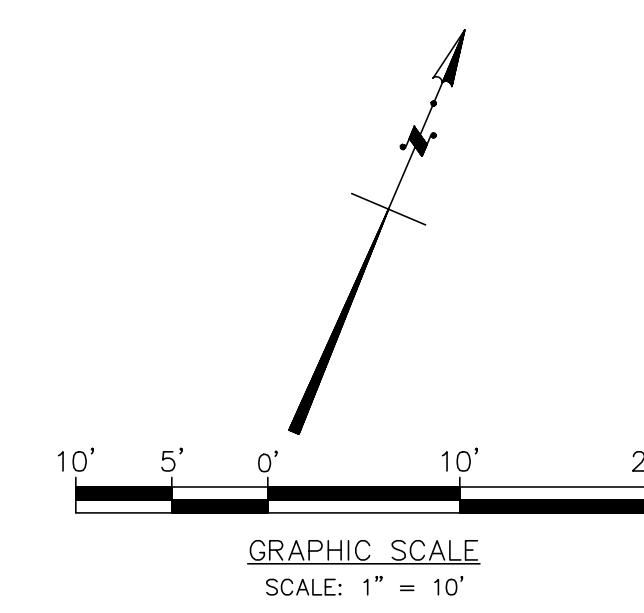
of RAND PASTER & NELSON, LLP

DR

cc: Fred Ramirez, Assistant Community Development Director
Scott Plambaeck, Planning Manager

ATTACHMENT A
LAND SURVEY OF PROJECT SITE

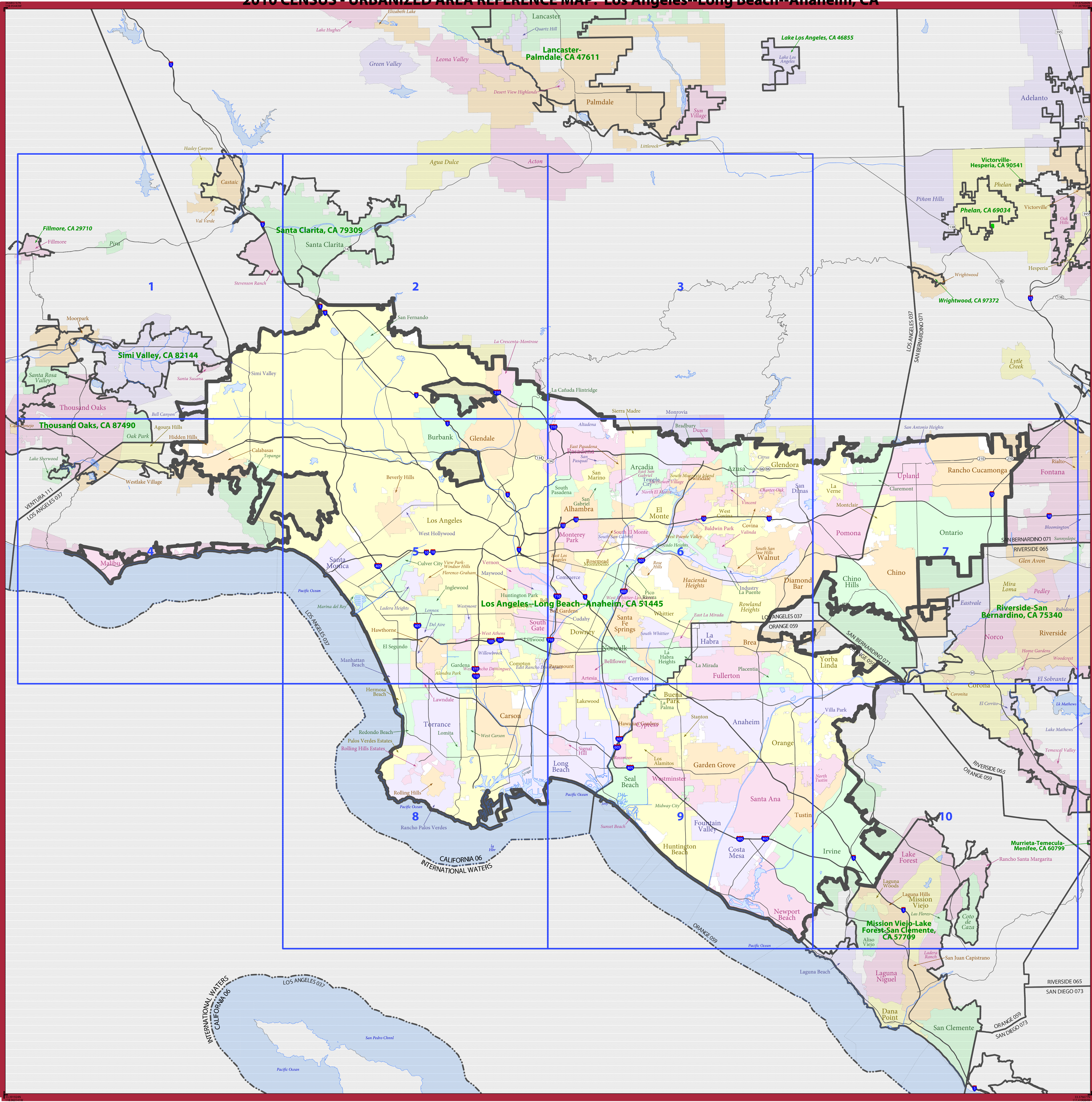
OR: KRISMAR CONSTRUCTION CO. BOB HOPE CENTER CATCH BASIN RELOCATION BURBANK COUNTY OF LOS ANGELES STATE OF CALIFORNIA		DATE: SEPTEMBER 21, 2021 SCALE: 1" = 10' PROJECT NUMBER: 1KR1010400 T100	SHEET: 1 4 OF
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ATTACHMENT B

**2010 US CENSUS – URBANIZED AREA REFERENCE
MAP: LOS ANGELES-LONG BEACH- ANAHEIM, CA**

2010 CENSUS - URBANIZED AREA REFERENCE MAP: Los Angeles--Long Beach--Anaheim, CA



LEGEND	
SYMBOL DESCRIPTION	LABEL STYLE
International	CANADA
Federal American Indian Reservation	L'ANSE RES 1880
Off-Reservation Trust Land	T1880
Urbanized Area	Dover, DE 24580
Urban Cluster	Tooele, VT 88057
State (or statistically equivalent entity)	NEW YORK 36
County (or statistically equivalent entity)	ERIE 029
Minor Civil Division (MCD) ^{1,2}	Bristol town 07485
Consolidated City	MILFORD 47500
Incorporated Place ^{1,3}	Davis 18100
Census Designated Place (CDP) ²	Incline Village 35100

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
Interstate		Water Body	
U.S. Highway		Military	
State Highway		Outside Subject Area	
Other Road			
Railroad			
Perennial Stream			
Intermittent Stream			

Where international, state, county, and/or MCD boundaries coincide, the map shows the boundary symbol for only the highest-ranking of these boundaries.

1 A * following an MCD name denotes a false MCD. A ** following a place name indicates that a false MCD exists with the same name and FIPS code as the place; the false MCD label is not shown.

2 MCD boundaries are shown in the following states in which some or all MCDs function as general-purpose governmental units: Connecticut, Illinois, Indiana, Kansas, Maine, Massachusetts, Michigan, Minnesota, Missouri, Nebraska, New Hampshire, New Jersey, New York, North Dakota, Ohio, Pennsylvania, Rhode Island, South Dakota, Vermont, and Wisconsin. (Note that Illinois and Nebraska have some counties covered by nongovernmental precincts and Missouri has most counties covered by nongovernmental townships.)

3 Place label color corresponds to the place fill color.
Label colors: Davis Davis Davis Davis Davis

COUNTIES IN SUBJECT URBANIZED AREA

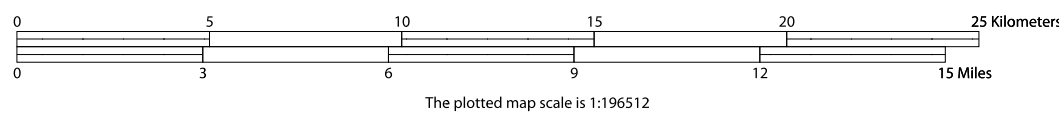
06037 Los Angeles
06059 Orange
06071 San Bernardino
06111 Ventura

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Geographic Vintage: 2010 Census (reference date: January 1, 2010)
Data Source: U.S. Census Bureau's MAF/TIGER database (TAB10)
Map Created by: Geography Division: March 11, 2012

U.S. DEPARTMENT OF COMMERCE Economics and Statistics Administration U.S. Census Bureau

Projection: Albers Equal Area Conic
Datum: NAD 83
Spheroid: GRS 80
1st Standard Parallel: 34 06 27
2nd Standard Parallel: 40 25 20
Central Meridian: -119 18 20
Latitude of Projection's Origin: 32 31 43
False Easting: 0
False Northing: 0

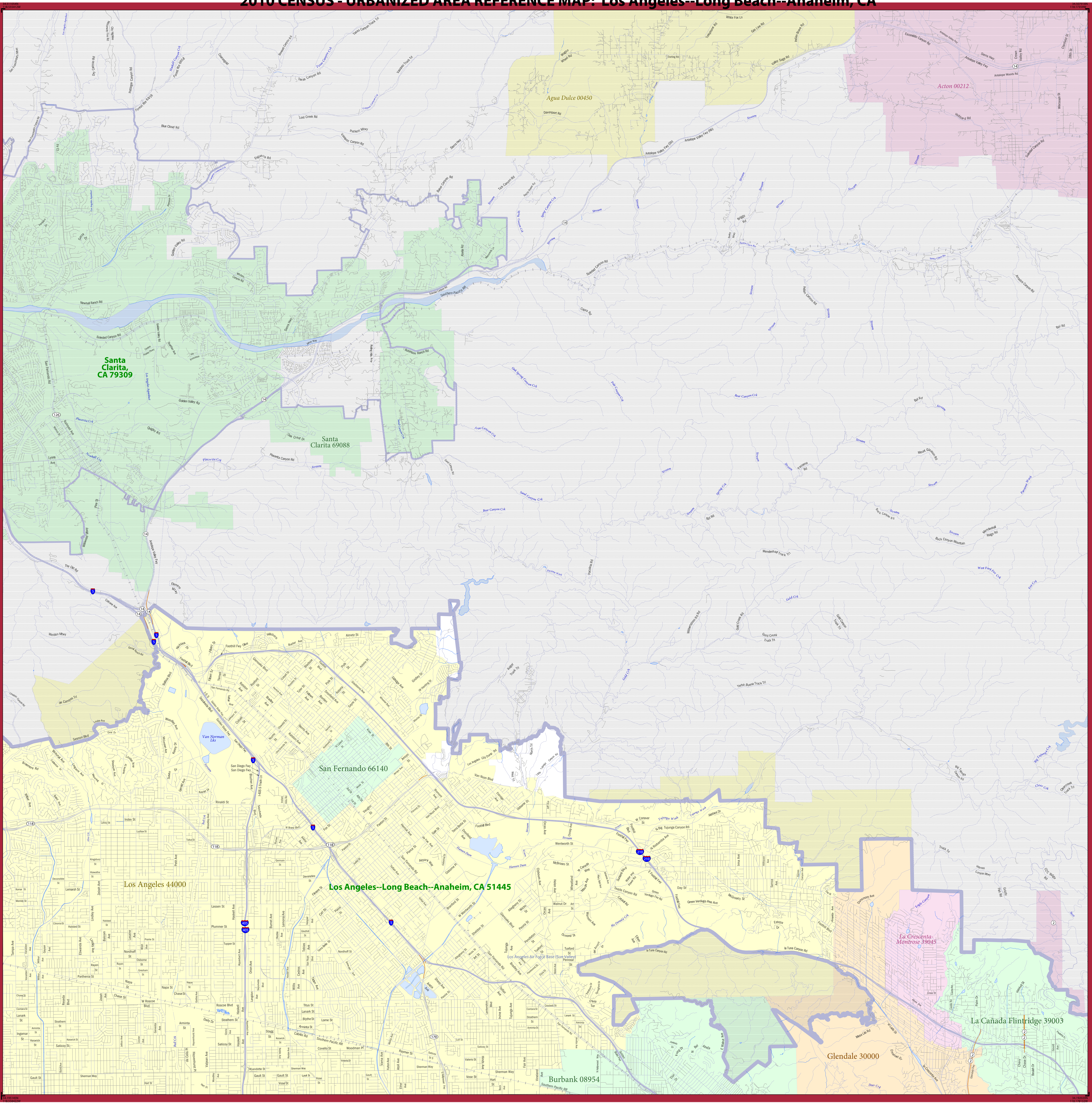


INDEX SHEET

Total Sheets: 11
Index Sheets: 1
Parent Sheets: 10

UA NAME: Los Angeles--Long Beach--Anaheim, CA
UA CODE: 51445
ENTITY TYPE: Urbanized Area (UA)
ST: California (06)

2010 CENSUS - URBANIZED AREA REFERENCE MAP: Los Angeles--Long Beach--Anaheim, CA



LEGEND

SYMBOL DESCRIPTION	SYMBOL	LABEL STYLE
International	-----	CANADA
Federal American Indian Reservation		L'ANSE RES 1880
Off-Reservation Trust Land		T1880
Urbanized Area	=====	Dover, DE 24580
Urban Cluster	=====	Tooele, VT 88057
State (or statistically equivalent entity)	-----	NEW YORK 36
County (or statistically equivalent entity)	-----	ERIE 029
Minor Civil Division (MCD) ^{1,2}	-----	Bristol town 07485
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State Highway		Outside Subject Area	
Other Road			
Railroad			
Perennial Stream			
Intermittent Stream			

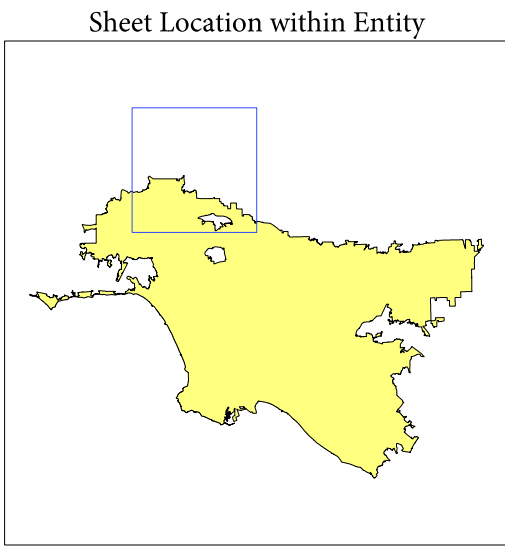
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Label colors: Davis Davis Davis Davis Davis

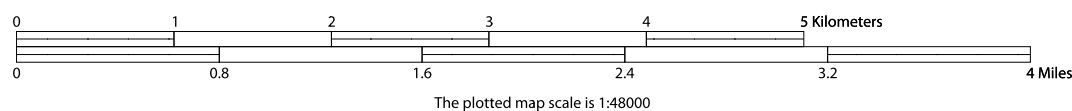
SUBJECT AREA COUNTIES ON MAP SHEET
06037 Los Angeles



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Data Source: U.S. Census Bureau's MAF/TIGER database (TAB10)
Map Created by Geography Division: March 11, 2012

Projection: Albers Equal Area Conic
Datum: NAD 83
Spheroid: GRS 80
1st Standard Parallel: 34 06 27
2nd Standard Parallel: 40 32 20
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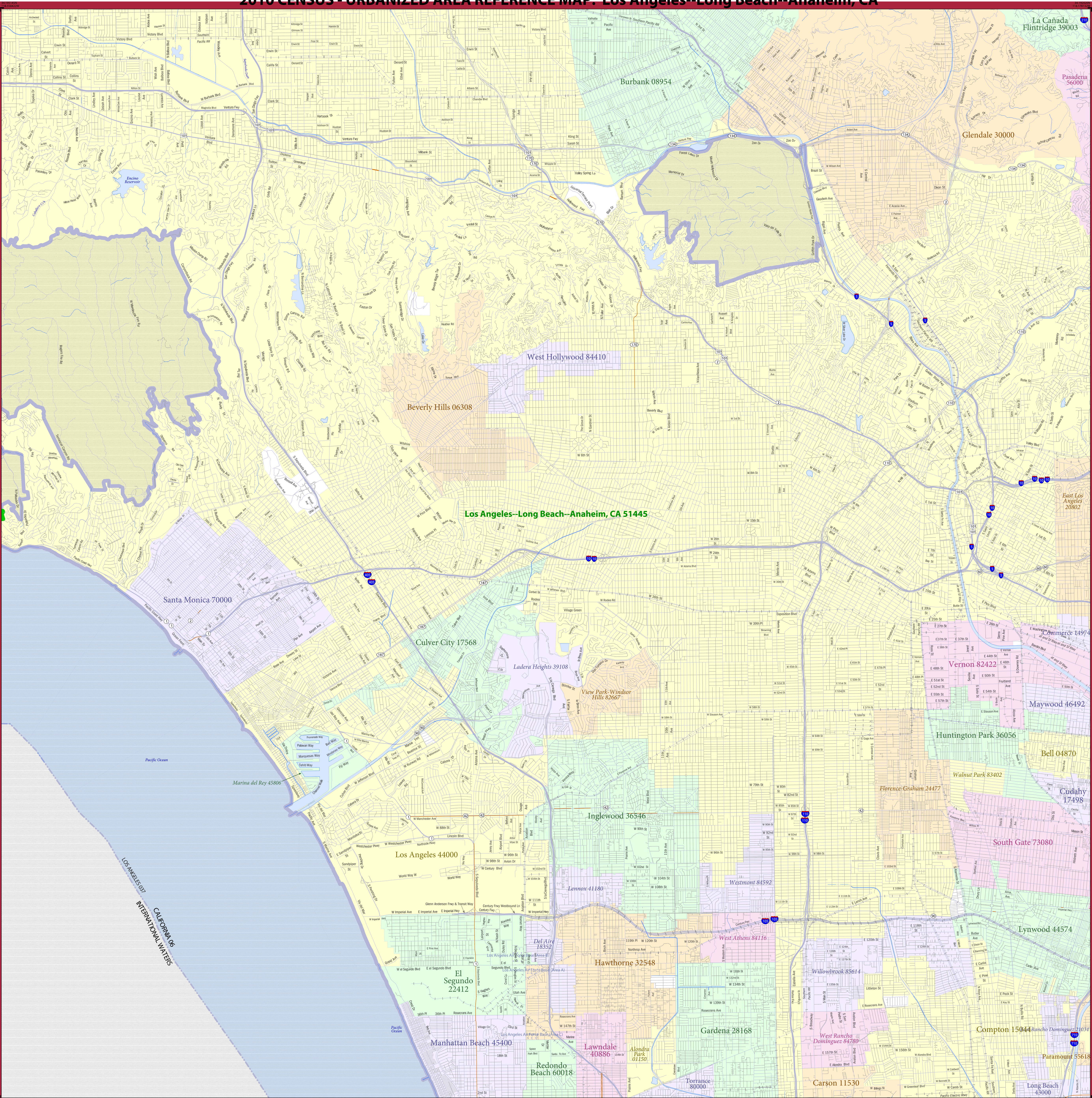


Key to Sheets		
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4	5	6

PARENT SHEET 2
Total Sheets: 11
Index Sheets: 1
Parent Sheets: 10

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UA CODE: 51445
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ST: California (06)

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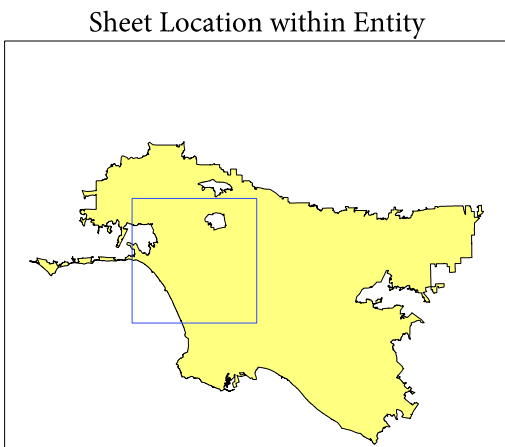
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SUBJECT AREA COUNTIES ON MAP SHEET
06037 Los Angeles

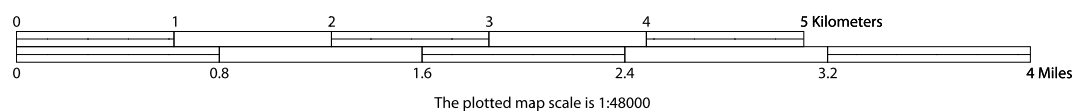


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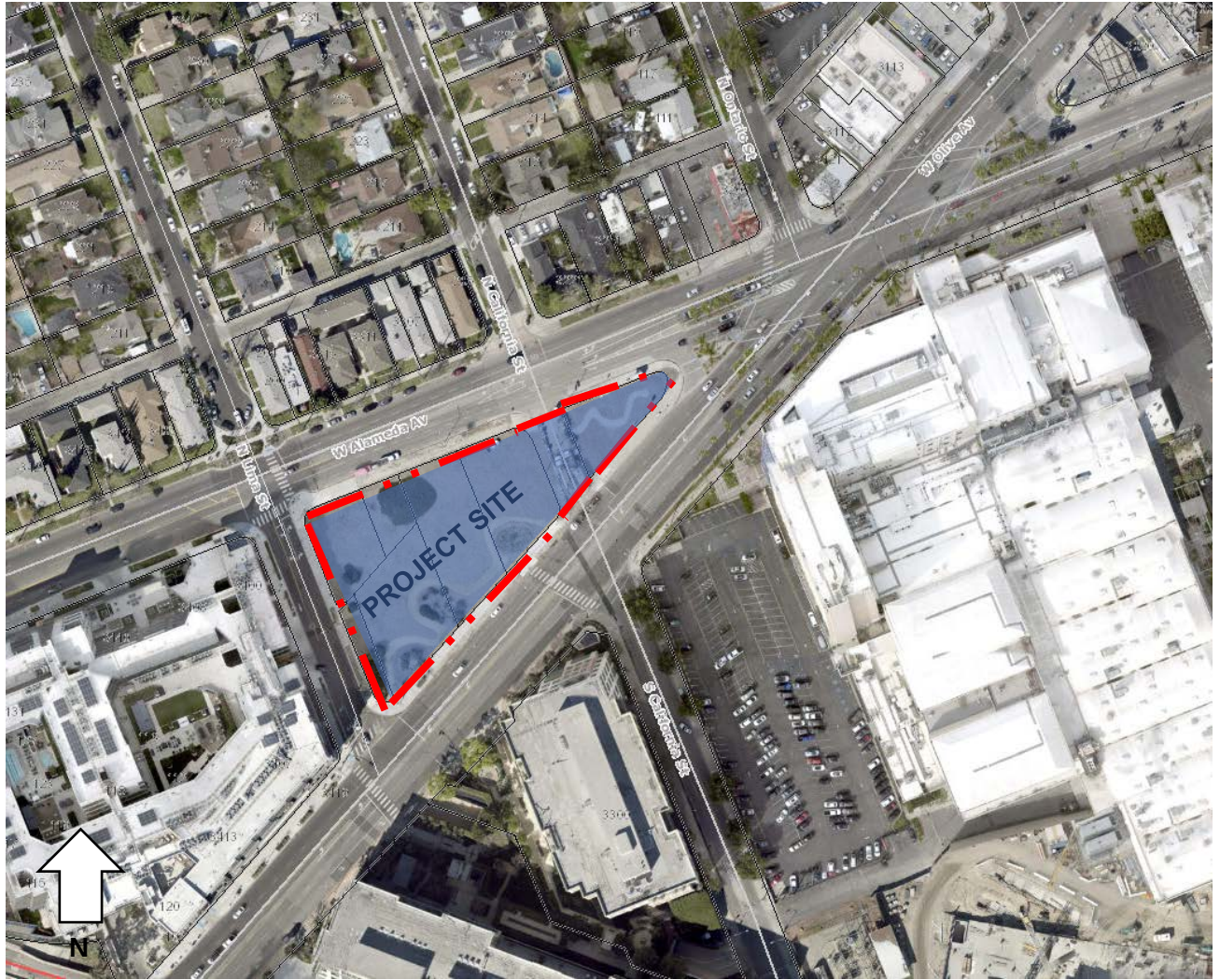


Key to Sheets		
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8	9	

PARENT SHEET 5
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UA NAME: Los Angeles--Long Beach--Anaheim, CA
UA CODE: 51445
ENTITY TYPE: Urbanized Area (UA)
ST: California (06)

ATTACHMENT C
AERIAL MAP OF PROJECT SITE



ATTACHMENT D - CONSISTENCY WITH OBJECTIVE STANDARDS

Table Showing Compliance with City of Burbank Objective Standard Requirements

SB 35 Full Application - Attachment D

June 26, 2023

Notes in "purple" describe analysis of consistency for proposed 117-unit project with each objective standard.

ATTACHMENT D

CITY COMMENTS ON SB 35 NOI APPLICATION AND CONCEPTUAL DESIGN

3201 W. OLIVE AVE. (PROJECT NO. 22-0004002)

****Applicant Responses in RED, December 8, 2022**

PLANNING DIVISION - CONSISTENCY WITH OBJECTIVE DEVELOPMENT STANDARDS

TABLE A

BURBANK MUNICIPAL CODE SECTION / ADOPTED PLAN	CONSISTENCY ANALYSIS	COMPLIANCE DETERMINATION
10-1-2109.5: GENERAL PLAN CONSISTENCY	The proposed Project meets the maximum allowable 1.1 FAR in the Media District Commercial land use designation. The Applicant is also requesting density bonus for this Project. The Applicant would be required to comply with the State Density Bonus law and Burbank Municipal Code (BMC). In accordance with BMC Section 10-1-203, the lot area is defined as the following: AREA OF LOT: Means the total horizontal area included within the lot lines. For purposes of calculating density, "area of lot" shall exclude any land previously dedicated for a public street easement or right-of-way, or alley easement or right-of-way. For this Project, this definition of lot area is used for calculating maximum allowable density under the City's General Plan, floor area ratio and any density bonus and/or required inclusionary housing units	Not Consistent BMC Section 10-1-203 describes how to calculate commercial density (FAR), but does not provide guidance on maximum residential density. The City's General Plan and BMC do not require an exclusion for any land previously dedicated for public street easements, and instead permit the calculation to be done on the entirety of the land (e.g., gross square footage). The calculations reflected in Applicant's response letter are based on Land Area of 1.65 acres (71,829 sf). The MDC-2 zone permits a maximum residential density of 58 du/acre, which results in 95.7 dwelling units permitted for this project. Pursuant to SDB 65915(q), the base density permitted is rounded up, to equal 96 units as the "base project". See also Applicant letter to City attached as Exhibit B to this Response Letter. Project utilizes a net lot area of 1.34 acres (excluding 13,434 sf easement area) to calculate density, resulting in a base density of 78 units. Refer to Cover Letter for full explanation of density compliance. Project is consistent with this criteria.

	allowed in accordance with Burbank Municipal Code and State density bonus law. Applicant is to update the correct lot area used for these calculations.	
10-1-2110: USES IN THE MDC-2 ZONE	The applicant has applied for a SB 35 NOI Application. One of the eligibility requirements for a SB 35 project is that the project must be located on a site that is either zoned or has a General Plan designation for residential or residential mixed-use development. The project site has a General Plan land use designation of Media District Commercial, which has maximum floor area ratio (FAR) requirement for non-residential uses and maximum density requirement for residential uses. The zoning is MDC-2 (Media District Limited Commercial) and Burbank Municipal Code Section 10-1-502 (Uses In All Zones (Except Residential Zones)) allows for specific residential use development in the MDC-2 zoning such as a mixed-use development with residential on top through a conditional use permit process. Proposed SB 35 eligible housing projects must be processed ministerially, without discretionary approval.	Consistent Project is consistent with this criteria as an eligible SB 35 project on a site with a General Plan designation that permits residential uses.
10-1-2112: PROPERTY DEVELOPMENT STANDARDS	The requirement is “The standards set forth in Section 10-1-2107 of this article shall apply to the MDC-2 Zone.” **The review of applicable development standards as noted in Section 10-1-2107 is provided below in this table.	Consistent** Acknowledged. Project is consistent with this criteria.
10-1-2113: DEVELOPMENT REVIEW	A SB 35 eligible project requires a ministerial review from the City. Therefore, the proposed SB 35 NOI application does not require a Development Review.	Consistent Project is consistent with this criteria as an SB 35 ministerial project.

10-1-2107: PROPERTY DEVELOPMENT STANDARDS: (A) Density	Project includes 1,058 square feet of proposed retail commercial ground-floor area. The Office Equivalency Factor for General Office and Commercial land use in the Media District is 1.0. See comment for Section 10-1-2109.5: GENERAL PLAN CONSISTENCY regarding the definition of lot size.	Consistent Project is consistent with this criteria as it includes 1,058 sf of commercial ground floor area.
10-1-2107: PROPERTY DEVELOPMENT STANDARDS: (B) Structure Height (B)(1) Maximum Allowable Height	The applicable distance from R-1 and R-2 zoned properties for this Project site is 150-300 linear feet and 300-500 linear feet (using the City’s zoning map), which allows for a maximum 50 feet and 70 feet in maximum allowable building height, respectively. The proposed building height from average grade of the property to ceiling of the ceiling height of the highest room permitted for human occupancy is noted on the elevation plans as 60’-7 ½”. The applicant is intending to use a concession for maximum building height per the State’s Density Bonus request. The average grade is defined in BMC Section 10-1-203 (Definitions). Using the definition, the applicant shall provide the calculation of the average grade of the property. Information related to verifying grade elevations of the site shall also be provided. This includes a land survey that shows elevation grade for the corners of the Project’s lot area. In the BMC, grade for commercial zoned properties is defined as “for structures in zones other than R-1 and R-1-H-the average elevation of the ground surface, prior to any construction,	Consistent* Acknowledged. Project is consistent with this criteria, reaching a maximum height of 44'-6". Refer to plans for more detail. A concession for height is no longer requested as part of the 117-unit project. Acknowledged.

	leveling, grading, or development associated with the current project, as calculated by adding the elevations of the corners of a lot and dividing by that number of corners.” *Subject to approval of requested incentive/concession pursuant to State and local density bonus law.	
10-1-2107: PROPERTY DEVELOPMENT STANDARDS: (B) Structure Height (B)(5) Floors of Parking	The requirement is “<i>Floors of parking shall be counted the same as other floors for the purpose of the maximum floor limit and the maximum allowable height.</i>” The Project proposes two-levels of subterranean parking. There is no at-grade parking proposed for the Project.	Consistent Project is consistent with this criteria, including two levels of below grade parking. None of the parking is located above grade, within the four stories of the project.
10-1-2107: PROPERTY DEVELOPMENT STANDARDS: (B) Structure Height (B)(6) Measuring Building Height	The requirement is “<i>The maximum allowable building height shall be measured from the average grade to the ceiling height of the highest room permitted for human occupancy.</i>” The elevation plans show the location of the average grade and the building height is measured to underside of ceiling. The average grade is defined in BMC Section 10-1-203 (Definitions). Using the definition, the applicant shall provide the calculation of the average grade of the property. Information related to verifying grade elevations of the site shall also be provided. This includes a land survey that shows elevation grade for the corners of the Project’s lot area. In the BMC, grade for commercial zoned properties is defined as “for structures in zones	Consistent* Acknowledged. Project is consistent with this criteria. Refer to plans for more detail and average grade. A concession for height is no longer requested as part of the 117-unit project.

	other than R-1 and R-1-H-the average elevation of the ground surface, prior to any construction, leveling, grading, or development associated with the current project, as calculated by adding the elevations of the corners of a lot and dividing by that number of corners.” *Subject to approval of requested incentive/concession pursuant to State and local density bonus law.	
10-1-2107: PROPERTY DEVELOPMENT STANDARDS: (B) Structure Height (B)(7) Roof and Architectural Features	The requirement is “<i>Roof and architectural features may exceed the maximum height up to 15 additional feet if a 45 degree angle or less is maintained as depicted in Diagram No. 1.</i>” The proposed building exceeds the maximum allowable height. The Applicant is intending to use a concession for building height per the State’s Density Bonus request. *Subject to approval of requested incentive/concession pursuant to State and local density bonus law.	Consistent* Acknowledged. Project is consistent with this criteria, reaching a maximum height of 44'-6". Refer to plans for more detail. A concession for height is no longer requested as part of the 117-unit project.
10-1-2107: PROPERTY DEVELOPMENT STANDARDS: (B) Structure Height (B)(8) Olive Avenue Right-of-Way	The requirement is “<i>The maximum height of any building within 150 feet of the Olive Avenue right-of-way south of Olive Avenue’s intersection with Pass Avenue shall be 70 feet.</i>” This objective standard does not apply because the Project site is located north of Olive Avenue.	Not Applicable Not Applicable.
10-1-2107: PROPERTY DEVELOPMENT STANDARDS: (B) Structure Height (B)(9) Riverside Drive West	The requirement is “<i>The maximum height of any building in the commercial zone on Riverside Drive west of Evergreen Street shall be three (3) stories.</i>” The Project site is not located on Riverside Drive.	Not Applicable Not Applicable.

10-1-2107: PROPERTY DEVELOPMENT STANDARDS: (B) Structure Height (B)(10) Relay or Communication Paths.	The requirement is “<i>New development shall not block relay or communication paths of media related uses in existence at the time of Overlay Zone adoption or shall incorporate in the development, at no expense to the transmitter, whatever relay facilities are necessary to ensure the continuation of existing relay or communication paths. This requirement is applicable during construction as well as during operation of any future project.</i>” As a condition of approval, the applicant shall ensure this requirement is met.	Consistent** Acknowledged. Project will comply.
10-1-2107: PROPERTY DEVELOPMENT STANDARDS: (B) Structure Height (B)(11) Building on Two (2) Height Limit Lines.	The requirement is “<i>For a new building straddling the two (2) sides of a height limit line, up to 10 percent of the volume of the structure (but not more than 10,000 square feet of total floor area) may be built within the lower height zone up to the limit specified for the higher zone; provided, however, that within the higher height zone and between the structure and the height limit line, there shall remain uncovered an amount of land at least equal to the amount of land in the lower height zone covered by the intruding portion of the structure. This exception shall not apply within 80 feet of the closest R-1, R-1-H or R-2 lot line.</i>” The proposed building exceeds the maximum allowable height. The Applicant is intending to use a concession for building height per the State’s Density Bonus request. *Subject to approval of requested incentive/concession pursuant to State and local density bonus law.	Consistent* Acknowledged. Project is consistent with this criteria, reaching a maximum height of 44'-6". Refer to plans for more detail. A concession for height is no longer requested as part of the 117-unit project.

10-1-2107: PROPERTY DEVELOPMENT STANDARDS: (C) MINIMUM DEVELOPMENT STANDARDS FOR COMMERCIAL AND INDUSTRIAL PROPERTY	Development for commercial zoned properties to meet the minimum standards set in Table 2: <u>Commercial Zone</u> Lot Size: 4,800 SF Street Frontage: 20 FT Lot Width (Average): 40 FT Project site consists of multiple parcels. Applicant to clarify how the parcels of the Project site would be combined for the purpose the development and also meet these lot standards. Building Setback from Street Right-of-Way: Minimum 5-ft setback; buildings taller than 15 ft in height must also have average setback of 20% of building height The proposed building height is 60.63 feet; 20% of 60.63 feet is 12.12 feet. Project plans show that building setback is proposed at a minimum 10 feet from public right-of-way. There are building setbacks that are proposed greater than 10 feet. Applicant to clarify if the building setback for all elevation side meets the average required setback (calculation of building lengths times setbacks to give average setback). Calculation of average setback for each building elevation side shall be provided to review this development standard. Building Setback from Lot Line of Property Zoned R-I, R-I-H, or R-2: 20 feet	Not Consistent The Project site is comprised of multiple parcels, each of which satisfy the lot size requirements on their own. However, if the City requires it, Applicant agrees to sign and record with the County a Lot Tie Covenant to hold all parcels together as one. The provided setbacks for all sides meets the average required setback. Required Building Setback * Building Lengths: 10,561.468 Provided: 26,822.203 (See supplemental diagram attached as final page to this Attachment D.)
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	Proposed building setback is more than 20 feet from lot line of R-1, R-1H, and R-2 zoned properties. Building Setback from Lot Line of Property Zoned R-3 or R-4: 5 feet Proposed building setback is more than 5 feet from lot line of R-3 or R-4 zoned properties. Parking Lot Setbacks – Lot Line of Property Zoned R-1 or R-1H: 15 feet Not applicable; the Project does not include construction of a new parking lot. Parking Lot Setbacks – Street Right-of-Way: 5 feet Not applicable; the Project does not include construction of a new parking lot.	The Project will utilize a Lot Tie covenant as required. Refer to Sheet A111 for average setback calculation. The Project is consistent with this criteria. A concession for height is no longer requested as part of the 117-unit project.
10-1-2107: PROPERTY DEVELOPMENT STANDARDS: (C) MINIMUM DEVELOPMENT STANDARDS FOR COMMERCIAL AND INDUSTRIAL PROPERTY (C)(1) Building Setback	The requirement is <i>“The entire setback may be used for an open-air restaurant or half the required setback may be occupied by a one (1)-story structure reserved exclusively by covenant for retail uses; open-air restaurant seating may be located on top of this single-story retail structure.”</i> Development standard is not applicable to Project because a restaurant is not proposed.	Not Applicable Not Applicable. The proposed commercial space is not proposed to be a restaurant.
10-1-2107: PROPERTY DEVELOPMENT STANDARDS: (C) MINIMUM DEVELOPMENT STANDARDS FOR COMMERCIAL AND INDUSTRIAL PROPERTY	The requirement is <i>“The required setback shall not be used for surface parking. Surface parking shall not be located between the structure that it serves and any primary or secondary pedestrian route, as shown in Figure 3.”</i>	Not Applicable Project is consistent with this criteria, including two levels of below grade parking. None of the parking is located above grade or within a setback.

(C)(2) Surface Parking	Not Applicable; the Project does not propose a surface parking lot.	
10-1-2107: PROPERTY DEVELOPMENT STANDARDS: (D) MINIMUM PARKING REQUIREMENTS FOR COMMERCIAL AND INDUSTRIAL PROPERTY	The Project proposes 1,058 square feet of retail tenant space on the ground floor. The parking requirement for retail use is 3.3 parking spaces per 1,000 square feet of adjusted gross floor area. The minimum parking requirement for commercial area is then 3 parking spaces. The Project proposes 4 parking spaces for the commercial retail use.	Consistent Project is consistent with this criteria, as it provides 1,058 sf of commercial retail space and provide 4 commercial parking spaces.
10-1-2107: PROPERTY DEVELOPMENT STANDARDS: (E) SITE LANDSCAPING FOR NON-RESIDENTIAL USES (E)(1) Trees	The requirement is “<i>Trees shall be planted in areas of public view adjacent to and along side and rear building lines. The standard shall be one (1) tree for every 20 linear feet of front and exposed side yard. The applicant shall submit a landscaping plan prepared by a licensed landscape architect for review and approval of the Park, Recreation and Community Services Director. All required trees shall be a minimum 24-inch box size, unless otherwise approved by the Director of Park, Recreation and Community Services. Five (5) gallon trees may be substituted for 15 gallon trees at a 2:1 ratio at the discretion of the Director of Park, Recreation and Community Services.</i>” A conceptual planting plan was provided. There are proposed trees along the front and street-side yard areas of the Project site. **As a condition of approval, Applicant shall clarify what the property line dimensions are for the front and side yard and the required number of trees for each yard area. The number of proposed trees and the tree size shall also be provided. In addition, the applicant shall provide a landscape plan prepared by a licensed landscape architect.	Consistent** Acknowledged. Project is consistent with this criteria, refer to the submitted Landscape Plans for more detail.

10-1-2107: PROPERTY DEVELOPMENT STANDARDS: (E) SITE LANDSCAPING FOR NON-RESIDENTIAL USES (E)(2) Maintenance and Irrigation Equipment	The requirement is “All landscape areas shall be maintained in a healthy and growing condition and shall require regular pruning, fertilizing, mowing and trimming. All landscape areas shall be kept free of weeds and debris. All irrigation systems shall be kept operable, including adjustments, replacements, repairs and cleaning as part of regular maintenance. Damaged planting and irrigation equipment will be repaired or replaced within 30 days.” **As a condition of approval, the applicant would have to comply with this landscape regulation.	Consistent** Acknowledged. Project is consistent with this criteria, refer to the submitted Landscape Plans for more detail.
10-1-2107: PROPERTY DEVELOPMENT STANDARDS: (E) SITE LANDSCAPING FOR NON-RESIDENTIAL USES (E)(3) Screening	The requirement is “Combinations of berming, landscaping, walls and buildings shall be used to screen loading areas, storage areas, trash enclosures and utilities from public view. When used as a screen, the landscaping shall be of adequate maturity to reach the height and density sufficient to provide the necessary screening within 18 months of installation to the satisfaction of the Director of Public Works.” The loading area is proposed along North Lima Street. **As a condition of approval, Applicant shall show how the loading area would be screened.	Consistent** Acknowledged. Project will comply through condition of approval.
10-1-2107: PROPERTY DEVELOPMENT STANDARDS: (E) SITE LANDSCAPING FOR NON-RESIDENTIAL USES (E)(4) All Areas	The requirement is “Except as otherwise permitted herein, all setback and non-paved areas shall be landscaped.” The conceptual planting plan shows along West Olive Avenue that there are proposed paving area in the setback yard area.	Consistent** Acknowledged. Project is consistent or will comply through condition of approval. Refer to submitted Landscape Plans for more detail.

	**As a condition of approval, Applicant shall show in the site/landscape plans that the required setback areas are landscaped.	
10-1-2107: PROPERTY DEVELOPMENT STANDARDS: (E) SITE LANDSCAPING FOR NON-RESIDENTIAL USES (E)(5) Drought Resistant Plants	The requirement is <i>“Drought-tolerant and low-water requiring plant materials are encouraged for purposes of water conservation.”</i> The conceptual landscape planting plan shows there are proposed drought tolerant trees and shrubs proposed for the Project.	Consistent Project is consistent with this standard. Refer to submitted Landscape Plans for more detail.
10-1-2107: PROPERTY DEVELOPMENT STANDARDS: (E) SITE LANDSCAPING FOR NON-RESIDENTIAL USES (E)(6) Construction	The requirement is <i>“If construction of a phase will not begin within one (1) year following completion of the previous phase, areas proposed for development in the future shall be temporarily turfed, seeded, and irrigated with an automatic sprinkler system for dust and soil erosion control. If construction begins within one (1) year, the area shall be irrigated as necessary to prevent dust.”</i> Not applicable because Project is not considered a phased development.	Not Applicable Not applicable as project is not phased.
10-1-2107: PROPERTY DEVELOPMENT STANDARDS: (E) SITE LANDSCAPING FOR NON-RESIDENTIAL USES (E)(7) Stake Trees	The requirement is <i>“All trees shall be staked with a double steel pipe and seared with rubber or plastic strip or other commercial tie material. Wire shall not be used to tie the tree to the stakes.”</i> **As a condition of approval, the Applicant would have to comply with this requirement. On the landscape plan, there shall be notes showing compliance with applicable planting requirements.	Consistent** Acknowledged. Project is consistent or will comply through condition of approval. Refer to submitted Landscape Plans for more detail.
10-1-2107: PROPERTY DEVELOPMENT STANDARDS: (E) SITE LANDSCAPING FOR NON-RESIDENTIAL USES	The requirement is <i>“Graded mounds shall not exceed a 3:1 slope. Mounds over 30 inches high shall not be placed within ten (10) feet of any street and/or alley intersection.”</i>	Consistent** Acknowledged. Project is consistent or will comply through condition of approval. Refer to submitted Landscape Plans for more detail.

(E)(8) Mounds	**As a condition of approval, the Applicant shall show and note on the site and landscape plans if there are graded mounds that meet this requirement.	
10-1-2107: PROPERTY DEVELOPMENT STANDARDS: (E) SITE LANDSCAPING FOR NON-RESIDENTIAL USES (E)(9) Planters	The requirement is <i>“All landscaping planters shall have a minimum dimension of five (5) feet.”</i> **As a condition of approval, landscape plans shall clearly call out proposed planter area and provide the dimensions.	Consistent** Acknowledged. Project is consistent or will comply through condition of approval. Refer to submitted Landscape Plans for more detail.
10-1-2107: PROPERTY DEVELOPMENT STANDARDS: (E) SITE LANDSCAPING FOR NON-RESIDENTIAL USES (E)(10) Irrigation Systems	The requirement is <i>“All landscaped areas shall be provided with an irrigation system approved by the Park, Recreation and Community Services Director consisting of waterlines and sprinklers designed to provide head to head coverage and to minimize overspray onto structures, walks and windows.”</i> **As a condition of approval, the Applicant shall provide proposed irrigation plan that meets this standard.	Consistent** Acknowledged. Project is consistent or will comply through condition of approval. Refer to submitted Landscape Plans for more detail.
10-1-2107: PROPERTY DEVELOPMENT STANDARDS: (E) SITE LANDSCAPING FOR NON-RESIDENTIAL USES (E)(11) Exemptions	The requirement is <i>“At the discretion of the Community Development Director, a barrier-free, four (4)-foot wide paved walk may be provided through the required planter at street and driveway intersections to provide unencumbered access for the handicapped from the sidewalk to the parking lot. Such walks shall be located so as to facilitate the most direct movement of persons using sidewalk curb ramps, if such are provided. Bus shelters may be located within this planter, if approved by the Community Development Director and the Park, Recreation and Community Services Director.”</i>	Consistent** Acknowledged. Project is consistent or will comply through condition of approval. Refer to submitted Landscape Plans for more detail.

	**As a condition of approval, Applicant would be required to comply with this standard.	
10-1-2107: PROPERTY DEVELOPMENT STANDARDS: (H) LIGHTING (H)(1) Design	The requirement is <i>“All project lighting should be designed to eliminate glare onto adjacent properties. The design of light standards shall be compatible with the building architecture and adjacent light standards in the public right-of-way and adjacent projects.”</i> **As a condition of approval, the Applicant shall provide details on exterior lighting on the building and on the property. A lighting/photometric plan shall be provided for this review.	Consistent** Acknowledged. Project is consistent or will comply through condition of approval. Design will be provided once Construction Documents are prepared for plan check.
10-1-2107: PROPERTY DEVELOPMENT STANDARDS: (H) LIGHTING (H)(2) Security	The requirement is <i>“Carports, garages, parking areas and driveways shall contain security lighting. Primary pedestrian walkways shall be lighted for pedestrian safety.”</i> **As a condition of approval, the Applicant shall show compliance with this requirement on the site plan, landscape plan, and lighting plan.	Consistent** Acknowledged. Project is consistent or will comply through condition of approval. Design will be provided once Construction Documents are prepared for plan check.
10-1-2107: PROPERTY DEVELOPMENT STANDARDS: (H) LIGHTING (H)(3) Low-Level	The requirement is <i>“Low-level architectural lighting of the buildings and landscaped areas is encouraged.”</i> **As a condition of approval, the Applicant shall show any proposed low-lighting for the proposed building and landscaped area on the site plan, lighting plan and landscape plan.	Consistent** Acknowledged. Project is consistent or will comply through condition of approval. Design will be provided once Construction Documents are prepared for plan check.
10-1-2107: PROPERTY DEVELOPMENT STANDARDS: (H) LIGHTING (H)(4) Conservation	The requirement is <i>“Energy conservation shall be an important consideration in nighttime lighting plans. Plans for the design and operation of lighting and illumination shall be developed consistent with the latest technical and operational energy conservation concepts.”</i>	Consistent** Acknowledged. Project is consistent or will comply through condition of approval. Design will be provided once Construction Documents are prepared for plan check.

	As a condition of approval, the Applicant shall provide lighting notes and details on the lighting plan to show compliance with this requirement.	
10-1-2107: PROPERTY DEVELOPMENT STANDARDS: (I) WALLS AND FENCES (I)(1) Design	The requirement is “Walls and fences shall be designed to complement the building’s architecture and that of adjacent fences and walls through the use of similar materials and construction details. Walls or fences that are of opaque construction at the front of the property should be low enough so as not to impair traffic safety by obscuring or blocking views of oncoming traffic (maximum height of 30 inches within five (5) feet of an entrance).” **As a condition of approval, the site plan shall provide details of proposed wall/fence location called out on the plan with the proposed material and height.	Consistent** Acknowledged. Project is consistent or will comply through condition of approval. Design will be provided once Construction Documents are prepared for plan check.
10-1-2107: PROPERTY DEVELOPMENT STANDARDS: (I) WALLS AND FENCES (I)(2) Surface	The requirement is “Where long lengths of fence or wall surfaces are required, periodic articulation or change of material shall be used to prevent monotony. Undifferentiated wall lengths shall be no longer than 100 feet.” **As a condition of approval, the Applicant shall provide the length of all proposed walls/fences.	Consistent** Acknowledged. Project is consistent or will comply through condition of approval. Design will be provided once Construction Documents are prepared for plan check.
10-1-2107: PROPERTY DEVELOPMENT STANDARDS: (I) WALLS AND FENCES (I)(3) Height	The requirement is “Except as otherwise provided, the height of walls, fences and hedges of property located at or within ten (10) feet of the property line adjacent to an intersection, shall not exceed the following:” The Media District Specific Plan has information on this requirement (Page 79 of Specific Plan).	Consistent** Acknowledged. Project is consistent or will comply through condition of approval. Design will be provided once Construction Documents are prepared for plan check.

	“Three feet above the finished grade of the lot within any required front yard and within the required side yard on the street side of a corner or reverse corner lot.” “Eight feet above the finished grade of the lot within any yard area behind the required front yard or required side yard on the street side of a corner or reverse corner lot except cutoff area.” As a condition of approval, Applicant shall comply with this wall/fence development standard. More detailed information on any proposed wall/fences are required to review this standard.	
10-1-2107: PROPERTY DEVELOPMENT STANDARDS: (K) ADDITIONAL STANDARDS	The requirement is “<i>The standards contained in Articles 11 through 16 of this Chapter also apply to the Media District commercial and industrial zones. In the event of any conflict between the requirements contained in Articles 11 through 16 and the other requirements of this Section, the requirements of this Section rule.</i>” **Applicant to comply with applicable standards in Article 11 through 16 of Chapter 1: Zoning in the Burbank Municipal Code - Title 10: Zoning Regulations.	Consistent** Acknowledged. Project is consistent as described herein.
ARTICLE 11. GENERAL PROPERTY DEVELOPMENT REGULATIONS 10-1-1101: COMPLIANCE	The requirement is “<i>No lot or structure shall be created, erected, altered, or maintained contrary to the provisions of this chapter.</i>” **Applicant shall comply with this requirement.	Consistent** Acknowledged. Project is consistent as described herein.
10-1-1102: ERECTION OF MORE THAN ONE STRUCTURE ON A RESIDENTIAL LOT	The requirement is “<i>Not more than one (1) main structure occupied or intended to be occupied for a permitted or permissible use may be erected on a single residential lot, unless yard and other</i>	Consistent Not Applicable, Project is located on a commercially-zoned site.

	<i>requirements of this chapter are met for each structure as though it were on an individual lot.”</i> Not applicable because Project site is not a residential lot.	
10-1-1103: LOT TO HAVE FRONTAGE	The requirement is “<i>Every building shall be on a lot which has frontage of at least 20 feet on a public or private street.</i>” Project site has street frontages of greater than 20 feet.	Consistent Project is consistent with this standard. The portion of the Project site on which a building is proposed has four frontages (Olive Ave, Lime St, Alameda Ave, California St), three of which are more than 200 feet in length.
10-1-1104: FRONTAGE ON ALLEYS	The requirement is “Alleys shall not be considered public streets for street frontage requirements of this chapter.” Not applicable to Project because it does not include or affect an alley.	Not Applicable Not Applicable, Project does not abut an alley.
10-1-1105: HAZARDOUS AREAS	The requirement is “<i>The Public Works Director may require a fence or wall not less than six (6) feet in height along the perimeter of any area which they consider dangerous because of conditions or physical hazards on the property, such as frequent inundation, erosion, excavation, or grade differential.</i>” **As a condition of approval, the Public Works Director would determine this requirement.	Consistent** Acknowledged. The Project site is located on a site which is surrounded by publicly-improved streets, curbs, and gutters and adjoined to other fully improved properties and structures. There are no physical hazards adjoining the Project site. The Project will comply as conditioned.
10-1-1106: USES IN COMPLETELY ENCLOSED BUILDINGS	The requirement is “<i>When a use is required to be conducted in a completely enclosed building there shall be no openings on any side that faces residentially zoned property except as otherwise allowed by this section. Stationary windows not capable of being opened are not considered openings within the meaning of this section. Openings for the ingress or egress of persons or vehicles shall be permitted on a side that faces</i>	Not Applicable Not Applicable, Project proposes residential and commercial uses only.

	<i>residentially zoned property upon the condition and requirement that said openings shall not be allowed to remain open except during the passage of persons or vehicles through such openings. As used in this section, the side of an enclosed building faces residentially zoned property if any point on the outer surface of the subject side of said enclosed building is within 150 feet of any point on the property line of said residentially zoned property as measured along any line within the horizontal scope of 45 degrees and 135 degrees from such point upon the surface of the subject side of said enclosed building.”</i> Not applicable because Project does not propose uses per BMC Section 10-1-502: USES IN ALL ZONES (EXCEPT RESIDENTIAL ZONES) that require to be conducted in completely enclosed building.	
10-1-1108: OPEN STORAGE AREAS MUST BE ENCLOSED	<i>The requirement is “Open storage areas in commercial and industrial zones shall have an opaque masonry wall surrounding the storage area at least six (6) feet in height and in good repair, except where the storage area is bounded by a building. The stored material shall be kept below the horizontal plane of the top of the wall. The provisions of this section shall not apply to the open display of merchandise for sale in connection with a use permitted in the zone.”</i> Not applicable because Project does not propose open storage areas.	Not Applicable Not Applicable, Project proposes residential and commercial uses only.
10-1-1109: JUNK YARDS MUST BE FENCED	<i>The requirement is “Junk yards shall have an opaque masonry wall entirely surrounding the property, at least eight (8) feet in height and in good repair. The height of the junk, wrecked</i>	Not Applicable Not Applicable, Project proposes residential and commercial uses only.

	<i>automobiles, airplanes, or other machinery shall be kept below the horizontal plane of the top of the wall."</i> Not applicable because Project does not propose a junk yard.	
10-1-1110: ACCESSORY BUILDINGS CONVERTED TO LIVING QUARTERS	The requirement is <i>"No person shall erect, construct, place or maintain any roof or shade structure over a mobile home located within a mobile home park."</i> Not applicable because Project does not propose a mobile home.	Not Applicable Not Applicable, Project proposes residential and commercial uses only.
10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS (A) ROOF DESIGN	The requirement is <i>"All parapets shall have returns equal to the height of the parapet. Parapets used for fire separation purposes should be visually integrated into the building. All mansards shall be continuous on all sides of a building visible from neighboring properties and public rights-of-way, including those elevations facing a street, alley, yard, setback or open space. All mansards on all other elevations which are not exposed or visible to neighboring properties and public rights-of-way, shall have a return at least equal to the height of the mansard. All roof mounted equipment shall be screened from view through the use of architectural screening systems which are visually integrated into building design with respect to color, material and form."</i> Proposed elevation plans show the proposed roof parapet have returns greater than the height of the parapet. No mansard roof is proposed.	Consistent Project is consistent with this standard. Refer to plans/elevations for more detail.

	Proposed elevation plans show mechanical equipment on the roof that would be screened.	
10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS (B) WINDOW TREATMENT	The requirement is <i>“Those buildings on lots with 75 feet or less of street frontage which are built to the street property line shall have a minimum 25 percent of the building facade on the ground floor devoted to window treatment.”</i> Not applicable because Project site’s dimensions are 75 feet or greater.	Not Applicable This standard is not applicable. The portion of the Project site on which a building is proposed has four frontages (Olive Ave, Lime St, Alameda Ave, California St), three of which are more than 200 feet in length.
10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS (C) BUILDING MATERIALS	The requirement is <i>“All facades visible to the public and surrounding neighbors must be designed, treated and finished in a manner compatible with the other visible sides of the building.”</i> The proposed elevation plans show building facades visible to the street having similar façade design using similar exterior materials. **As a condition of approval, Applicant shall provide colored elevation plans to ensure compliance with this requirement.	Consistent** Acknowledged. Project is consistent or will comply through condition of approval. Design will be provided once Construction Documents are prepared for plan check.
10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS (D) VARIATION ON PLANE	The requirement is <i>“All building elevations fronting public streets or residentially zoned lots shall contain elements designed for the purpose of providing visual variation including expressed floor or surface breaks, balconies, projections, recesses, awnings and horizontal setbacks.”</i> The proposed elevation plans show elements of visual variations for the building facades that face the streets. These visual variations include façade breaks, balconies, and elements of architectural projection and recessing.	Consistent Project is consistent and utilizes visual variation on all elevations including surface breaks, projections, and recesses. Refer to plans for more detail.

10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS (E) ENTRIES	The requirement is “<i>Pedestrian entrances on exposed elevations shall be recessed and architecturally highlighted.</i>” There are pedestrian entrances on the exposed elevations facing the street. The entrances are to be recessed. **As a condition of approval, Applicant shall address the required architectural recessing with the appropriate building sections that show the recessed dimensions.	Consistent** Acknowledged. Project is consistent or will comply through condition of approval. Design will be provided once Construction Documents are prepared for plan check.
10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS (F) APPENDAGES, AWNINGS AND MARQUEES	The requirement is “<i>All appendages, awnings and marquees shall be flame resistant or erected with non-combustible materials and meet Uniform Fire Code requirements, and shall not protrude far enough to obstruct a ladder placed at ground level at a 70 degree angle to the building openings above the appendage, awnings or marquees.</i>” As a condition of approval, Applicant shall show on elevation plans how this requirement will be met.	Consistent** Acknowledged. Project is consistent or will comply through condition of approval. Design will be provided once Construction Documents are prepared for plan check.
10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS (G) EXTERIOR STAIRWAYS	The requirement is “<i>Enclosures or landscape barriers must be provided wherever there is less than seven (7) feet vertical clearance below stairs. Front entry stair rails should be integrated into the overall building and site design. Thin section wrought iron and stair rails that have minimal form, mass or color reference to the design elements within the facades are discouraged. Open risers are prohibited.</i>” **As a condition of approval, Applicant shall comply with this requirement. If there are exterior	Consistent** Acknowledged. Project is consistent or will comply through condition of approval. The Project does not include an exterior/exposed stairs. Design will be provided once Construction Documents are prepared for plan check.

	stairs, sections of these stair areas shall be provided showing compliance.	
10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS (H) LOCATION AND SCREENING OF TRASH BINS	The requirement is “Trash bins shall not be located in any required front or street side yard, but may be permitted within the required interior side and rear yards. Trash enclosures shall be recessed or within the structure, or enclosed by a six (6)foot high masonry wall on three (3) sides and have a solid permanent metal gate(s). Doors and gates of trash enclosures cannot swing out into any public right-of-way. If the lot abuts an alley, the trash bin must be directly accessible from the alley.” Project complies with this requirement.	Consistent Project is consistent as trash areas are enclosed within the building.
10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS (J) FENCES AND WALLS (1) HEIGHT	The requirement is “Except as otherwise provided for property located at an intersection, the height of walls, fences and hedges may not exceed: a. Three (3) feet above the finished grade of the lot within any required front yard and within the required side yard on the street side of a corner or reverse corner lot; provided, however, that where a parking lot abuts or is across the street from a residential zone, a six (6) foot high masonry wall may be constructed within the required front yard and within the required side yard on the street side of a corner or reverse corner lot to the extent specified in Article 14, Division 4 of this Chapter or in a Conditional Use Permit granted by the Board or the Council. b. Eight (8) feet above the finished grade of the lot within any yard area behind the required front yard or required side yard on the street side of a corner or reverse corner lot except cutoff area.	Consistent** Acknowledged. Project is consistent or will comply through condition of approval. Design will be provided once Construction Documents are prepared for plan check.

	<i>Where topographic features or other conditions create an unnecessary hardship the Building Director may permit these height limits to be exceeded, provided the modification will not have a detrimental effect upon adjacent properties or conflict with architectural characteristics of the surrounding neighborhoods.”</i> <i>**As a condition of approval, Applicant to comply with the fence/wall requirements. Site plan shall call out any proposed wall/fence locations, height from natural grade, and material and consistent with elevation plans.</i>	
10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS (J) FENCES AND WALLS (2)	The requirement is “<i>All fences and walls must comply with the corner cutoff provisions of Section 10-1-1303.</i>” <i>As a condition of approval, Applicant shall comply with corner cut-off regulations. Provide the required corner cut-off areas for street-street intersection and street-driveway intersection.</i>	Consistent** Acknowledged. Project is consistent or will comply through condition of approval. Design will be provided once Construction Documents are prepared for plan check.
10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS (J) FENCES AND WALLS (3)	The requirement is “<i>The requirements of this Subsection do not apply to security fencing maintained by a governmental entity.</i>” Not applicable to Project because Project site is not maintained by a government entity.	Not Applicable Not applicable to Project as it is privately owned and does not include security fencing.
10-1-1114: ART IN PUBLIC PLACES	As a condition of approval, Applicant shall comply with City’s Art in Public Places regulations.	Consistent** Acknowledged. Project is consistent or will comply through condition
10-1-1115: ARCADE DEVELOPMENT REGULATIONS	Not applicable because Project does not propose an arcade use.	Not Applicable Not Applicable.
10-1-1116: ALCOHOLIC BEVERAGES - ON-PREMISES AND	<i>**As a condition of approval, Applicant shall comply with this Section if required.</i>	Consistent** Acknowledged. Not Applicable.

OFF-PREMISES; CONDITIONAL USE PERMIT REQUIRED		
10-1-1117: BILLIARD PARLOR DEVELOPMENT STANDARDS	Not applicable because Project does not propose a billiard parlor use.	Not Applicable Not Applicable.
10-1-1118: WIRELESS TELECOMMUNICATIONS FACILITIES. REGULATIONS AND DEVELOPMENT STANDARDS	Not applicable because Project does not propose a wireless telecommunication facility use.	Not Applicable Not Applicable.
10-1-1120: ADULT BUSINESSES: REGULATIONS AND DEVELOPMENT STANDARDS	Not applicable because Project does not propose an adult business use.	Not Applicable Not Applicable. Acknowledged.
10-1-1121: SHOPPING CART CONTAINMENT	Project does not propose shopping cart for the proposed retail space.	Consistent Not Applicable/Not proposed.
10-1-1122: EMERGENCY SHELTER DEVELOPMENT STANDARDS	Not applicable because Project does not propose an emergency shelter use.	Not Applicable Not Applicable.
10-1-1123: TEMPORARY AID CENTER DEVELOPMENT STANDARDS	Not applicable because Project does not propose a temporary aid center use.	Not Applicable Not Applicable.
ARTICLE 11.5. RESIDENTIALLY ADJACENT USES	**As a condition of approval, the development would be subject to compliance with this Section.	Consistent** Acknowledged. Project is consistent or will comply through condition
10-1-1150: RESIDENTIALLY ADJACENT PROPERTY AND USES: PURPOSE AND APPLICABILITY		
10-1-1151: RESIDENTIALLY ADJACENT USES - CONDITIONAL USE PERMIT REQUIRED FOR NEW LATE NIGHT BUSINESS AND NEW OUTDOOR SPEAKERS	**As a condition of approval, non-residential uses requires compliance with this Section if late-night business is proposed or out-door speakers are proposed.	Consistent** Acknowledged. Not Applicable.
10-1-1152: RESIDENTIALLY ADJACENT USES - ADMINISTRATIVE USE PERMIT REQUIRED FOR NEW LATE NIGHT OPERATIONS	**As a condition of approval, non-residential uses require compliance with this Section if late-night operation is proposed for the commercial use.	Consistent** Acknowledged. Not Applicable.
10-1-1153: RESIDENTIALLY ADJACENT USES - DEVELOPMENT	The requirement is "It shall be unlawful for any person to erect or construct any building, structure	Consistent** Acknowledged.

STANDARDS FOR NEW CONSTRUCTION	<i>or improvement, or any part thereof, on a residentially adjacent site unless all of the following conditions are met:</i> A. GLARE AND REFLECTIONS. <i>Building elevations facing a residential zone with 50 percent or more of the building surface in glass shall be limited to a maximum of 15 percent reflectivity for those materials. Building elevations facing a residential zone with less than 50 percent of surface in glass shall be limited to a maximum of 20 percent reflectivity for those materials.</i> B. MECHANICAL VENTING. <i>No mechanical venting shall face a residential zone, unless such mechanical venting is more than 300 feet from the nearest residentially zoned property. Further, no mechanical venting shall be located anywhere on the building within 50 feet from the nearest residentially zoned property.</i> C. REFUSE BIN LIDS. <i>All commercial and industrial refuse bins shall be equipped with nonmetallic lids, which shall remain closed at all times except when refuse is being deposited or emptied.”</i> <i>**As a condition of approval, Applicant is required to comply with this Section. Applicant to provide details on window reflectivity percentage and the refuse lid material.</i>	Project is consistent or will comply through conditions of approval.
10-1-1154: RESIDENTIALLY ADJACENT USES - OPERATIONAL	The requirement is “It shall be unlawful for any person to conduct or commence any commercial or	Consistent** Acknowledged.

REQUIREMENTS FOR ALL BUSINESSES	<i>industrial use within 150 feet of any residentially zoned property, except in conformance with the following requirements:</i> A. <i>WASTE DISPOSAL.</i> 1. <i>Organic materials shall not be deposited into a refuse bin located outside of an enclosed structure on private property or on a public right-of-way that separates a commercial or industrial property or use from adjacent residentially zoned property unless such refuse is sealed in bags.</i> 2. <i>Refuse bins shall not be moved in a public right-of-way that separates the commercial or industrial property or use from adjacent residentially zoned property during Late Night Hours.</i> 3. <i>All restaurants that are within 150 feet of a residential zone shall maintain their refuse bins so as to prevent the creation of objectionable odors.</i> B. <i>RESPONSIBLE PERSON.</i> <i>The name and telephone number of a person who will be available during the operational hours of the business to address any problems with the subject establishment shall be posted in a conspicuous place on the exterior of the building housing the establishment. The contact person shall be the business owner, business manager, or other similar person who has sufficient authority over the business 24 hours a day to address problems that may disturb neighbors.</i>	Project is consistent or will comply through conditions of approval.
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The phone number of the City's Community Assistance Coordinator shall also be posted in a conspicuous place on the exterior of the building housing the establishment to provide notice to persons who wish to register complaints with the City regarding violations of this Code.

C. NO CONGREGATING.

For the purpose of noise abatement in residential zones, no person conducting a commercial or industrial use on a site that is within 150 feet of any residentially zoned property shall permit the employees, agents, associates, or contractors of the nonresidential use to congregate behind the structure containing the nonresidential use, or in any open area or public right-of-way that separates the property containing the nonresidential use from adjacent residentially zone property, during Late Night Hours.

D. NO TESTING VEHICLES.

No testing or test-driving of vehicles on residential streets is permitted.

E. APPLICABILITY TO PORTION OF PROPERTY.

The requirements of this Section shall apply to all property where a commercial/industrial use is being conducted even if only a portion of such property is within 150 feet of residentially zoned property; provided however, that subsections (A) and (C) of this Section shall not apply to any

	<i>portion of the property that is more than 300 feet from the nearest residentially zoned property”</i> Project proposes a retail space. **As a condition of approval, Applicant shall clarify the distance of the retail space from the residentially zoned properties to the north of the Project site.	
ARTICLE 12. GENERAL YARD AND SPACE STANDARDS 10-1-1201: YARDS OPEN AND UNOBSTRUCTED	The requirement is “<i>Every yard shall be open, unoccupied, and unobstructed vertically except for projections and encroachments authorized by this Code.</i>” **Applicant shall comply with this requirement. See analysis for MDC-2 zone setback requirements.	Consistent** Acknowledged. Project is consistent with this standard. Refer to plans for more detail.
10-1-1203: YARDS CANNOT SERVE OTHER BUILDINGS OR LOTS	The requirement is “<i>No yard or open space area shall be used to meet the requirements of this chapter for more than one (1) structure, nor shall a yard or open space on one (1) lot be used to meet yard or open space requirements on any other lot unless the two (2) lots are owned by the same person and are developed as a single parcel.</i>” **As a condition of approval, Applicant shall comply with this requirement.	Consistent** Acknowledged. Project is consistent or will comply through conditions of approval.
10-1-1204: REQUIREMENTS ON THROUGH LOTS	The requirement is “Front yards as required for the zone in which the lot is located shall be maintained at each end of a through lot.” **As a condition of approval, Applicant shall comply with this requirement. See analysis for MDC-2 zone setback requirements.	Consistent** Acknowledged. Project is consistent with this standard. Refer to plans for more detail.
10-1-1205: UNDEDICATED STREETS	The requirement is “<i>All land within the undedicated portion of a partially dedicated or</i>	Consistent** Acknowledged.

	<i>future street shall remain open and unobstructed. Such land shall not be counted in meeting any yard and open space requirements of this chapter.”</i> **As a condition of approval, Applicant shall comply with this requirement.	Project is consistent or will comply through conditions of approval.
10-1-1206: ACCESS TO UTILITY POLES	Whenever a utility pole is situated on a lot, required yard areas shall be maintained to provide unobstructed access to the pole. **As a condition of approval, Applicant shall comply with this requirement.	Consistent** Acknowledged. Project is consistent or will comply through conditions of approval.
10-1-1211: MISCELLANEOUS ENCROACHMENTS (A) DEFINITION AND APPLICABILITY	The requirement is <i>“The requirements of this Section apply to all non-residential zones only. For the purposes of this Section, “REQUIRED YARD” means the minimum yard depth as specified in this Chapter for the zone in which the lot is located. The encroachments specified herein are measured from the required setback line, not from the exterior wall of the structure.”</i> Project site is zoned MDC-2. **As a condition of approval, Applicant shall comply with this regulation.	Consistent** Acknowledged. Project is consistent or will comply through conditions of approval.
10-1-1211: MISCELLANEOUS ENCROACHMENTS (B) FIRE ESCAPES	The requirement is <i>“Fire escapes may project into any required yard not more than four (4) feet but shall not reduce the clear width of the yard to less than three (3) feet.”</i> Project elevation plans or site plan do not call out fire escapes. Project would have to comply with the City’s Fire Department requirements. See analysis of MDC-2 zone setback requirement.	Consistent** Acknowledged. Project is consistent or will comply through conditions of approval. Project will adhere to all Fire Department comments provided during development of Construction Documents during plan check.

	**As a condition of approval, Applicant shall comply with this requirement.	
10-1-1211: MISCELLANEOUS ENCROACHMENTS (C) EAVES, CORNICES, CANOPIES, ETC.	The requirement is <i>“Eaves, cornices, canopies, belt courses, sills and other similar architectural features may project into any required front yard not more than four (4) feet, and may extend into a required side or rear yard not more than two (2) inches for each one (1) foot of the width of such required side or rear yard; provided, however, that where the required side yard is in excess of three (3) feet, eaves may project to within 30 inches of the side lot line. On corner lots and reverse corner lots, eaves may not project more than three (3) feet into the required side yard abutting the side street.”</i> See analysis of MDC-2 zone setback requirement. **As a condition of approval, Applicant shall comply with this requirement.	Consistent** Acknowledged. Project is consistent or will comply through conditions of approval.
10-1-1211: MISCELLANEOUS ENCROACHMENTS (D) UNCOVERED PORCHES, PATIOS AND PLATFORMS	The requirement is <i>“Uncovered porches, patios and platforms or landing places which do not extend above the level of the first floor of the building may extend into any required front yard not more than five (5) feet; into a court not more than 20 percent of the width of the court or five (5) feet whichever is less; and into any side or rear yard a distance that allows for safe exiting use. An openwork railing not to exceed 42 inches in height may be installed or constructed on any such porch, patio, platform or landing place.”</i> See analysis of MDC-2 zone setback requirement. **As a condition of approval, Applicant shall comply with this requirement.	Consistent** Acknowledged. Project is consistent or will comply through conditions of approval.

10-1-1211: MISCELLANEOUS ENCROACHMENTS (E) STAIRWAYS, HANDICAP RAMPS AND BALCONIES	The requirement is “<i>Open, unenclosed stairways, handicap ramps or balconies not covered by a roof or canopy may project into a required front yard not more than four (4) feet. On corner lots and reverse corner lots, open, unenclosed stairways, handicap ramps or balconies not covered by a roof or canopy may project into the required side yard abutting the side street not more than three (3) feet.</i>” <i>*According to Project plans, stairways are located inside proposed building. Balconies are covered and designed to be part of proposed building. These standards would be required for uncovered balconies, and unenclosed stairways and ramps.</i>	Not Applicable* Project is consistent. No open stairways are proposed.
10-1-1211: MISCELLANEOUS ENCROACHMENTS (F) PORTE-COCHERE	The requirement is “<i>Porte-Cocheres may extend into a side yard but are limited to 25 feet in length along the side lot line.</i>” <i>The Project does not propose a porte-cochere.</i>	Not Applicable Project is consistent. No porte-cocheres are proposed.
10-1-1211: MISCELLANEOUS ENCROACHMENTS (G) UTILITY POLES	The requirement is “<i>Utility poles servicing the property may extend into the side yard two (2) feet from the lot line.</i>” <i>**As a condition of approval, Applicant shall comply with this requirement.</i>	Consistent** Acknowledged. Project is consistent or will comply through conditions of approval.
10-1-1211: MISCELLANEOUS ENCROACHMENTS (H) GARAGE DOORS	The requirement is “<i>Garage doors shall not, when open or being opened, project beyond any lot line</i>” <i>According to the Project plans, the Project does not propose a garage door at the entrance of the subterranean parking.</i>	Consistent Acknowledged. Project is consistent or will comply through conditions of approval. Garage entry is within the building, and any proposed doors or gates will not project beyond any lot line.
10-1-1211: MISCELLANEOUS ENCROACHMENTS (I) ACCESSORY APPLIANCES	The requirement is “When approved by the City Planner, accessory appliances such as swimming pool equipment, water heaters, air conditioning equipment and the like may be located in any side	Consistent** Acknowledged.

	or rear yard provided they do not prevent passage through such side or rear yard and are covered or concealed in such a manner as to not be objectionable when viewed from adjoining property.” **As a condition of approval, the proposed pool equipment shall be shown on the site plan. The Project shall comply with this requirement.	Project is consistent or will comply through conditions of approval. Current design does not proposed any pool equipment encroachments into yards.
10-1-1211: MISCELLANEOUS ENCROACHMENTS (J) CHIMNEYS	The requirement is “<i>Chimneys may extend into a required side yard to a distance of not less than 30 inches from the side lot line, provided, however, that on corner lots and reverse corner lots, chimneys may not project more than two (2) feet into the required side yard abutting the side street.</i>” Not applicable because Project does not propose chimneys.	Not Applicable Not Applicable.
ARTICLE 13. GENERAL HEIGHT STANDARDS DIVISION 1. HEIGHTS FOR BUILDINGS, WALLS AND FENCES 10-1-1301: EXCEPTIONS TO BUILDING HEIGHT LIMITS	The requirement is “<i>This Section applies to all zones except the R-1 and R-1-H zones. Height limits for the R-1 and R-1-H zones are specified in Section 10-1-603. Except as otherwise provided, skylights, fire and parapet walls, chimneys, ventilating fans, antennas (except personal wireless telecommunication facilities), tanks, flagpoles, penthouses or roof structures for housing elevators, lofts, stairways, air conditioning or similar equipment, and other appurtenances usually required to be placed above a building to operate and maintain it may be erected up to 15 feet above the height limits prescribed in this chapter, but no penthouse or roof structure shall be allowed for the purpose of providing additional floor area. A Conditional Use Permit is required if the appurtenance exceeds the height limit by more</i>	Consistent* Acknowledged. Project is consistent with this criteria, reaching a maximum height of 44'-6". Refer to plans for more detail. A concession for height is no longer requested as part of the 117-unit project.

	<i>than 15 feet. Rooftop mechanical, storage and building circulation facilities are excluded from height limits, provided that these facilities do not occupy more than one-third (1/3) the area of the roof, are located in the interior of the roof area, and are screened so as to minimize pedestrian level view from public streets or from any neighboring residential uses. A Conditional Use Permit is required if the appurtenance is more than one-third (1/3) the area of the roof. Appurtenances do not include roof forms and architectural features which are not required to operate or maintain a building, such as ornamental towers, spires, steeples, belfries and cupolas.”</i> <i>*Refer to the Project’s building height analysis in accordance with the MDC-2 zone.</i>	
10-1-1303: CORNER CUTOFF	The requirement is “No structure, object, or feature, including but not limited to fences, walls, and hedges, may be erected or maintained in any zone below a height of ten (10) feet and above a height of three (3) feet above the finished ground surface within a corner cutoff area. The corner cutoff area is defined by a horizontal plane making an angle of 45 degrees with the front, side, or rear property lines as the case may be, and passing through points as follows: A. <i>STREETS.</i> <i>At intersecting streets, ten (10) feet from the intersection at the corner of a front or side property line.</i> B. <i>ALLEYS.</i>	Consistent** Acknowledged. Project is consistent or will comply through conditions of approval.

	<i>At the intersection of an alley with a street or another alley, ten (10) feet from the edges of the alley where it intersects the street or alley right-of-way.</i> <i>C. DRIVEWAYS.</i> <i>At the intersection of a driveway with a street or alley, five (5) feet from the edges of the driveway where it intersects the street or alley right-of-way.</i> <i>**As a condition of approval, Applicant shall provide the corner cut-off dimensions and areas on the site plan for the street-street intersections and the street-driveway intersections.</i>	
DIVISION 2. HEIGHTS SURROUNDING BOB HOPE AIRPORT 10-1-1305 through 10-1-1309	The Project site is located in Zone 5 according to the City's FAA Filing Requirement Map, which requires FAA Notice for all structures with height at 200 feet or greater. The proposed building height for the mixed-use structure is 60'-7 ½".	Consistent Project is consistent or will comply through conditions of approval. Project will seek FAA noticing approval as required.
ARTICLE 14. GENERAL OFF-STREET PARKING STANDARDS DIVISION 1. GENERAL PROVISIONS 10-1-1401: PARKING SPACE DIMENSIONS	<i>Residential Use: 8'-6" minimum width</i> <i>Retail and Services Commercial: 9'-0" minimum width</i> <i>The minimum width of parking spaces adjacent to walls, columns, or other vertical obstructions shall be determined by standards established by the Public Works Director.</i> <i>PARKING BAY WIDTHS FOR TWO-WAY TRAFFIC AND DOUBLE LOADED AISLES</i> <i>Minimum Stall Length = 18'-0"</i>	Consistent** Acknowledged. Project is consistent or will comply through condition of approval. Design will be provided once Construction Documents are prepared for plan check.

	8'-6" width (90 degree angled parking): 63' - 4" 9'-0" width (90-degree angled parking): 61' - 4" **As a condition of approval, Applicant shall comply with these parking standards. Parking stall width next to wall/column, and ADA parking width to be clarified on parking plan. For each single-loaded and double-loaded areas, provide the parking stall depth and back-up space dimensions. Clarify on the parking plans, the residential parking and commercial parking.	
10-1-1403: INGRESS AND EGRESS; BACKING INTO HIGHWAY	Proposed Project would not require vehicles to back out into major or secondary highways.	Consistent Project is consistent. Parking is accessed via California St, a local street.
10-1-1404: TANDEM PARKING	Proposed Project has tandem parking. Applicant has referred to State Density Bonus law for parking requirements. *Subject to approval of requested parking requirements pursuant to State and local density bonus law.	Consistent* Acknowledged. Project is consistent. Per SB 35, no parking is required for residential units within one half mile of public transit. As verified through NOI process, no parking is required. Tandem parking is required and will comply with applicable standards.
10-1-1405: PARKING OR STORING AIRPLANES, BOATS, VEHICLES, ETC. WITHIN CERTAIN YARDS IN RESIDENTIAL ZONES	Project site is zoned MDC-2.	Not Applicable Not Applicable as Project is within a commercial zone.
10-1-1405.5: BICYCLE PARKING SPACES	Bicycle parking is proposed in the subterranean parking areas.	Yes Project is consistent or will comply through condition of approval.
10-1-1406: SITE PLAN	The requirement is "A site plan containing a detailed parking arrangement accurately dimensioned, showing individual parking spaces, aisles and driveways indicating adequate ingress and egress, as well as location, size, shape, design, curb cuts, lighting, landscaping, and other features	Consistent** Acknowledged.

	<i>and appurtenances of the proposed parking, as provided in Article 19, Division 2 of this chapter, shall be submitted to the Building Director when application is made for a building permit requiring compliance with this article. The site plan shall be referred to the Building Director for approval.”</i> **As a condition of approval, Applicant shall comply with this requirement.	Project is consistent or will comply through condition of approval. A site plan is currently provided in the architect plans. Design will be provided once Construction Documents are prepared for plan check.
10-1-1407: USE OF VACANT LOTS IN RESIDENTIAL AND COMMERCIAL ZONES FOR PARKING VEHICLES	Not applicable to Project.	Not Applicable Not applicable/Not Proposed.
10-1-1407.01: USE OF PARKING AREAS FOR STORAGE	The requirement is “<i>All required parking shall be used solely as customer and employee parking of motorized vehicles. No required parking shall be used for the temporary or permanent storage of any other motor vehicles, or any products or materials for production, repair, sale or lease.</i>” Proposed parking is not used for storage purposes.	Consistent Project is consistent. All parking areas are to be used for resident or commercial patron parking. Spaces will not be permitted to be used as storage.
10-1-1407.1: CENTRAL BUSINESS DISTRICT DOWNTOWN PARKING AREA	Not applicable because Project site is not located in the Central Business District Downtown Parking Area.	Not Applicable Not applicable.
DIVISION 2. PARKING REQUIREMENTS 10-1-1408: SPACES REQUIRED	The requirement is “<i>Residential Uses: As provided for each residential zone in Article 6 of this chapter.</i> <i>General – retail 3.3 spaces for each 1,000 sq. ft. of adjusted gross floor area.”</i> Required parking for the proposed retail area is 3.4 or 3 parking spaces. The Project would provide 4 parking spaces for the commercial retail use.	Consistent** Acknowledged. Project is consistent with this criteria, as it provides 1,058 sf of commercial retail space and provide 4 commercial parking spaces. No Residential parking is required per SB 35. 145 residential parking stalls are provided.

	**Residential parking requirements shall be subject to local, and State density bonus and SB 35 regulations.	
10-1-1409: WAIVER WITHIN A PARKING DISTRICT	Not applicable to Project.	Not Applicable Not applicable.
10-1-1410: WAIVER AS TO EXISTING USES	Not applicable to Project.	Not Applicable Not applicable.
10-1-1411: MUST SERVE ONE USE; EXCEPTIONS	The requirement is “Off-street parking for one use shall not be considered as providing required off-street parking for any other use, except as expressly authorized by this article.” Project would have separate commercial and residential parking spaces.	Consistent Project is consistent with this criteria, as it provides 1,058 sf of commercial retail space and provide 4 commercial parking spaces. No Residential parking is required per SB 35. 145 residential parking stalls are provided.
10-1-1413: MEASUREMENT OF DISTANCES	The requirement is “The distance of off-street parking from the building it is required to serve shall be based upon the shortest walking distances from the nearest point of the off-street parking to the nearest point of the building or use served.” The Project would have subterranean parking.	Consistent Project is consistent with this standard. All provided parking is located on-site and circulated internally.
10-1-1414: OFF-SITE PARKING AGREEMENT FOR NON-SHARED AND EXCLUSIVE PARKING	Project is not proposing off-site parking.	Not Applicable Not applicable. All provided parking is located on-site.
10-1-1415: SHARED PARKING AGREEMENT - ON OR OFF-SITE		
10-1-1416: APPLICABILITY OF PARKING AREA REQUIREMENTS	The requirement is “The requirements of Sections 10-1-1417, 10-1-1421, and 10-1-1422 apply to all parking areas located in all zones. The requirements of Sections 10-1-1417.1 through 10-1-1420 inclusive apply to all parking areas located in 1) all non-residential zones and 2) in residential zones which provide parking for uses located in a non-residential zone.”	Consistent** Acknowledged. Project is consistent or will comply through condition of approval. Design will be provided once Construction Documents are prepared for plan check.

	**As a condition of approval, Applicant shall comply with this Section.	
10-1-1417: PARKING LOT DESIGN STANDARDS	Project proposes subterranean-level parking spaces. Project plans show that the loading area is in a separate area from the subterranean parking. The vehicle movement in the loading area must occur on-site. Project plans must show the vehicle movement in the loading area to review this requirement. **As a condition of approval, Applicant shall comply with these requirements.	Consistent** Acknowledged. Project is consistent or will comply through condition of approval. Design will be provided once Construction Documents are prepared for plan check.
10-1-1417.1: SETBACKS AND WALLS	Project proposes subterranean-level parking spaces. *Standards applicable to surface parking lot.	Not Applicable* Not applicable.
10-1-1417.2: PARKING LOTS ABUTTING AND ADJACENT TO RESIDENTIAL ZONES	Project proposes subterranean-level parking spaces. *Standards applicable to surface parking lot.	Not Applicable* Not applicable.
10-1-1418: LANDSCAPING	Project proposes subterranean-level parking spaces. *Standards applicable to surface parking lot.	Not Applicable* Not applicable.
10-1-1419: PARKING STRUCTURES	Project proposes subterranean-level parking structure. *Standards apply for only to parking located within above-grade parking structures.	Not Applicable* Not applicable.
10-1-1420: LIGHTING	The requirement is <i>“All off-street parking areas shall be provided with lighting as follows:</i> <i>1. Lights conforming to standards prescribed by the Public Works Director shall be installed in all nighttime parking lots used for public parking or for commercial purposes.</i>	Consistent** Acknowledged. Project is consistent or will comply through condition of approval. Design will be provided once Construction Documents are prepared for plan check.

	2. <i>All lighting shall be arranged to prevent glare or direct illumination on adjoining properties and streets."</i> <i>**As a condition of approval, Applicant shall clarify the lighting plan for the subterranean parking area, including any lighting proposed at the driveway entrance to the subterranean parking.</i>		
10-1-1421: MAINTENANCE	<i>**As a condition of approval, Applicant to make sure the parking area is in good condition for the life of the development.</i>	Consistent** Acknowledged	Project is consistent or will comply through condition of approval.
10-1-1422: PREREQUISITES TO IMPROVEMENT AND USE	<i>**As a condition of approval, Applicant to make sure applicable city permits are obtained for parking area improvements.</i>	Consistent** Acknowledged	Project is consistent or will comply through condition of approval.
ARTICLE 15. GENERAL OFF-STREET LOADING STANDARDS 10-1-1501: LOADING SPACES REQUIRED 10-1-1502: LOADING SPACE DIMENSIONS 10-1-1503: LOCATION OF AND ACCESS TO LOADING SPACES	Commercial building with total floor area that is from 3,000 to 15,000 square feet requires one loading space. The Project proposes a loading area along North Lima Street. The proposed commercial area is 1,058 square feet. Loading area must be at least 300 square feet in size with a minimum 14 feet height clearance. When adjacent to a street, the loading depth dimensions is 30 feet from property line. Loading area must not be located in the required yard setbacks. Applicant shall show the loading vehicle turning movements including the label of the type of loading vehicle that would service the Project site. <i>**As a condition of approval, Applicant shall with the loading space standards.</i>	Consistent** Acknowledged. Project is consistent or will comply through condition of approval. Design will be provided once Construction Documents are prepared for plan check.	

ARTICLE 16. GENERAL VEHICULAR ACCESS STANDARDS 10-1-1601: ACCESS TO STREET	The requirement is “Every lot shall be provided with permanent vehicular access to a street or an alley upon which it abuts.” The Project site would provide vehicular access from the street it abuts.	Consistent Project is consistent as it takes vehicular access off of California Street, which it abuts.
10-1-1602: CURB CUTS	The requirement is “No vehicular access way shall be located nearer than 30 feet to the ultimate curb lines of an intersecting street, nor be provided with a curb cut of more than 18 feet in residential zones and 30 feet in other zones. The Public Works Director may permit a curb cut of not more than 38 feet in nonresidential zones if the adjacent parking area is provided with an internal circulation pattern requiring two (2)-way vehicular movement in the driveway. Curb cuts on the same lot shall be separated by at least 20 feet of uncut curb. In residential zones, each lot is limited to one curb cut for each 100 feet of street frontage along any one street except that lots with less than 100 feet of street frontage may provide one curb cut. Minor deviations from the foregoing standards may be authorized by the Public Works Director to accommodate the safe ingress and egress of vehicles.” Project plans shall show information on curb-cut total apron width and distances from intersecting streets to review this requirement.	Not Consistent See Site Plan Sheet A110, updated to reflect all curb cut locations, apron widths and dimensions from intersecting streets. Project is consistent. Refer to Sheet A110 of submitted plans.
10-1-1603: DRIVEWAY WIDTH	The requirement is “Every driveway shall be at least 10 feet wide, and a maximum as approved by the Director.” The proposed driveway is at least 10 feet wide.	Consistent** Acknowledged. Project is consistent. Refer to Sheet A110 of submitted plans.

	**As a condition of approval, Applicant shall comply with the driveway requirement.	
10-1-1604: DRIVEWAY SLOPES	The requirement is <i>“The slope of a driveway or driveway ramp shall not exceed a grade of 20 percent. A grade transition shall be provided at each end of a driveway or driveway ramp in accordance with standards prescribed by the Public Works Director.”</i> **As a condition of approval, Applicant shall comply with this requirement. Applicant shall provide driveway slope for subterranean-level parking.	Consistent** Acknowledged. Project is consistent or will comply through condition of approval. Design will be provided once Construction Documents are prepared for plan check.
10-1-1605: PROTECTIVE BARRIER IN NONRESIDENTIAL ZONES	The requirement is <i>“Where a vehicular access is provided to a street in a nonresidential zone, a barrier consisting of a three (3) foot high masonry wall, or such other protective barrier as may be approved by the Director, shall be constructed along the remaining street frontage of the lot to prevent unchanneled motor vehicle ingress or egress to the property. In commercial zones, the protective barrier shall also have the same aesthetic screening effect as a block wall, as approved by the Director.”</i> **As a condition of approval, Applicant shall comply with this requirement.	Consistent** Acknowledged. Project is consistent or will comply through condition of approval. Design will be provided once Construction Documents are prepared for plan check.
10-1-1606: TURN AROUND AREAS	The requirement is <i>“A 24 foot turning radius shall be provided for access to driveways and right-angle parking stalls.”</i> **As a condition of approval, Applicant shall comply with this requirement. Applicant shall provide the required turning radius for the subterranean parking area.	Consistent** Acknowledged. Project is consistent or will comply through condition of approval. Design will be provided once Construction Documents are prepared for plan check.

10-1-1607: APPROVAL BY PUBLIC WORKS DIRECTOR	The requirement is “<i>All vehicular accessways to the street must be approved by the Public Works Director.</i>” **As a condition of approval, Applicant shall comply with this requirement.	Consistent** Acknowledged. Project is consistent or will comply through condition of approval.
10-1-1608: DRIVE-THROUGH RESTAURANTS 10-1-1609: RESIDENTIALLY ADJACENT DRIVE-THROUGH ESTABLISHMENTS	Not applicable to Project.	Not Applicable Not Applicable/Not proposed.
DIVISION 7. DESIGN STANDARDS 10-1-2126: COMPLIANCE	The requirement is “<i>Compliance with these design standards shall be determined by the Director of Community Development as part of the Design Review process. Final approval of a project is required from the City Council or City Planning Board. In the latter case, the City Council or the City Planning Board shall determine compliance. These design standards shall apply to all development in the MDM-1, MDC-2, MDC-3, and MDC-4 zones.</i>” **Proposed SB 35 projects are ministerial and shall be processed in accordance with BMC Division 12 - Streamlined Ministerial Approval Process of Title 10 – Zoning Regulations. Zoning of Project site is MDC-2.	Consistent** Acknowledged. Project complies with all objective design standards. All non-objective standards do not apply per SB 35.
10-1-2128: CONTINUITY IN RETAIL FRONTAGE	The requirement is “<i>In order to maintain an active pedestrian environment, retail uses must be the predominant ground floor use. Long gaps between retail stores discourages active pedestrian shopping and activity. Non-retail first floor uses should be kept to a minimum in retail and restaurant areas. New development should provide</i>	Consistent Project is consistent as it provides 1,058 sf of retail on the ground floor along Olive Ave and California St.

	<i>first floor retail and restaurant frontage in character with adjacent uses.”</i> Project site proposes ground-floor retail tenant space.	
10-1-2129: TREATMENT OF NON-RETAIL FRONTAGE	The requirement is “<i>Non-retail uses such as offices, service and institutional uses should have visually interesting fronts. Non-retail storefronts should convey the nature of the inside activity to passersby and contribute to the visual interest of the area. Blank, monotonous walls are discouraged. Windows, signs, displays and entrances should convey information about the nature of the business inside.</i>” Project is proposing retail tenant space.	Consistent Project is consistent as it provides 1,058 sf of retail on the ground floor along Olive Ave and California St.
10-1-2130: PEDESTRIAN ACCESS TO BUILDINGS	The requirement is “<i>Active street and open space frontages along major and secondary pedestrian routes create an interesting and safe pedestrian environment. Whenever possible, the public entrance to shops, stores, and lobbies shall face those streets and open spaces designated as primary pedestrian routes in Figure 3. Second level walkways should not be provided in lieu of ground level walkways because the active land uses are recommended primarily for the ground level. However, in locations such as the Media Center, where multi-level pedestrian activity and retail space are encouraged, second level walkways are encouraged. Also, a second level walkway may be beneficial between the medical office building on the north side of Alameda Avenue and the St. Joseph Medical Center complex.</i>”	Consistent** Acknowledged. Project is consistent as it provides 1,058 sf of retail on the ground floor along Olive Ave and California St. The retail entry is facing Olive Ave.

	**As a condition of approval, the Applicant shall clarify on the plans that the entrance of the proposed ground-floor retail is facing the public street.	
10-1-2131: BUILDING APPEARANCE (A)-(L)	The requirement is <i>“The guidelines in this section regulate or establish the physical appearance and configuration of buildings in the Overlay Zone. The aspects of a building which define its appearance include numerous elements which are addressed by these guidelines including style, height, massing, shape, scale, proportion, materials and finishes, color, lighting, and storefront design. The intent of these guidelines is to assure a harmonious relationship between buildings, the immediate visual environment, and the overall design framework.</i> A. HEIGHT. <i>A cluster of tall buildings in the Overlay Zone can visually express the importance of the area and provide physical definition to streets and open space. Building height is also an important factor in the provision of light and air and the protection of public open space.</i> <i>Building heights should relate to open spaces to allow maximum winter sun and ventilation, protection from prevailing winds, enhance views to public plazas and scenic landmarks, and minimize obstruction of view from adjoining structures.</i> B. SCALE. <i>Scale is the relationship between building size and the size of a human being. Large-scale buildings or</i>	Consistent** Acknowledged. Project is consistent or will comply through conditions of approval relative to objective design standards. Submitted plans include material call outs, dimensions, and other design features to illustrate compliance with objective standards. Project will comply as conditioned and demonstrate compliance during plan check with more advanced construction drawings.

	<i>building elements will look imposing to pedestrians if they are situated in a visual environment of smaller scale. The scale of the building elements should be carefully related to adjacent pedestrian areas and buildings.</i> <i>Buildings should be designed so that the height and massing contributes to human-scaled pedestrian walkways and major public space.</i> C. PROPORTION. <i>Proportion is the ratio or relative size of dimensions within a building. It can refer to specific details such as height to width of a window or door, or the relationship between the height and width of the entire facade. Proportion of buildings and components of buildings should, to the greatest extent possible, relate to dominant patterns within the immediate visual environment.</i> D. STOREFRONTS AND WINDOW DISPLAYS. <i>Storefronts and window displays are vital in contributing to an interesting, lively pedestrian environment. Continuity of display windows is essential to creating a pedestrian shopping area. In contrast to shops oriented to the automobile, which must rely on large-scale signs, a shop on a pedestrian street can emphasize the quality of its goods in window displays which attract potential customers. Building design should maximize the exposure of visually interesting activities within the building along pedestrian-oriented walkways.</i> E. GLARE AND REFLECTIONS.	
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Glare and reflections can seriously interfere with the visibility of window displays. Careful design can minimize glare to enable displays to communicate more effectively. Arcades, canopies, non-reflective paving and artificial illumination shall be utilized to overcome the problem of glare to the extent possible.

Building elevations with 50 percent or more of the building surface in glass or other reflective materials shall be limited to a maximum of 15 percent reflectivity for those materials. Building elevations with less than 50 percent of surface in glass or other reflective materials shall be limited to a maximum of 20 percent reflectivity for those materials.

F. MASSING.

Building massing is the overall volumetric relationships of major building elements; building massing contributes significantly to overall building appearance and scale and will largely define the relationship of the building to its immediate visual environment and its place on the skyline of the City.

To lessen the appearance of excessive bulk, the following design techniques may be used: varying the planes of the exterior walls in depth and/or direction; varying the height of the building so that it appears to be divided into distinct massing elements; articulating the different parts of a building's facade by use of color, arrangement of facade elements; and using landscaping and

architectural detailing at the ground level to lessen the impact of an otherwise bulky building.

G. SETBACKS.

Building setback has a distinct impact on the quality and scale of urban spaces. Creative use of setbacks along pedestrian-oriented streets helps to create a sense of enclosure and creates the opportunity for outdoor uses.

Such setbacks should include, but are not limited to, space for: plazas, pedestrian areas, outdoor eating spaces, and landscaped areas.

Olive Avenue setbacks, in particular, can be used for landscaped open areas because of the street's diagonal orientation. New construction or major remodeling should employ corner setbacks or cutoffs where appropriate. Landscape setbacks shall be provided in proportion to the height and mass of the structure. Setbacks in excess of 150 feet shall provide emergency access in accordance with the City of Burbank Fire Department requirements.

All required setbacks on designated pedestrian corridors shall be accessible to pedestrians and designed with seating, landscaping and other amenities which promote pedestrian activity.

H. MATERIALS AND FINISHES.

Depending upon specific design applications, a range of materials and finishes are appropriate within the Media District Overlay Zone. Primary building surfaces that are most appropriate

include: concrete with fine exposed aggregate or sandblasted finish, metal, glass, stone or brick. Limited areas of finished wood or plaster may be appropriate in protected areas. Exterior finishes of buildings should contribute to a cohesive physical environment and should convey a sense of appropriateness to the Media District Overlay Zone. Materials and finishes should be selected for appropriateness, ease of maintenance and durability.

I. COLOR.

Color dramatically affects the visual appearance of buildings and the Media District Overlay Zone as a whole; therefore, the colors used must be carefully considered in relation to the urban design concept and the overall design intent of the building. Color can also affect the apparent scale and proportion of buildings by highlighting architectural elements such as doors, windows, fascias, cornices, lintels and sills.

Depending on the overall color scheme, an accent color may be effective in highlighting the dominant color by providing contrast or by harmonizing with the dominant color. The accent color may be brighter, more intense, more subdued, lighter, or darker than the dominant color.

Contrasting colors may be used to accent building elements, such as door and window frames and architectural details at the pedestrian level. Contrasting colors can also be used to accent appropriate scale and proportion or to promote

	<i>visual interest in harmony with the immediate environment.</i> J. HARDSCAPE. <i>Hardscape elements are streetscape items such as paving, benches, shelters, fountains, light fixtures, and public art and other street furnishings. The following guidelines will apply to any hardscape elements that are located in private development areas.</i> <i>The City will be implementing public improvements to define public-private site relationships. Private site streetscape improvements should be compatible with public right-of-way improvements.</i> <i>Street furniture elements included within private developments should complement the street furnishings planned for adjoining public spaces. The relative sizes and design of private street furnishings shall be compatible with the building to which they relate. Street furnishings shall be constructed of durable, easily maintained material that will not fade, rust, rot or otherwise deteriorate. The furniture shall be maintained in good condition at all times.</i> K. PAVED SURFACES. <i>In places where private and public paved areas join, such as plazas, outdoor cafes and galleries, the surfaces of each should be compatible.</i> <i>Paved surfaces on private property which abut public sidewalks or other pedestrian areas shall be</i>	
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	<i>extended into the public right-of-way whenever possible in order to minimize the perception of street width, and maximize the appearance of sidewalk width.</i> <i>L. WALL MURALS.</i> <i>Wall murals should be used to enhance the environment and/or streetscape. Wall murals should be maintained in good visual condition throughout the life of the mural.”</i> The Project is a proposed five-story mixed residential and commercial building. **As a condition of approval, Applicant shall comply with these design standards. To review these standards, Applicant shall provide colored elevations with the proposed exterior materials called out on the plans. Site plan and/or landscape plan shall call out the landscape area and hardscape area. Information on the percentage of window area for each building elevation surface shall also be provided. The Project site is along Media District Specific Plan pedestrian routes. Project shall show how the proposed building provides pedestrian access between Project site and the street along these pedestrian routes. This includes pedestrian access to retail space and the residential portion of the building. Main entrances to these areas shall be pedestrian-level and draw attention as main entrances through architectural design.	
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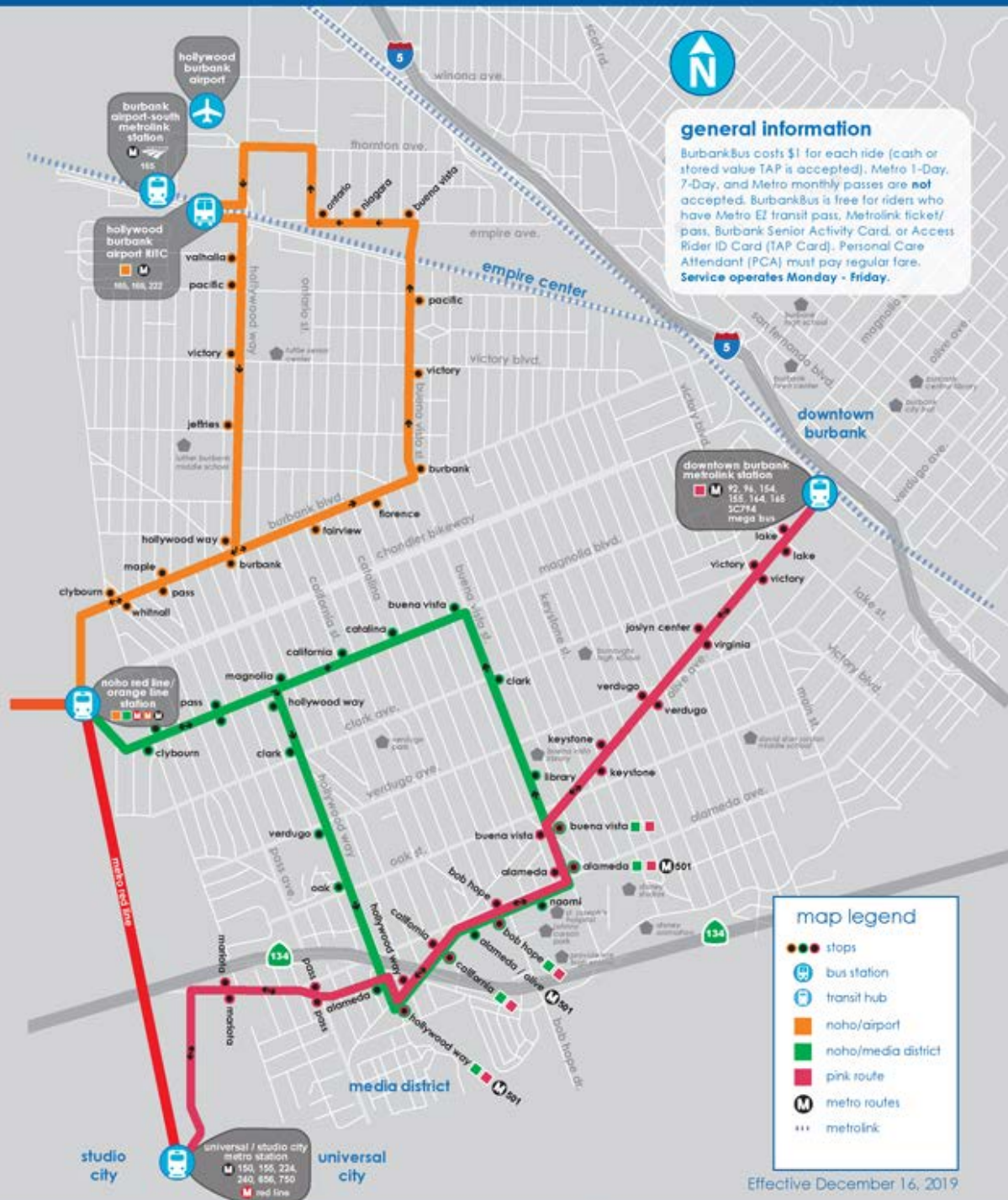
	The City would like to work with the Applicant to ensure the Project's design, including the proposed building elevation facade, meets the design standards for the Media District Specific Plan and General Plan 2035 in creating a project that builds neighborhood; working together for a beautiful, safe and thriving community.	
DIVISION 8. TRANSPORTATION DEMAND MANAGEMENT	If applicable, Project is subject to Division 8 of Title 10 (Zoning Regulations). Applicant to clarify the number of employees for the new development.	Consistent** Acknowledged Project is consistent or will comply through condition of approval. Number of employees to be determined.
DIVISION 5. AFFORDABLE HOUSING INCENTIVES 10-1-633 through 10-1-653	Applicant is applying for a density bonus project in accordance with State law and Burbank Municipal Code (BMC). Project is also subject to the City's Inclusionary Housing Ordinance. Project would require that the applicant enter into a Density Bonus Housing Agreement with the City in accordance with BMC Section 10-1-642. Project would require that the applicant enter into an Inclusionary Housing Agreement with the City in accordance with BMC Section 10-1-650. **As a condition of approval, Applicant shall show how the Project complies with the State and City density bonus law and the City inclusionary housing law.	Consistent** Acknowledged. Project is consistent with both Burbank's Inclusionary Housing Ordinance and the State Density Bonus Law by providing 15% of the base density for Very Low Income Households. Project applicant will enter into housing agreement as conditioned, during plan check.
BURBANK GENERAL PLAN 2035 LAND USE ELEMENT CHAPTER – POLICY 1.8, 3.14, AND 4.8 MOBILITY ELEMENT CHAPTER –	<i>Policy 1.8 Ensure that development in Burbank is consistent with the land use designations presented in the Land Use Plan and shown on the Land Use Diagram, including individual policies applicable to each land use designation.</i>	Consistent** Acknowledged.

TABLE M-2, SIDEWALK STANDARD, MEDIA DISTRICT COMMERCIAL & EXHIBIT M-4, BICYCLE ROUTES	The Proposed Project is consistent with the land use designation for the Project site. <i>Policy 3.14 Prohibit gated communities, private streets, private driveways, and other limited access situations, except where special findings can be made.</i> The Project is not considered a gated community development. <i>Policy 4.8 Locate parking lots and structures behind buildings or underground. Do not design parking lots and structures to face streets or sidewalks at ground level. Use alternatives to surface parking lots to reduce the amount of land devoted to parking.</i> The Project would provide subterranean parking. Standard Sidewalk Width – 15 feet (10 feet minimum) **Required in accordance with Table M-2 in accordance with Table M-2 of the General Plan Mobility Element. As a condition of approval, Applicant shall show how the Project meets this requirement in accordance with General Plan and other adopted plans like Complete Our Streets Plan. Applicant shall refer to the City’s Transportation Division’s comment regarding Project’s compliance with General Plan 2035 – Mobility Element Chapter, Exhibit M-4 (Bicycle Routes).	Project is consistent as General Plan designation permits residential and commercial uses. Project does not include a gated community proposal and does include subterranean parking. Project will comply with sidewalk width as conditioned.
BURBANK GREENHOUSE GAS REDUCTION PLAN (GGRP) UPDATE	**Project shall comply with the City’s updated GGRP.	Consistent** Acknowledged.

(ADOPTED BY CITY COUNCIL ON MAY 3, 2022)		Project is consistent or will comply through condition of approval.
GENERAL PLAN – NOISE ELEMENT POLICY 1.2 Provide spatial buffers in new development projects to separate excessive noise generating uses from noise-sensitive uses. LAND USE ELEMENT GOAL 2 – SUSTAINABILITY Policy 2.6 - Design new buildings to minimize the consumption of energy, water, and other natural resources. Develop incentives to retrofit existing buildings for a net reduction in energy consumption, water consumption, and stormwater runoff.	**As a condition of approval, Applicant shall comply with Table N-5 of the Burbank 2035 General Plan to reduce the interior noise level to 45 dba. Table N-3 Maximum Allowable Noise Exposure—Transportation Sources of the General Plan shall be met. **As a condition of approval, Applicant is required to incorporate building design features that minimize the consumption of energy, water, and other natural resources consistent with the City's building and energy codes.	Consistent** Acknowledged. Project is consistent or will comply through condition of approval.

ATTACHMENT E
MAP OF BURBANKBUS

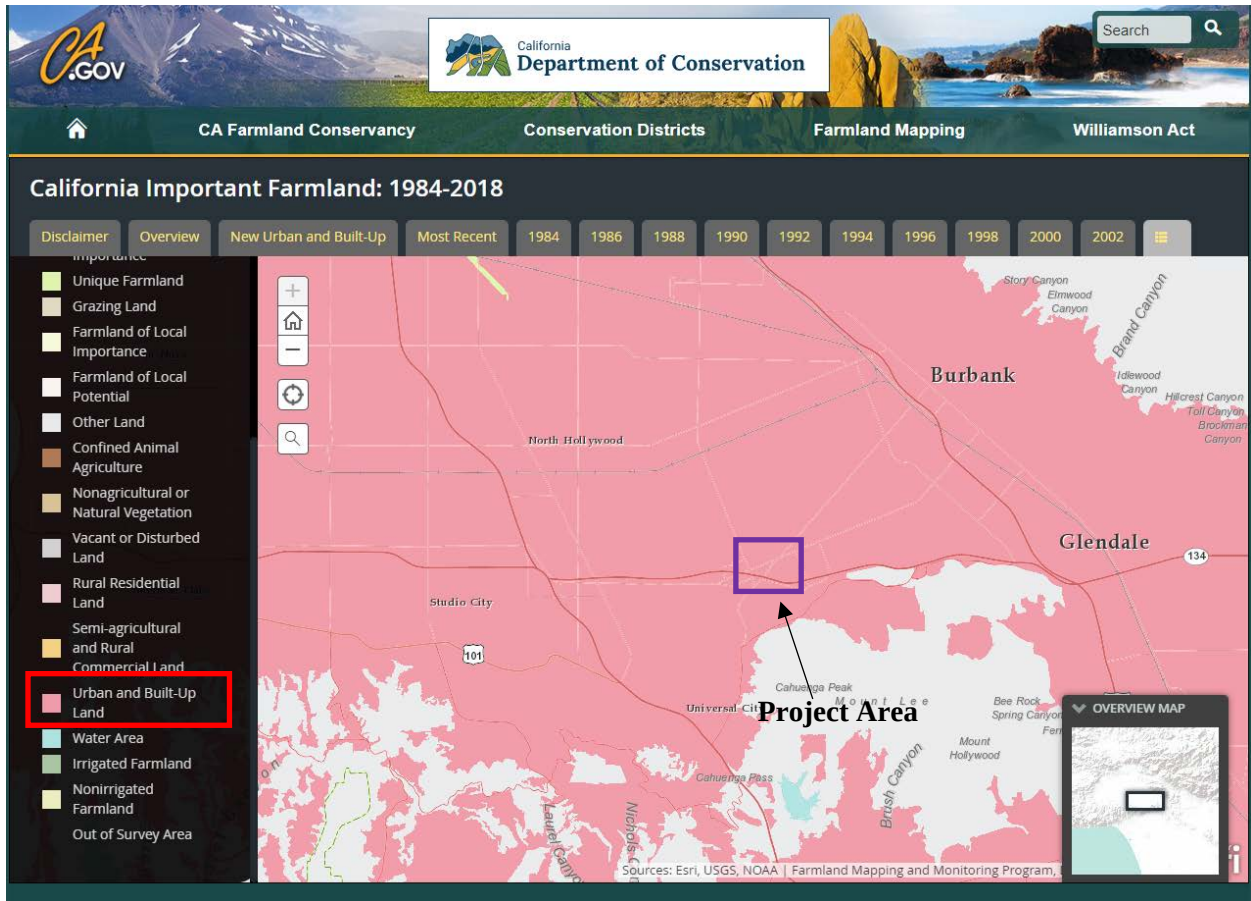
BurbankBus costs \$1 for each ride (cash or stored value TAP is accepted). Metro 1-Day, 7-Day, and Metro monthly passes are **not** accepted. BurbankBus is free for riders who have Metro EZ transit pass, Metrolink ticket/ pass, Burbank Senior Activity Card, or Access Rider ID Card (TAP Card). Personal Care Attendant (PCA) must pay regular fare. **Service operates Monday - Friday.**



Effective December 16, 2019

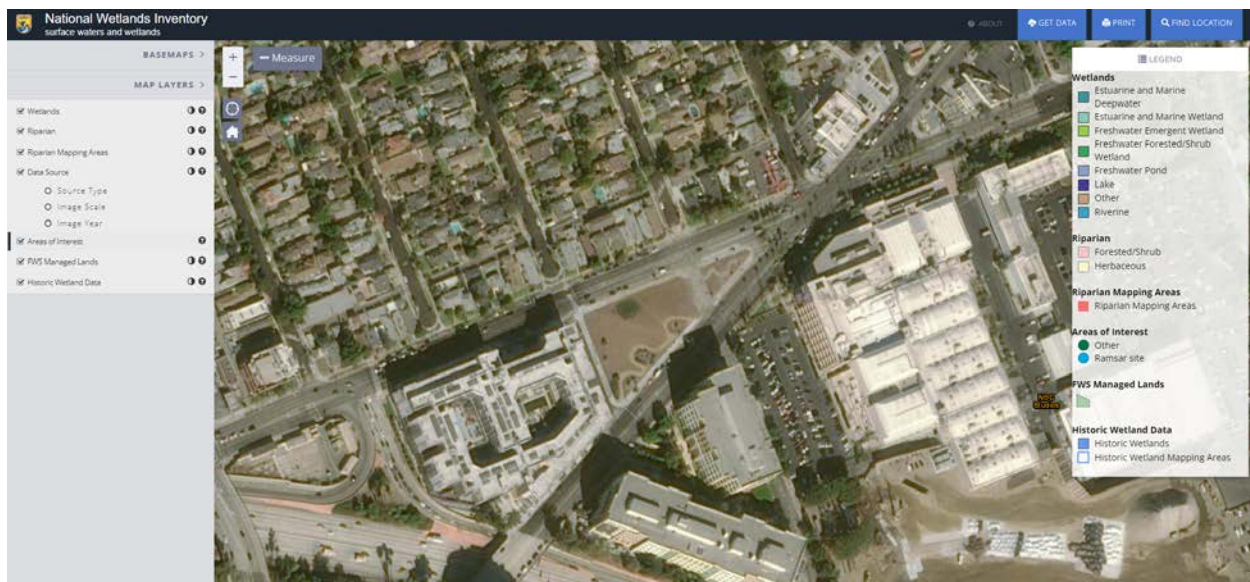
ATTACHMENT F

DEPT. OF CONSERVATION FARMLAND MAP



ATTACHMENT G

**U.S. FISH & WILDLIFE SERVICE – NATIONAL
WETLAND INVENTORY**



ATTACHMENT H

**CAL FIRE – VERY HIGH FIRE HAZARD SEVERITY
ZONE MAP**



ATTACHMENT I

**DEPT. OF TOXIC SUBSTANCES CONTROL – SITE
FACILITY SEARCH**



DEPARTMENT OF TOXIC SUBSTANCES CONTROL
ENVIROSTOR

[Tools](#)[Reports](#)[Community Involvement](#)[How to Use EnviroStor](#)[ESI](#)[DTSC Web](#)

PROJECT SEARCH RESULTS

STATUS: 

SEARCH CRITERIA: BURBANK, 91505, LOS ANGELES

8 RECORDS FOUND

[EXPORT TO EXCEL](#)

PAGE 1 OF 1

								CALENVIROSCREEN		
SITE / FACILITY NAME		ESTOR / EPA ID	PROGRAM TYPE	STATUS	ADDRESS DESCRIPTION	CITY	ZIP	SCORE	COUNTY	
[REPORT]		BRASS PRODUCTION COMPANY	19330317	HISTORICAL	NO FURTHER ACTION	3059-3063 NORTH CALIFORNIA STREET	BURBANK	91505	65-70%	LOS ANGELES
[REPORT]	[MAP]	LOCKHEED AERONAUTICAL SYSTEMS CO.	71002158	TIERED PERMIT	REFER: OTHER AGENCY	2555 N. HOLLYWOOD WAY	BURBANK	91505	NA	LOS ANGELES
[REPORT]		LOCKHEED AIR TERMINAL	19450006	HISTORICAL	REFER: RWQCB	2627 NORTH HOLLYWOOD WAY	BURBANK	91505	NA	LOS ANGELES
[REPORT]		LOCKHEED AIRCRAFT CORPORATION	19370189	HISTORICAL	REFER: RWQCB	2555 NORTH HOLLYWOOD WAY	BURBANK	91505	NA	LOS ANGELES
[REPORT]	[MAP]	LOCKHEED CORP/ENV SYSTEMS & TECH	71002403	TIERED PERMIT	REFER: OTHER AGENCY	2550 N. HOLLYWOOD WAY #305	BURBANK	91505	90-95%	LOS ANGELES
[REPORT]	[MAP]	PAC AIRCRAFT ENGINEERING CENTER	19760010	EVALUATION	NO FURTHER ACTION	3000 CLYBOURN AVENUE	BURBANK	91505	NA	LOS ANGELES
[REPORT]		PACIFIC AIRMOTIVE	19340723	HISTORICAL	REFER: RWQCB	2940 NORTH HOLLYWOOD WAY	BURBANK	91505	NA	LOS ANGELES
[REPORT]	[MAP]	PRICE CLUB #415	71003263	TIERED PERMIT	REFER: OTHER AGENCY	10950 SHERMAN WAY	BURBANK	91505	NA	LOS ANGELES

ATTACHMENT J

DTSC – EXCEL SHEET OF CORTESE LIST

SITE / FACI	ENVIRO	STC	PROGRAM	STATUS	STATUS DA	ADDRESS	CITY	ZIP	CALENVIR	COUNTY	SITE CODE	LATITUDE	LONGITUDE
1450 MARI	38330005	STATE RESI	CERTIFIED	7/6/2012	1450 MARI	SAN FRANC	94124	NA	SAN FRANC	201731	37.74938	-122.394	
1601-1633	60002818	STATE RESI	ACTIVE	5/2/2019	1601-1633	SAN FRANC	94112	40-45%	SAN FRANC	202247	37.72437	-122.46	
1772 BROA	60002678	STATE RESI	ACTIVE	#####	1772 BROA	REDWOOD	94063	80-85%	SAN MATEI	202258	37.487	-122.223	
2403 MARI	60002922	STATE RESI	ACTIVE	1/3/2020	2403 MARI	GARDENA	90249	85-90%	LOS ANGEL	301892	33.89497	-118.32	
410 E. 32N	60002760	STATE RESI	ACTIVE	#####	410 E. 32N	LOS ANGEL	90011	95-100%	LOS ANGEL	401862	34.01844	-118.268	
6421 SOUT	60002974	STATE RESI	ACTIVE	#####	6421 SOUT	LOS ANGEL	90003	95-100%	LOS ANGEL	301898, 30	33.9808	-118.279	
704 NORTH	60003138	STATE RESI	ACTIVE	#####	704 NORTH	SAN MATEI	94401	40-45%	SAN MATEI	202373	37.57553	-122.336	
A Z DECASI	19330371	STATE RESI	CERTIFIED	#####	1420 SOUT	POMONA	91766	95-100%	LOS ANGEL	300248	34.04629	-117.727	
AAD DISTR	19000031	STATE RESI	ACTIVE - L	1/1/2007	2306 E. 38	VERNON	90058	NA	LOS ANGEL	300461	34.00779	-118.232	
ACTION PL	1340116	STATE RESI	CERTIFIED	#####	10132 EDE	OAKLAND	94603	90-95%	ALAMEDA	201569	37.73513	-122.18	
ACTS COM	60003038	STATE RESI	ACTIVE	#####	1001 77TH	OAKLAND	94621	90-95%	ALAMEDA	202326	37.75392	-122.19	
AEROJET G	34370002	FEDERAL SI	ACTIVE - L	1/1/1983	HIGHWAY	RANCHO C	95670	45-50%	SACRAMEN	100002, 10	38.61497	-121.207	
AFTER 5 TL	60002994	STATE RESI	ACTIVE	#####	1681 & 16	ANAHEIM	62860	80-85%	ORANGE	401921	33.83273	-117.94	
AJ COMME	60000133	STATE RESI	ACTIVE	#####	1173-1175	SAN JOSE	95126	45-50%	SANTA CLA	201631	37.34627	-121.928	
ALARK HAF	33340002	FEDERAL SI	ACTIVE	#####	2775 MAIN	RIVERSIDE	92501	95-100%	RIVERSIDE	400003	33.9915	-117.368	
ALCO PACII	19340753	STATE RESI	CERTIFIED	7/2/2013	16914 SOU	CARSON	90248	90-95%	LOS ANGEL	300353, 30	33.87815	-118.278	
ALLEN RAN	70000030	STATE RESI	ACTIVE	#####	APPROXIM	JACKSON	95968	40-45%	AMADOR	101767	38.38126	-120.814	
ALMADEN	43100001	STATE RESI	CERTIFIED	#####	ALAMITOS	SAN JOSE	95110	5-10%	SANTA CLA	200005	37.17392	-121.838	
ALUMIN-AL	60001398	STATE RESI	ACTIVE	2/1/2011	803 WEST	ONTARIO	91762	95-100%	SAN BERN	401867, 40	34.05955	-117.663	
AMCO CHE	1390001	FEDERAL SI	ACTIVE	5/1/2002	1414 THIR	OAKLAND	94607	90-95%	ALAMEDA	200687	37.80284	-122.295	
AMTRAK RI	19400012	STATE RESI	ACTIVE	#####	2435 E. W	LOS ANGEL	90021	80-85%	LOS ANGEL	300719	34.01916	-118.226	
ANGELES C	19290306	STATE RESI	ACTIVE	#####	8915 SORE	SANTA FE S	90670	90-95%	LOS ANGEL	300301, 30	33.95882	-118.063	
AREA 3 (SA	60001335	FEDERAL SI	ACTIVE	#####	COVERS CI	ALHAMBRA	91778	70-75%	LOS ANGEL	301178	34.09859	-118.117	
ARGONAU	3100002	FEDERAL SI	ACTIVE	2/5/1987	ARGONAU	JACKSON	95642	50-55%	AMADOR	100347	38.35252	-120.783	
ARLENE'S C	60001242	STATE RESI	ACTIVE	8/8/2011	2017 CHES	SAN FRANC	94123	5-10%	SAN FRANC	201871	37.80059	-122.437	
ASCON LAN	30490018	STATE RESI	ACTIVE	1/1/1984	21641 MA	HUNTINGT	92646	25-30%	ORANGE	400007, 40	33.64776	-117.973	
ATLAS ASB	10320044	FEDERAL SI	ACTIVE - L	1/1/1983	20 MILES N	COALINGA	93210	75-80%	FRESNO	100161, 10	36.32119	-120.591	
AUTONETIC	60002054	STATE RESI	ACTIVE	#####	310 EAST V	FULLERTON	92832	85-90%	ORANGE	401687	33.86813	-117.919	
AVALON PE	60001560	STATE RESI	ACTIVE - L	#####	200 FALLS	CITY OF AV	90704	30-35%	LOS ANGEL	404868	33.33852	-118.333	
AVENUE A	15490015	STATE RESI	ACTIVE	#####	AVENUE A	ROSAMON	93560	55-60%	KERN	101339	34.82266	-118.142	
AYDIN ENE	43360085	STATE RESI	CERTIFIED	#####	3180 HANC	PALO ALTO	94304	1-5%	SANTA CLA	200010	37.41465	-122.146	
BALDWIN F	60001336	FEDERAL SI	ACTIVE	#####	COVERS P	BALDWIN F	91706	90-95%	LOS ANGEL	300345	34.08679	-117.96	
BASIN BY-P	19290278	STATE RESI	ACTIVE	1/1/1985	3031 EAST	WILMINGT	90744	NA	LOS ANGEL	400015, 40	33.78396	-118.226	
BAYWOOD	71000008	STATE RESI	ACTIVE	#####	13 MI NW	BAYWOOD	93402	10-15%	SAN LUIS C	101047	35.30492	-120.867	
BECKMAN	54360008	FEDERAL SI	ACTIVE	#####	167 WEST	PORTERVIL	93257	85-90%	TULARE	100019	36.05072	-119.022	
BENHAM A	15280253	STATE RESI	ACTIVE	#####	340 DANIE	BAKERSFIE	93307	95-100%	KERN	100020	35.34933	-118.998	
BENICIA AF	48970007	STATE RESI	ACTIVE	#####	BETWEEN	BENICIA	94510	40-45%	SOLANO	201114	38.07038	-122.137	
BENICIA AF	60001960	STATE RESI	ACTIVE	#####	750 JACKS	BENICIA	94510	40-45%	SOLANO	202181	38.04709	-122.142	
BENICIA AF	60001959	STATE RESI	ACTIVE	#####	946 TYLER	BENICIA	94510	40-45%	SOLANO	202182	38.04582	-122.14	
BERMAN S	27350001	STATE RESI	CERTIFIED	#####	HIGHWAY	SALINAS	93908	45-50%	MONTEREY	200014	36.6125	-121.565	
BF GOODRI	60001389	FEDERAL SI	ACTIVE	#####	3196 NORT	RIALTO	92377	75-80%	SAN BERN	401553	34.15592	-117.414	
BKK SANIT	19490005	STATE RESI	ACTIVE - L	#####	2210 SOUT	WEST COVI	91792	50-55%	LOS ANGEL	300012, 30	34.0363	-117.913	
BLAIR SOU	7490012	STATE RESI	ACTIVE	#####	AT THE FO	RICHMOND	94804	70-75%	CONTRA C	200060, 20	37.91037	-122.327	
BLUE LEDG	60001382	FEDERAL SI	ACTIVE	3/2/2011	2 MILES S	ROGUE RIV	0	25-30%	SISKIYOU	102152	41.95895	-123.107	
BOLINAS A	60001614	STATE RESI	ACTIVE	#####	4&8 BOLIN	SAN ANSEL	94960	1-5%	MARIN	201927	37.96961	-122.561	
BORREGO S	37970028	STATE RESI	ACTIVE	#####	ANZA-BORI	BORREGO S	92004	30-35%	SAN DIEGO	400918	33.19611	-116.164	
BRIDGES AI	15280037	STATE RESI	ACTIVE	5/1/2006	1200 ORAN	ROSAMON	93560	70-75%	KERN	100179	34.85704	-118.152	
BRITZ FERT	10280077	STATE RESI	CERTIFIED	#####	21817 SOU	FIVE POINT	93624	80-85%	FRESNO	100024	36.4159	-120.122	
BROWN AN	15280010	STATE RESI	ACTIVE	3/1/1985	135 COMM	SHAFTER	93263	90-95%	KERN	100026, 10	35.49884	-119.268	
BROWN AN	15280011	FEDERAL SI	ACTIVE	3/1/1985	600 S DERE	ARVIN	93203	85-90%	KERN	100025, 10	35.20315	-118.823	
BUENA VIS	60000405	FEDERAL SI	ACTIVE	#####	12 MILES V	PASO ROBL	93447	40-45%	SAN LUIS C	101804	35.6259	-120.897	
CADIZ LAKE	80000206	STATE RESI	ACTIVE	#####	66-MILES E	CADIZ	92277	65-70%	SAN BERN	401436	34.11667	-114.901	
CAL COMP	19490019	STATE RESI	ACTIVE	#####	20400 MAI	CARSON	90745	90-95%	LOS ANGEL	400721, 40	33.84261	-118.272	
CAL TECH M	1340118	STATE RESI	ACTIVE	5/2/2006	825, 829, 8	OAKLAND	94608	80-85%	ALAMEDA	200882, 20	37.82087	-122.274	
CALTRANS	19990003	STATE RESI	CERTIFIED	#####	I-5 FWY BT	LOS ANGEL	90047	95-100%	LOS ANGEL	300203, 90	33.92856	-118.302	
CALTRANS	19990002	STATE RESI	CERTIFIED	4/9/1996	NE OF INT	FATHENS	90047	90-95%	LOS ANGEL	300202, 30	33.92366	-118.309	
CAMEO	19390043	STATE RESI	ACTIVE - L	#####	6904 EAST	COMMERC	90040	95-100%	LOS ANGEL	300546, 30	33.98021	-118.141	
CAMP BEA	58970001	STATE RESI	ACTIVE	#####	97.74 SQ N	MARYSVILL	95901	1-5%	YUBA	101188, 10	39.12833	-121.248	
CAMP ELLI	37970025	STATE RESI	ACTIVE	#####	NORTHERN	SAN DIEGO	92103	35-40%	SAN DIEGO	400690	32.82278	-117.103	
CAMP IBIS	36970011	STATE RESI	ACTIVE	2/3/2021	21 MILES N	NEEDLES	92363	65-70%	SAN BERN	400765	34.96694	-114.817	
CAMP SAN	40910001	STATE RESI	ACTIVE	#####	7 MILES W	SAN LUIS C	93401	1-5%	SAN LUIS C	200604	35.33333	-120.7	
CAPITOL PL	57340006	STATE RESI	ACTIVE	#####	319 3RD ST	WEST SACF	95605	85-90%	YOLO	100327	38.58784	-121.51	
CARMEL CL	60002209	STATE RESI	ACTIVE	#####	SWC OF JU	CARMEL	93921	1-5%	MONTEREY	202043	36.55934	-121.92	
CARRIZO IN	71000046	STATE RESI	ACTIVE	#####	ANZA-BORI	BORREGO S	92004	35-40%	SAN DIEGO	401280	32.8886	-116.092	
CASMALIA	42490025	FEDERAL SI	ACTIVE	5/8/1995	3300 NTU	ICASMALIA	93429	80-85%	SANTA BAF	300208	34.8622	-120.547	
CASPIAN IN	13280019	STATE RESI	CERTIFIED	#####	287 WEST	EL CENTRO	92243	60-65%	IMPERIAL	400201, 40	32.8218	-115.56	

CATERPILLAR	1350119	STATE RESIDENT	CERTIFIED	5/9/1997	800 DAVIS	SAN LEANDRO	94577	65-70%	ALAMEDA	200113	37.72397	-122.165
CBS FENDER	60002051	STATE RESIDENT	ACTIVE	#####	500 SOUTH	FULLERTON	92831	85-90%	ORANGE	401684	33.86636	-117.906
CENTRAL E	3100003	STATE RESIDENT	CERTIFIED	#####	OLD RIDGE	SUTTER CR	95685	50-55%	AMADOR	100449	38.38394	-120.803
CENTRAL V	24280039	STATE RESIDENT	ACTIVE	#####	7657 AZUS	DOS PALOS	93620	90-95%	MERCED	101085	37.04776	-120.629
CHARLES C	19281216	STATE RESIDENT	ACTIVE	7/2/2001	8325 HIND	LOS ANGELES	90045	40-45%	LOS ANGELES	300997	33.96278	-118.374
CHATHAM	37490029	STATE RESIDENT	CERTIFIED	8/3/2020	2257 BERN	ESCONDIDO	92029	10-15%	SAN DIEGO	400029	33.09303	-117.089
CHEMICAL	7280017	STATE RESIDENT	CERTIFIED	#####	600 NICHOLAS	BAY POINT	94565	75-80%	CONTRACT	200019	38.04266	-121.989
CHICAGO M	60001251	STATE RESIDENT	ACTIVE - L	#####	350 SOUTH	FULLERTON	92831	75-80%	ORANGE	401489, 40	33.86775	-117.906
CHICO - SK	4880002	STATE RESIDENT	ACTIVE - L	#####	HAGEN LA	CHICO	95928	40-45%	BUTTE	101681	39.70665	-121.8
CHICO GRC	4990003	STATE RESIDENT	ACTIVE	#####	CHICO ARE	CHICO	95926	25-30%	BUTTE	100035	39.73518	-121.835
CHICO GRC	4990002	STATE RESIDENT	ACTIVE - L	#####	CHICO ARE	CHICO	95926	65-70%	BUTTE	100504	39.73176	-121.84
CHICO MUI	4450006	STATE RESIDENT	ACTIVE - L	1/1/1985	651 AND 6	CHICO	95926	10-15%	BUTTE	100036, 10	39.79508	-121.848
CHICO SCR	60000800	STATE RESIDENT	ACTIVE	#####	878 EAST 2	CHICO	95928	75-80%	BUTTE	101937	39.72485	-121.817
CHROME C	19350473	STATE RESIDENT	ACTIVE - L	#####	6845 FLORIAN	BELL GARD	90201	75-80%	LOS ANGELES	300736, 30	33.96572	-118.142
CINTAS/DE	1890017	STATE RESIDENT	CERTIFIED	#####	777 139TH	SAN LEANDRO	94578	60-65%	ALAMEDA	200642	37.70991	-122.145
CITY OF CO	10330041	FEDERAL STATE	CERTIFIED	#####	AREA SE OF	COALINGA	93210	80-85%	FRESNO	100289, 10	36.12775	-120.37
CITY OF FO	60002118	STATE RESIDENT	ACTIVE	#####	STATE HIGH	FORT BRAG	95437		MENDOCINO	900279	39.43579	-123.817
CLA-VAL FA	60001550	STATE RESIDENT	ACTIVE	#####	1701 PLACITA	COSTA ME	92627	60-65%	ORANGE	401579	33.63706	-117.933
COALINGA	10140003	FEDERAL STATE	CERTIFIED	#####	PINE CANY	COALINGA	93210	75-80%	FRESNO	100043	36.30963	-120.529
COAST WO	23240013	FEDERAL STATE	CERTIFIED	#####	PLANT RD	DUKIAH	95482	45-50%	MENDOCINO	200021	39.11151	-123.194
COHERENT	43360115	STATE RESIDENT	CERTIFIED	#####	3210 PORT	PALO ALTO	94304	1-5%	SANTA CLARA	200138	37.40725	-122.147
COMMERC	1720110	STATE RESIDENT	ACTIVE	#####	1250-1276	OAKLAND	94607	85-90%	ALAMEDA	201386, 20	37.81655	-122.287
COMMERC	10340074	STATE RESIDENT	ACTIVE	#####	2940 SOUT	FRESNO	93706	95-100%	FRESNO	100044, 10	36.69437	-119.792
COMMODI	15330008	STATE RESIDENT	CERTIFIED	#####	11847 UNIV	MOJAVE	93501	75-80%	KERN	100175	34.9935	-118.15
COOK BATT	7360035	STATE RESIDENT	CERTIFIED	#####	139 HILL AVE	OAKLEY	94561	45-50%	CONTRACT	200072	37.97391	-121.692
COOPER CH	7280154	STATE RESIDENT	CERTIFIED	3/7/1997	2801 GIAN	RICHMOND	94806	80-85%	CONTRACT	200023	37.97482	-122.356
COOPER DI	19500052	FEDERAL STATE	ACTIVE	#####	9316 ATLANTA	SOUTH GA	90280	95-100%	LOS ANGELES	300251	33.94715	-118.18
CORNELL-C	19360279	STATE RESIDENT	ACTIVE - L	#####	4144 GLEN	MARINA DI	90292	25-30%	LOS ANGELES	300040	33.98898	-118.441
COUNTRY C	60001054	STATE RESIDENT	ACTIVE	8/3/2018	2000 W. W	VISALIA	93277	50-55%	TULARE	101996	36.30593	-119.313
CP ANZA (J	33970009	STATE RESIDENT	ACTIVE	#####	ARLANZA C	RIVERSIDE	92505	90-95%	RIVERSIDE	400509	33.94494	-117.459
CRANE CO.	60002807	STATE RESIDENT	ACTIVE	4/9/2019	3000 WING	BURBANK	91504	90-95%	LOS ANGELES	301853	34.19899	-118.343
CUSTOM C	51340009	STATE RESIDENT	ACTIVE	#####	335 GARDE	YUBA CITY	95991	90-95%	SUTTER	100047, 90	39.12447	-121.61
CVC DISC	60003235	STATE RESIDENT	ACTIVE	7/1/2021	STATEWIDE	STATEWIDE	0	60-65%	LOS ANGELES	CV8100, C	34.23866	-118.568
DAVIS CHE	19281215	STATE RESIDENT	ACTIVE - L	9/6/2000	1550 NORTH	LOS ANGELES	90063	95-100%	LOS ANGELES	300432	34.05918	-118.183
DAVIS MILI	60000691	STATE RESIDENT	ACTIVE	8/2/2018	13145 NORTH	NEVADA CI	95959	15-20%	NEVADA	102007	39.29117	-120.985
DEL AMO F	19300230	FEDERAL STATE	ACTIVE - L	#####	DEL AMO E	LOS ANGELES	90020	95-100%	LOS ANGELES	400048, 40	33.8497	-118.292
DEL NORTE	8420001	FEDERAL STATE	CERTIFIED	#####	2650 W. W	CRESCENT	95531	40-45%	DEL NORTE	200025	41.7737	-124.232
DELANO PC	60001327	STATE RESIDENT	ACTIVE	8/4/2010	MAIN STREET	DELANO	93215	80-85%	KERN	102044, 10	35.76911	-119.246
DELTA AUT	7750026	STATE RESIDENT	ACTIVE	6/5/2009	6 INDUSTRI	PITTSBURG	94565	80-85%	CONTRACT	201333, 20	38.02988	-121.876
DERRY LAN	60000286	STATE RESIDENT	ACTIVE	5/1/2006	DERRY LAN	MENLO PA	94025	5-10%	SAN MATEO	201659	37.45577	-122.185
DIESEL LOC	60001272	STATE RESIDENT	ACTIVE	4/6/2010	1331 E. W	SANTA ANA	92705	80-85%	ORANGE	401519, 40	33.71631	-117.853
DOVE CLEA	60003322	STATE RESIDENT	ACTIVE	4/1/2022	10553 SAN	LOS ANGELES	90025		LOS ANGELES	402011	0	0
DOWNGRA	60003394	STATE RESIDENT	ACTIVE	#####	NORTH OF	FRESNO	93721	95-100%	FRESNO	102478, 10	36.72579	-119.773
DREW SALE	7500035	STATE RESIDENT	CERTIFIED	#####	1156 CASTLE	RICHMOND	94804	70-75%	CONTRACT	200026	37.94969	-122.368
DRY CANYON	80000411	STATE RESIDENT	ACTIVE	7/1/2012	53 MILES N	DRY CANYON	93222	20-25%	VENTURA	301338	34.75	-119.242
DUCKETT R	60002000	STATE RESIDENT	ACTIVE	#####	2811 E. LIN	ANAHEIM	92806	85-90%	ORANGE	401668	33.83722	-117.871
DUTCH BO	1390006	STATE RESIDENT	CERTIFIED	#####	4825 SAN L	OAKLAND	94601	95-100%	ALAMEDA	201426	37.7665	-122.214
DWA PLUM	1990002	STATE RESIDENT	ACTIVE	#####	SAN LEANDRO	SAN LEANDRO	94578	75-80%	ALAMEDA	200327, 20	37.70585	-122.153
E-D COAT I	60002501	STATE RESIDENT	ACTIVE	#####	715 4TH ST	OAKLAND	94607	NA	ALAMEDA	202138, 20	37.79974	-122.282
ECODYNE F	49240001	STATE RESIDENT	ACTIVE	5/1/1986	930 SHILOH	WINDSOR	95492	35-40%	SONOMA	200028	38.52135	-122.794
EEL RIVER S	12240119	STATE RESIDENT	ACTIVE	#####	1053 NORTH	FORTUNA	95540	40-45%	HUMBOLDT	200757, 20	40.51469	-124.124
EL CENTRO	80000169	STATE RESIDENT	ACTIVE	#####	9.65 MILES	EL CENTRO	92244	50-55%	IMPERIAL	401407	32.88806	-114.974
EL CENTRO	80000101	STATE RESIDENT	ACTIVE	1/9/2020	E1/2, NW1	EL CENTRO	92244	35-40%	IMPERIAL	401361	32.94667	-115.683
EL CENTRO	80000167	STATE RESIDENT	ACTIVE	#####	E1/2, NW1	EL CENTRO	92244	35-40%	IMPERIAL	401406	32.91694	-115.667
EL MONTE	60001337	FEDERAL STATE	ACTIVE	#####	COVERS PC	EL MONTE	91732	90-95%	LOS ANGELES	301369, 30	34.0801	-118.041
ELECTRO F	1330044	STATE RESIDENT	ACTIVE	5/2/2006	130 NEVIN	RICHMOND	94801	90-95%	CONTRACT	201414, 20	37.93666	-122.368
EMPIRE MI	29100003	STATE RESIDENT	ACTIVE	#####	10791 E. EN	GRASS VAL	95945	65-70%	NEVADA	100235	39.20776	-121.043
EMPIRE ST	51990001	STATE RESIDENT	ACTIVE	#####	3094 1 1/2	NYUBA CITY	95991	35-40%	SUTTER	101298, 10	39.17189	-121.693
ENGINEER	71003391	STATE RESIDENT	ACTIVE	#####	1224 E. PO	SANTA ANA	92707	80-85%	ORANGE	401052, 40	33.72544	-117.855
ENVIRONM	15490019	STATE RESIDENT	ACTIVE	7/1/1994	ROUND MOUNTAIN	BAKERSFIELD	93301	75-80%	KERN	100054	35.46213	-118.899
ESPLANADI	4720001	STATE RESIDENT	ACTIVE	2/7/2011	164 E 2ND	CHICO	95926	25-30%	BUTTE	100263	39.73946	-121.846
EXIDE PARK	60002705	STATE RESIDENT	ACTIVE	#####	VARIOUS L	VARIOUS	90058	NA	LOS ANGELES	900315, 90	34.0058	-118.194
EXIDE RES	60002267	STATE RESIDENT	ACTIVE	#####	VARIOUS L	VARIOUS	90058	NA	LOS ANGELES	900291, N	34.0058	-118.194
FAIR ANSEL	60001218	STATE RESIDENT	ACTIVE	#####	709 & 711	FAIRFAX	94930	1-5%	MARIN	201866, 20	37.98578	-122.584
FASS META	7330030	STATE RESIDENT	CERTIFIED	#####	818 W. GERRIT	RICHMOND	94801	95-100%	CONTRACT	200037	37.95449	-122.378
FIRESTONE	70000165	STATE RESIDENT	ACTIVE - L	#####	8440 ALAN	SOUTH GA	90280	95-100%	LOS ANGELES	301249	33.96036	-118.23
FIRESTONE	19300231	STATE RESIDENT	ACTIVE	#####	2323 FIRES	SOUTH GA	90280	95-100%	LOS ANGELES	300341	33.95852	-118.229

FIRST AVEN	4720002	STATE RESI	ACTIVE	#####	1082 EAST CHICO	95927	15-20%	BUTTE	100264	39.74604	-121.831
FLAIR CUST	4720003	STATE RESI	ACTIVE	#####	660 MANG CHICO	95926	25-30%	BUTTE	100185	39.735	-121.835
FLOWSERV	60001983	STATE RESI	ACTIVE	3/4/2014	844 BROAC CHICO	95928	65-70%	BUTTE	102237, 10	39.72509	-121.836
FMC CORP	10280013	STATE RESI	ACTIVE	1/1/1985	2501 SOUT FRESNO	93725	95-100%	FRESNO	100056	36.71261	-119.77
FMC CORP	7280011	STATE RESI	CERTIFIED	#####	855 PARR ERICHMONC	94801	80-85%	CONTRA C	200033, 20	37.96783	-122.357
FOLSOM PI	34920001	STATE RESI	CERTIFIED	#####	N OF FOLS(CREPRESA	95671	NA	SACRAMEN	100058	38.69394	-121.157
FORMER A	60003141	STATE RESI	ACTIVE	#####	2511 IRVIN SAN FRANC	94122	25-30%	SAN FRANC	202372	37.76306	-122.485
FORMER A	19340792	STATE RESI	ACTIVE	#####	5977 W. W CULVER CIT	90232	65-70%	LOS ANGEL	301290	34.03211	-118.376
FORMER D	60001235	STATE RESI	ACTIVE	#####	4032 GAGE BELL	90201	95-100%	LOS ANGEL	301486	33.97875	-118.195
FORMER D	60000535	STATE RESI	BACKLOG	#####	1102 WEST BURBANK	91506	60-65%	LOS ANGEL	301328	34.18211	-118.323
FORMER J.	1240036	STATE RESI	ACTIVE	#####	2189, 2199 ALAMEDA	94501	65-70%	ALAMEDA	201525, 20	37.77372	-122.242
FORMER KI	60003225	STATE RESI	ACTIVE	1/1/2022	1115 SANT SAN LUIS C	93401	40-45%	SAN LUIS C	102466	35.28151	-120.659
FORMER L	60003165	STATE RESI	ACTIVE	7/1/2021	7355 NORT FRESNO	93650	95-100%	FRESNO	102440	36.84384	-119.791
FORMER N	60003071	STATE RESI	ACTIVE	#####	12430 WHI WHITTIER	90602	85-90%	LOS ANGEL	301942	33.97192	-118.045
FORMER N	60002270	STATE RESI	ACTIVE	#####	811 11TH A DELANO	93215	80-85%	KERN	102277, 10	35.7705	-119.247
FORMER N	60003167	STATE RESI	ACTIVE	7/1/2021	7763 NORT FRESNO	93720	35-40%	FRESNO	102442	36.85117	-119.777
FORMER N	60001376	STATE RESI	ACTIVE	#####	1438 EL CA MENLO PA	94025	5-10%	SAN MATE	201888, 20	37.45649	-122.188
FORMER SI	60003224	STATE RESI	ACTIVE	1/1/2022	385 HIGUE SAN LUIS C	93401	25-30%	SAN LUIS C	102464	35.27451	-120.669
FORMER VI	60003019	STATE RESI	ACTIVE	7/3/2020	485 O'FARF SAN FRANC	94102	60-65%	SAN FRANCISCO		37.78559	-122.413
FORMER VI	60001053	STATE RESI	ACTIVE	8/3/2018	2615 S. MC VISALIA	93277	65-70%	TULARE	101999	36.30698	-119.314
FORMER W	60001352	STATE RESI	ACTIVE	9/1/2010	4634 W. M VISALIA	93291	60-65%	TULARE	102107	36.328	-119.342
FORT MCD	71000007	STATE RESI	ACTIVE	#####	4 MILES NC ANGEL ISLA	93933	5-10%	MARIN	201263	37.8625	-122.423
FOSTER-GA	33280137	STATE RESI	ACTIVE - L	#####	1577 FIRST COACHELL	92236	70-75%	RIVERSIDE	400305	33.68323	-116.18
FRANCISCA	19320112	STATE RESI	CERTIFIED	#####	2901 LOS F LOS ANGEL	90039	80-85%	LOS ANGEL	300065, 30	34.12656	-118.263
FREEMAN I	60000835	STATE RESI	ACTIVE	#####	2040 ARTE TORRANCE	90504	60-65%	LOS ANGEL	401377	33.87166	-118.315
FRESNO AII	10450005	STATE RESI	ACTIVE	1/1/1990	MCKINLEY FRESNO	93727	65-70%	FRESNO	100242, 10	36.76611	-119.71
FRESNO SA	10490097	FEDERAL SI	ACTIVE - L	1/1/1989	SW CORNE FRESNO	93706	95-100%	FRESNO	100246	36.69717	-119.83
FRONTIER I	57070001	FEDERAL SI	ACTIVE - L	4/1/1985	SECOND ST DAVIS	95616	10-15%	YOLO	100060	38.55251	-121.703
FULTON SH	7440009	STATE RESI	ACTIVE	#####	307 FULTO ANTIOCH	94509	90-95%	CONTRA C	201495	38.01659	-121.801
GALLADE C	80001356	STATE RESI	ACTIVE - L	#####	1230 E SAI SANTA ANA	92707	80-85%	ORANGE	400236, 40	33.71926	-117.855
GARDENA :	19490135	STATE RESI	ACTIVE	#####	1450 WEST GARDENA	90247	80-85%	LOS ANGEL	300067, 30	33.87235	-118.3
GATX ANNI	19420029	STATE RESI	CERTIFIED	#####	208 EAST 2 SAN PEDRC	90731	NA	LOS ANGEL	400066, 40	33.7268	-118.278
GAVILAN P	33970011	STATE RESI	ACTIVE	#####	S35, T4 SOI PERRIS	92057	55-60%	RIVERSIDE	400773	33.79583	-117.379
GBF / PITTS	7490038	FEDERAL SI	ACTIVE - L	1/1/1988	SOMERVILLI ANTIOCH	94509	70-75%	CONTRA C	200041	37.98815	-121.847
GENERAL E	1360059	STATE RESI	ACTIVE - L	#####	5441 INTEFOAKLAND	94601	95-100%	ALAMEDA	200135, 20	37.76532	-122.206
GEORGIA-F	23240008	STATE RESI	ACTIVE - L	8/1/2006	90 WEST RI FORT BRAC	95437	45-50%	MENDOCIN	200402, 20	39.44138	-123.809
GOFFS CPS	80000412	STATE RESI	ACTIVE	#####	35 MILES V GOFFS	92363	75-80%	SAN BERN	401352	34.925	-115.063
GOLDEN E	19290167	STATE RESI	ACTIVE - L	#####	21000 SOU CARSON	90745	90-95%	LOS ANGEL	400072	33.84074	-118.283
GOLDEN W	60002066	STATE RESI	BACKLOG	#####	1850 EAST FULLERTON	92831	85-90%	ORANGE	401696	33.85962	-117.897
GOSHEN A	54270005	STATE RESI	ACTIVE	5/1/1986	6941 AND I VISALIA	93291	65-70%	TULARE	100022	36.3411	-119.367
GOSHEN C	60002004	STATE RESI	ACTIVE	5/5/2014	BETTY DRI GOSHEN	93227	95-100%	TULARE	102240	36.35571	-119.423
GREEN'S CI	60002279	STATE RESI	ACTIVE	#####	4600 FIRES SOUTH GA	90280	95-100%	LOS ANGEL	301731, 30	33.95219	-118.189
GREENVILL	60003346	STATE RESI	ACTIVE	4/7/2022	GREENVILL GREENVILL	95947		PLUMAS	102472	0	0
GROSSI/CA	15100008	STATE RESI	CERTIFIED	2/7/1997	INTERSECT ROSAMON	93560	70-75%	KERN	100184	34.84956	-118.159
GUSTINE B	80001093	STATE RESI	ACTIVE	#####	5 MILES WIGUSTINE	95322	70-75%	MERCED	101940	37.25085	-121.095
H S MANN	10330038	STATE RESI	ACTIVE - L	1/1/1984	5404 SOUT DEL REY	93616	85-90%	FRESNO	100101, 10	36.65747	-119.59
HALACO EN	56330002	FEDERAL SI	ACTIVE	#####	6200 PERKIOXNARD	93033	85-90%	VENTURA	300075, 30	34.13919	-119.183
HAMILTON	21970010	STATE RESI	CERTIFIED	#####	HIGHWY 1(NOVATO	94947	35-40%	MARIN	201268	38.06188	-122.523
HAMILTON	21970012	STATE RESI	ACTIVE	#####	HIGHWAY :NOVATO	94947	35-40%	MARIN	200714	38.06444	-122.492
HARBORFR	70000178	STATE RESI	ACTIVE	7/1/2005	MEADE SO RICHMONC	94804	70-75%	CONTRA C	201734	37.91234	-122.328
HARBOUR	7340024	STATE RESI	ACTIVE	#####	738 HARBC RICHMONC	94804	70-75%	CONTRA C	200043	37.92173	-122.36
HARD CHRO	1870003	STATE RESI	ACTIVE	#####	750 107TH OAKLAND	94603	70-75%	ALAMEDA	201529, 20	37.73253	-122.175
HARD CHRO	19340231	STATE RESI	ACTIVE	7/1/2001	617 EAST 5 LOS ANGEL	90011	95-100%	LOS ANGEL	300457, 30	33.99184	-118.264
HARMON F	54070051	STATE RESI	CERTIFIED	#####	1494 SOUT PIXLEY	93256	95-100%	TULARE	100073	35.96153	-119.304
HARRIS DR	1720109	STATE RESI	ACTIVE	#####	2801 MAR OAKLAND	94609	80-85%	ALAMEDA	201253, 20	37.81813	-122.272
HARVEY M.	80000078	MILITARY E	ACTIVE	#####	TORRANCE		95-100%	LOS ANGELES		33.85556	-118.308
HERCULES	7280156	STATE RESI	CERTIFIED	#####	CORNER OIHERCULES	94547	20-25%	CONTRA C	200044	38.01341	-122.28
HERCULES	7280016	STATE RESI	CERTIFIED	6/9/1997	560 RAILRC HERCULES	94547		CONTRA C	200045, 20	38.02071	-122.289
HERITAGE I	60000237	STATE RESI	ACTIVE	#####	13855 MOISONORA	95370	45-50%	TUOLUMN	101910, 10	37.9774	-120.342
HEWLETT F	43360078	STATE RESI	CERTIFIED	#####	3215 PORT PALO ALTO	94304	1-5%	SANTA CLA	200119	37.40898	-122.148
HEWLETT F	43350089	STATE RESI	CERTIFIED	#####	CORNER OI PALO ALTO	94304	1-5%	SANTA CLA	200142	37.40971	-122.152
HILLVIEW F	43360077	STATE RESI	CERTIFIED	#####	HILLVIEW A PALO ALTO	94304	1-5%	SANTA CLA	200048	37.40778	-122.15
HOLCHEM,	19281213	STATE RESI	ACTIVE - L	#####	13546 DESI PACOIMA	91331	90-95%	LOS ANGEL	300593	34.27496	-118.427
HOLTVILLE	80000145	STATE RESI	ACTIVE	1/9/2020	8 MILES NC HOLTVILLE	92250	50-55%	IMPERIAL	401335, 40	32.91944	-115.271
HOWARD M	1440006	STATE RESI	ACTIVE - L	#####	EMBARCA OAKLAND	94604	NA	ALAMEDA	201089, 20	37.79722	-122.283
HYTONE CL	60000629	STATE RESI	ACTIVE	5/1/2007	2702 MOU EL MONTE	91732	95-100%	LOS ANGEL	301319, 90	34.05952	-118.025
IKEA (FORM	1440005	STATE RESI	CERTIFIED	#####	4300 EAST EMERYVILL	94608	80-85%	ALAMEDA	200312, 20	37.8295	-122.292

INDUSTRIA	60001937	STATE RESI	ACTIVE	#####	17109	SOU	GARDENA	90248	90-95%	LOS ANGEL	301601	33.87624	-118.277	
INDUSTRIA	10330040	FEDERAL SI	ACTIVE	#####	7140	NORT	PINEDALE	93650	65-70%	FRESNO	100076, 10	36.84194	-119.811	
INTERNATI	19390044	STATE RESI	CERTIFIED	#####	2182	EAST	LOS ANGEL	90021	80-85%	LOS ANGEL	300591	34.02421	-118.234	
IRON MOU	45100001	FEDERAL SI	ACTIVE	1/1/1983		OFF HWY 2	REDDING	96001	35-40%	SHASTA	100077	40.67083	-122.528	
IRVINE PAR	80000831	STATE RESI	ACTIVE	#####		LOCATED C	IRVINE PAR	92697	10-15%	ORANGE	401507	33.79583	-117.746	
J H BAXTER	47240001	FEDERAL SI	CERTIFIED	#####	422	MILL S'	WEED	96094	50-55%	SISKIYOU	100016	41.43288	-122.37	
J R SIMPLO	15070030	STATE RESI	ACTIVE - L	5/1/1986		430	PEPPEI	EDISON	93220	80-85%	KERN	100133	35.35148	-118.878
J&S CHRON	19340358	STATE RESI	ACTIVE - L	#####	6863	FLORI	BELL GARD	90201	75-80%	LOS ANGEL	300255, 30	33.96565	-118.141	
JERVIS WEI	60000332	FEDERAL SI	ACTIVE	#####	9301	RAYO	SOUTH GA'	90280	95-100%	LOS ANGEL	301286	33.94964	-118.178	
JET PROPU	19970008	FEDERAL SI	ACTIVE	#####	4800	OAK (	PASADENA	91109	5-10%	LOS ANGEL	300318	34.19865	-118.175	
JOHN ALEX	15330004	STATE RESI	CERTIFIED	3/7/2003		1753	SIERR	ROSAMON	93560	70-75%	KERN	100006	34.84572	-118.16
K & D SALV	15500001	STATE RESI	ACTIVE	#####	600	SOUTH	BAKERSFIEI	93307	95-100%	KERN	101086	35.34895	-119.002	
KAISER AEF	1990015	STATE RESI	CERTIFIED	#####	880	DOOLI	'SAN LEANC	94577	85-90%	ALAMEDA	200559	37.72003	-122.188	
KAWEAH -	60001917	STATE RESI	CERTIFIED	#####	11878	AVE	VISALIA	93291	95-100%	TULARE	102187	36.38734	-119.307	
KEN'S BUFF	70000051	STATE RESI	ACTIVE	#####	1816	21ST	SACRAMEN	95814	85-90%	SACRAMEN	101737	38.56694	-121.483	
KETEMA AI	37370033	STATE RESI	ACTIVE	#####	790	GREENEL	CAJON	92021	75-80%	SAN DIEGO	400433	32.81466	-116.953	
KLASS CLEA	60002699	STATE RESI	ACTIVE	8/8/2018		1141	MAINST.	HELENA	94574	25-30%	NAPA	202194	38.50317	-122.468
KOPPERS II	4240001	FEDERAL SI	CERTIFIED	#####		BAGGETT-	ROROVILLE	95965	65-70%	BUTTE	100084, 10	39.46949	-121.562	
LA HABRA	60002635	STATE RESI	ACTIVE	#####	650	NORTH	LA HABRA	90631	65-70%	ORANGE	401826	33.93787	-117.933	
LABRIC/AL	60003385	STATE RESI	ACTIVE	#####	16914	SOU	GARDENA	90248		LOS ANGEL	301976	0	0	
LABRIC/BEI	60002774	STATE RESI	ACTIVE	#####	2652	LONG	LOS ANGEL	90058	95-100%	LOS ANGEL	301842	34.0135	-118.243	
LAMOUR'S	60001052	STATE RESI	ACTIVE	#####	2911	S.	MCVISALIA	93277	65-70%	TULARE	102000	36.30492	-119.314	
LANE META	60000594	STATE RESI	ACTIVE	#####	2942	SAN	FOAKLAND	94608	80-85%	ALAMEDA	201736, 20	37.82015	-122.276	
LAVA CAP I	29100004	FEDERAL SI	ACTIVE	#####	14501	LAV,	NEVADA CI	95959	20-25%	NEVADA	100337, 10	39.22867	-120.972	
LIQUID GO	7290039	FEDERAL SI	ACTIVE - L	#####		HOFFMAN	RICHMONC	94804	70-75%	CONTRA C	200060	37.91011	-122.324	
LOCKHEED	43280130	STATE RESI	CERTIFIED	#####	3170	PORT	PALO ALTO	94304	1-5%	SANTA CLA	200139, 20	37.4069	-122.152	
LOCKHEED	33370039	STATE RESI	ACTIVE	#####		HIGHLAND	BEAUMON	92223	65-70%	RIVERSIDE	400200	33.8638	-116.933	
LOCKHEED	33370038	STATE RESI	ACTIVE	#####		JACK RABB	BEAUMON	92223	70-75%	RIVERSIDE	400261	33.93	-117.031	
LORENTZ B	43300026	FEDERAL SI	ACTIVE - L	1/1/1985		1507	SOUT	SAN JOSE	95112	65-70%	SANTA CLA	200061	37.31864	-121.866
LOUISIANA	4240002	STATE RESI	CERTIFIED	#####		WEST 16TH	CHICO	95926	55-60%	BUTTE	100186	39.71579	-121.832	
LUBRICATI	19290153	STATE RESI	ACTIVE	#####	12500	LAN	CANYON C	91350	15-20%	LOS ANGEL	300087, 30	34.4323	-118.37	
MACGILLIS	20240001	STATE RESI	ACTIVE - L	8/1/1985		11272	ROA	MADERA	93639	90-95%	MADERA	100098	36.91366	-119.965
MADERA A	80000555	MILITARY E	ACTIVE	3/3/2021			MADERA		75-80%	MADERA		37.03404	-120.03	
MADERA P	60001450	STATE RESI	ACTIVE	#####		SOUTH C S'	MADERA	93638	95-100%	MADERA	102045, 10	36.9583	-120.056	
MAGNOLIA	60000488	STATE RESI	ACTIVE	#####	650	GREENEL	CAJON	92021	75-80%	SAN DIEGO	404722, 40	32.81393	-116.955	
MANSION	43280031	STATE RESI	CERTIFIED	#####	4101	LICK I	SANTA CLA	95054	20-25%	SANTA CLA	200117	37.39951	-121.945	
MARCHAN	60001628	STATE RESI	ACTIVE	2/7/2012		5679	HORT	EMERYVILL	94608	40-45%	ALAMEDA	201929, 20	37.83741	-122.291
MARLEY CC	39240014	STATE RESI	CERTIFIED	#####	200	NORTH	STOCKTON	95215	90-95%	SAN JOAQU	100102	37.96771	-121.234	
MARSHALL	60000250	STATE RESI	ACTIVE	#####	20457	RED	CASTRO VA	94546	50-55%	ALAMEDA	201654	37.69698	-122.074	
MCCOLL	30290001	FEDERAL SI	CERTIFIED	#####		ROSECRAN	FULLERTON	92833	35-40%	ORANGE	300093, 40	33.89513	-117.971	
MCCORMIK	39240001	FEDERAL SI	ACTIVE - L	5/1/1986		1214	W.	W STOCKTON	95203	95-100%	SAN JOAQU	100108	37.9486	-121.307
MCDONNE	34370069	STATE RESI	ACTIVE - L	#####	11505	DOL	RANCHO C	95742	45-50%	SACRAMEN	100295, 10	38.5616	-121.211	
MCNAMAR	12240115	STATE RESI	ACTIVE - L	1/2/2019		1619	GLEN	ARCATA	95521	30-35%	HUMBOLD'	200066, 20	40.90077	-124.019
MIDWAY V	41650007	STATE RESI	CERTIFIED	#####	47	MIDWA	DALY CITY	94014	65-70%	SAN MATEI	200212, 20	37.70212	-122.414	
MILLER'S C	60001050	STATE RESI	ACTIVE	#####	2235	W.	WVISALIA	93277	65-70%	TULARE	102001	36.30562	-119.316	
MISSION U	60000969	STATE RESI	ACTIVE	#####	520	E.	MIN VISALIA	93292	80-85%	TULARE	102051	36.32774	-119.287	
MOBILE SM	15330011	STATE RESI	ACTIVE	#####		UNITED	STIMOJAVE	93501	75-80%	KERN	100188	34.98296	-118.151	
MODERN C	60001154	STATE RESI	ACTIVE	5/6/2010		609	WALNI	RED BLUFF	96080	60-65%	TEHAMA	102020, 10	40.17664	-122.239
MODESTO	50950002	FEDERAL SI	ACTIVE - L	1/1/1989		MCHENRY	MODESTO	95351	75-80%	STANISLAU	100111, 10	37.65667	-120.994	
MOJAVE G	80000950	STATE RESI	ACTIVE	#####	2	MILE	SW MOJAVE	93505	45-50%	KERN	101450	35.07581	-117.998	
MOMIN LO	60001010	STATE RESI	ACTIVE	#####	1918	ARTE	TORRANCE	90504	60-65%	LOS ANGEL	401470, 40	33.8727	-118.312	
MONSANT	19281200	STATE RESI	ACTIVE	#####	2100	EAST	CARSON	90810	NA	LOS ANGEL	400266	33.82292	-118.238	
MONTROSI	19280024	FEDERAL SI	ACTIVE - L	#####	20201	NORT	TORRANCE	90502	95-100%	LOS ANGEL	400100, 40	33.8477	-118.302	
MOUNT O	71000033	STATE RESI	ACTIVE	#####		APPROXIM	CLOVIS	93911	25-30%	FRESNO	101191, 10	36.88951	-119.628	
MOYER CH	60001663	STATE RESI	ACTIVE - L	#####	1300,1310,	SAN	JOSE	95112	80-85%	SANTA CLA	201936, 20	37.36613	-121.898	
MP ASSOCI	3390001	STATE RESI	ACTIVE	#####	6555	JACKS'	IONE	95640	50-55%	AMADOR	101568	38.30763	-120.902	
MYERS DRI	1340110	STATE RESI	CERTIFIED	#####	4500	SHELL	EMERYVILL	94608	50-55%	ALAMEDA	200144	37.83301	-122.293	
NEVILLE C	19280515	STATE RESI	CERTIFIED	#####	12800	IMP	SANTA FE S	90670	NA	LOS ANGEL	300102	33.9165	-118.059	
NEW FASH	60001918	STATE RESI	ACTIVE	#####	4548	BEAC	BUENA PAI	90621	60-65%	ORANGE	401649	33.89515	-117.987	
NEWCROW	60000714	STATE RESI	ACTIVE	#####	6141	TO 62	COMMERC	90040	95-100%	LOS ANGEL	301321	33.97853	-118.153	
NEWMARK	36990002	FEDERAL SI	ACTIVE - L	#####		BUNKER	HISAN BERNA	92408	75-80%	SAN BERNA	400259	34.1821	-117.345	
NORGE VIL	4720004	STATE RESI	CERTIFIED	#####	254	EAST	F CHICO	95926	65-70%	BUTTE	101168	39.73158	-121.84	
NORTH VAL	4720005	STATE RESI	ACTIVE	7/1/1995		801	EAST A	CHICO	95926	40-45%	BUTTE	100506	39.75812	-121.846
NORTHROF	60002053	STATE RESI	ACTIVE	#####	1401	EAST	FULLERTON	92831	85-90%	ORANGE	401686	33.86042	-117.904	
NORTHWE'	1340123	STATE RESI	ACTIVE - L	#####	1218	24TH	OAKLAND	94607	85-90%	ALAMEDA	201574, 20	37.81775	-122.285	
OAK LANE	60002268	STATE RESI	ACTIVE	#####	910	MAIN	'DELANO	93215	80-85%	KERN	102275	35.76822	-119.245	
OASIS CLEA	60002269	STATE RESI	ACTIVE	#####	920	MAIN	'DELANO	93215	80-85%	KERN	102276, 10	35.76863	-119.245	

OLD ORCH	19720018	STATE RESI	ACTIVE	#####	23357 LYOI	SANTA CLA	91355	35-40%	LOS ANGEL	301525	34.38094	-118.542
OMEGA CH	19280436	FEDERAL SI	ACTIVE	#####	12504 WHI	WHITTIER	90602	85-90%	LOS ANGEL	300223, 30	33.96957	-118.044
ONE HOUR	60000236	STATE RESI	ACTIVE	#####	717 WEST I	VISALIA	93291	85-90%	TULARE	102049	36.32993	-119.3
ONE HOUR	60002277	STATE RESI	ACTIVE	#####	1841 SOUT	VISALIA	93277	70-75%	TULARE	102308, 10	36.31433	-119.315
ONE-HOUR	60003037	STATE RESI	ACTIVE	#####	1275 SOLA	ALBANY	94706	15-20%	ALAMEDA	202325	37.89082	-122.293
OPERATING	19490207	FEDERAL SI	CERTIFIED	8/2/2012	900 POTRE	MONTEREY	91755	60-65%	LOS ANGEL	300110, 30	34.0365	-118.104
OPHIR ROA	60000689	STATE RESI	ACTIVE	8/1/2007	ASSESSOR'S	OROVILLE	95965	65-70%	BUTTE	101886	39.46656	-121.571
ORANGE CI	71002520	STATE RESI	ACTIVE	#####	1711 E. KIN	FULLERTON	92831	85-90%	ORANGE	401605, 40	33.86319	-117.897
ORANGE CI	60002058	FEDERAL SI	ACTIVE	#####	VARIOUS S	FULLERTON	92832	85-90%	ORANGE	401690, 40	33.85763	-117.923
ORLAND CI	11720001	STATE RESI	CERTIFIED	#####	726 FIFTH	ORLAND	95963	50-55%	GLENN	100348	39.74655	-122.196
OSAGE IND	15330001	STATE RESI	ACTIVE	#####	2001 15TH	ROSAMON	93560	70-75%	KERN	100257	34.85191	-118.158
OSAGE IND	15330005	STATE RESI	ACTIVE	6/2/1994	60TH STRE	ROSAMON	93560	55-60%	KERN	101534	34.88333	-118.233
OWL CLEAR	60002357	STATE RESI	ACTIVE	#####	153 WEBST	MONTEREY	93940	20-25%	MONTEREY	202095	36.59615	-121.895
PACIFIC CO	56130038	FEDERAL SI	ACTIVE - L	#####	67 EAST TE	FILLMORE	93015	60-65%	VENTURA	300156	34.40436	-118.905
PACIFIC ST	1330031	STATE RESI	CERTIFIED	#####	35124 ALV	UNION CIT	94587	30-35%	ALAMEDA	200073, 20	37.5844	-122.01
PALACE CLI	60002013	STATE RESI	ACTIVE	6/2/2014	201 SOUTH	GLENDALE	91205	75-80%	LOS ANGEL	301655	34.14431	-118.249
PALACE PL	19340646	STATE RESI	ACTIVE	#####	710 EAST 2	LOS ANGEL	90011	95-100%	LOS ANGEL	301391	34.01845	-118.263
PALOS VER	19490181	STATE RESI	CERTIFIED	#####	25706 HAV	ROLLING H	90274	15-20%	LOS ANGEL	400116, 40	33.78478	-118.348
PALOS VER	19460003	FEDERAL SI	ACTIVE	#####	PACIFIC OC	PALOS VER	90000		LOS ANGEL	400645	33.7105	-118.322
PARAGON	60000240	STATE RESI	ACTIVE	#####	119 SOUTH	VISALIA	93291	85-90%	TULARE	102050	36.32955	-119.298
PARKS AIR	80000158	STATE RESI	ACTIVE	#####	DUBLIN		25-30%	ALAMEDA	202107	37.70306	-121.892	
PARKWAY	60002993	STATE RESI	ACTIVE	4/1/2020	1645 PARK	CRESCENT	95531	55-60%	DEL NORTE	202310	41.7754	-124.179
PARMENTE	54070063	STATE RESI	ACTIVE	#####	13133 AVE	OROSI	93647	85-90%	TULARE	100167, 10	36.54472	-119.279
PAUL'S DR	60003223	STATE RESI	ACTIVE	1/1/2021	214 HIGUE	SAN LUIS C	93401	40-45%	SAN LUIS C	102463	35.27012	-120.671
PCA METAL	71002360	STATE RESI	ACTIVE	#####	1726 E. RO	FULLERTON	92831	85-90%	ORANGE	102224, 40	33.86398	-117.897
PECHINEY	60001187	STATE RESI	ACTIVE - L	#####	3200 FRUIT	VERNON	90058	NA	LOS ANGEL	301396, 30	33.99667	-118.211
PEMACO C	19281217	FEDERAL SI	ACTIVE - L	#####	5040-5050	MAYWOOD	90270	95-100%	LOS ANGEL	300705	33.98559	-118.172
PG&E - MA	41360100	STATE RESI	CERTIFIED	5/4/1995	731 SCHWID	ALY CITY	94014	65-70%	SAN MATEO	200075, 90	37.70481	-122.412
PG&E - MA	41360093	STATE RESI	CERTIFIED	#####	731 SCHWID	ALY CITY	94014	50-55%	SAN MATEO	200075	37.70287	-122.41
PG&E - NO	38490007	STATE RESI	ACTIVE	#####	BAY STREE	SAN FRANC	94123	5-10%	SAN FRANC	201868	37.8039	-122.433
PG&E - SAC	34490048	STATE RESI	ACTIVE - L	1/1/1987	2000 FRON	SACRAMEN	95818	65-70%	SACRAMEN	100160	38.57219	-121.511
PLESSEY M	43360069	STATE RESI	CERTIFIED	#####	2274 MOR	MOUNTAIN	94040	40-45%	SANTA CLA	200080, 20	37.40324	-122.101
POINT VICE	19970023	STATE RESI	CERTIFIED	1/6/2009	PALOS VER	RANCHO P	90275	10-15%	LOS ANGEL	400953, 40	33.74472	-118.411
PORT OF O	1510021	STATE RESI	CERTIFIED	#####	DENNISON	OAKLAND	94606	85-90%	ALAMEDA	200083	37.77977	-122.243
PORT OF O	1280092	STATE RESI	CERTIFIED	#####	2500 7TH	S OAKLAND	94607	80-85%	ALAMEDA	201392	37.81087	-122.322
PORT OF RI	7370030	STATE RESI	CERTIFIED	#####	1312 CANA	RICHMOND	94804	70-75%	CONTRA CO	200084, 20	37.90777	-122.368
PORTERVIL	60002076	STATE RESI	ACTIVE	#####	309 S. MAI	PORTERVIL	93257	95-100%	TULARE	102238	36.05992	-119.017
PORTERVIL	60001216	STATE RESI	ACTIVE	#####	NO ADDRE	PORTERVIL	93257	85-90%	TULARE	102046, 10	36.08	-119.03
PRECISION	60001612	STATE RESI	ACTIVE	#####	865 AND 80	COSTA ME	92627	60-65%	ORANGE	401409	33.63608	-117.935
PRIME DRY	60003180	STATE RESI	ACTIVE	9/1/2021	16402 NOR	GARDENA	90247	75-80%	LOS ANGEL	308000	33.88192	-118.299
PUENTE VA	60001338	FEDERAL SI	ACTIVE	#####	COVERS MI	CITY OF INI	91744	90-95%	LOS ANGEL	301404, 30	34.02933	-117.967
PURDY COI	15330010	STATE RESI	CERTIFIED	#####	12901 UNI	MOJAVE	93501	75-80%	KERN	100176, 10	35.00929	-118.155
PUREGRO C	13070097	STATE RESI	ACTIVE	#####	1025 RIVE	BRAWLEY	92227	90-95%	IMPERIAL	401121	32.98814	-115.526
PUREGRO-C	16070076	STATE RESI	ACTIVE - L	#####	6991 NEVA	CORCORAN	93212	85-90%	KINGS	100274, 10	36.137	-119.581
PURITY OIL	34170001	STATE RESI	CERTIFIED	#####	WHITE RO	C RANCHO C	95670	45-50%	SACRAMEN	100123, 10	38.58937	-121.269
PURITY OIL	10500005	FEDERAL SI	ACTIVE	1/1/1985	3265 SOUT	MALAGA	93726	95-100%	FRESNO	100122	36.68732	-119.746
PYRITE LEA	60002153	STATE RESI	ACTIVE	3/5/2015	3500 PYRI	T JURUPA VA	92509	85-90%	RIVERSIDE	401713, 40	34.02778	-117.456
PYRITE QU	60003381	STATE RESI	ACTIVE	#####	3400 PYRI	T RIVERSIDE	92509		RIVERSIDE		0	0
REACTION	7280013	STATE RESI	ACTIVE	#####	840 MORT	C RICHMOND	94806	80-85%	CONTRA CO	200599	37.98192	-122.357
READY PRC	56750014	STATE RESI	ACTIVE	#####	89 PEKING	VENTURA	93001	80-85%	VENTURA	301405	34.28304	-119.306
RESOURCE	70000045	STATE RESI	ACTIVE	#####	24306 HIGI	MARICOPA	93252	75-80%	KERN	101650	35.05835	-119.357
RICHARDS	60000408	STATE RESI	ACTIVE	#####	538 WEST	SAN PEDRC	90731	85-90%	LOS ANGEL	401317	33.73992	-118.289
RICHMOND	7990005	STATE RESI	CERTIFIED	#####	2887 AND	RICHMOND	94804	85-90%	CONTRA CO	201508	37.92862	-122.341
ROSEN'S EL	19360068	STATE RESI	CERTIFIED	#####	8226 E. W	PICO RIVER	90660	85-90%	LOS ANGEL	300369, 30	34.0058	-118.096
S R KILBY P	15100009	STATE RESI	ACTIVE	#####	2021 WEST	ROSAMON	93560	70-75%	KERN	100183	34.85038	-118.159
SACRAMEN	34370014	STATE RESI	ACTIVE	#####	2809 S STR	SACRAMEN	95816	55-60%	SACRAMEN	100247	38.56411	-121.473
SAN FERN	19990011	FEDERAL SI	ACTIVE	#####	NORTH HO	LOS ANGEL	91601	90-95%	LOS ANGEL	300126, 30	34.1875	-118.384
SAN FERN	19990012	FEDERAL SI	ACTIVE	1/1/1984	CRYSTAL S	GLENDALE	91209	95-100%	LOS ANGEL	300127	34.1575	-118.285
SAN FERN	19990009	FEDERAL SI	CERTIFIED	1/1/1999	POLLOCK V	LOS ANGEL	90086	80-85%	LOS ANGEL	300129	34.12944	-118.264
SAN GABRI	19990006	FEDERAL SI	ACTIVE	#####	10-20 MI	E EL MONTE	91732	95-100%	LOS ANGEL	300132, 30	34.0724	-118.033
SAN JOAQU	15340023	STATE RESI	ACTIVE	9/1/2010	3930 GILM	BAKERSFIE	93308	80-85%	KERN	100128, 10	35.3897	-119.052
SAN LUIS C	60001343	STATE RESI	ACTIVE	#####	LOS OSOS	SAN LUIS C	93401	40-45%	SAN LUIS C	102043, 10	35.27347	-120.67
SAN PEDRC	60003073	STATE RESI	ACTIVE	#####	SAN PEDRC	LONG BEAC	90802		LOS ANGEL	401941	33.57	-118.4
SAN PEDRC	70000023	STATE RESI	ACTIVE	4/1/2005	PORT OF L	SAN PEDRC	90731	NA	LOS ANGEL	401270, 90	33.71592	-118.276
SCHLAGE L	38340157	STATE RESI	ACTIVE - L	#####	BAYSHORE	SAN FRANC	94134	75-80%	SAN FRANC	201789	37.71056	-122.403
SEAM MAS	60000483	FEDERAL SI	ACTIVE	#####	5211 SOUT	SOUTH GA	90280	95-100%	LOS ANGEL	301128	33.94623	-118.178
SELBY SLAC	7330031	STATE RESI	ACTIVE	1/1/1983	SHORELINE	SELBY	94802	85-90%	CONTRA CO	200009, 20	38.05384	-122.249

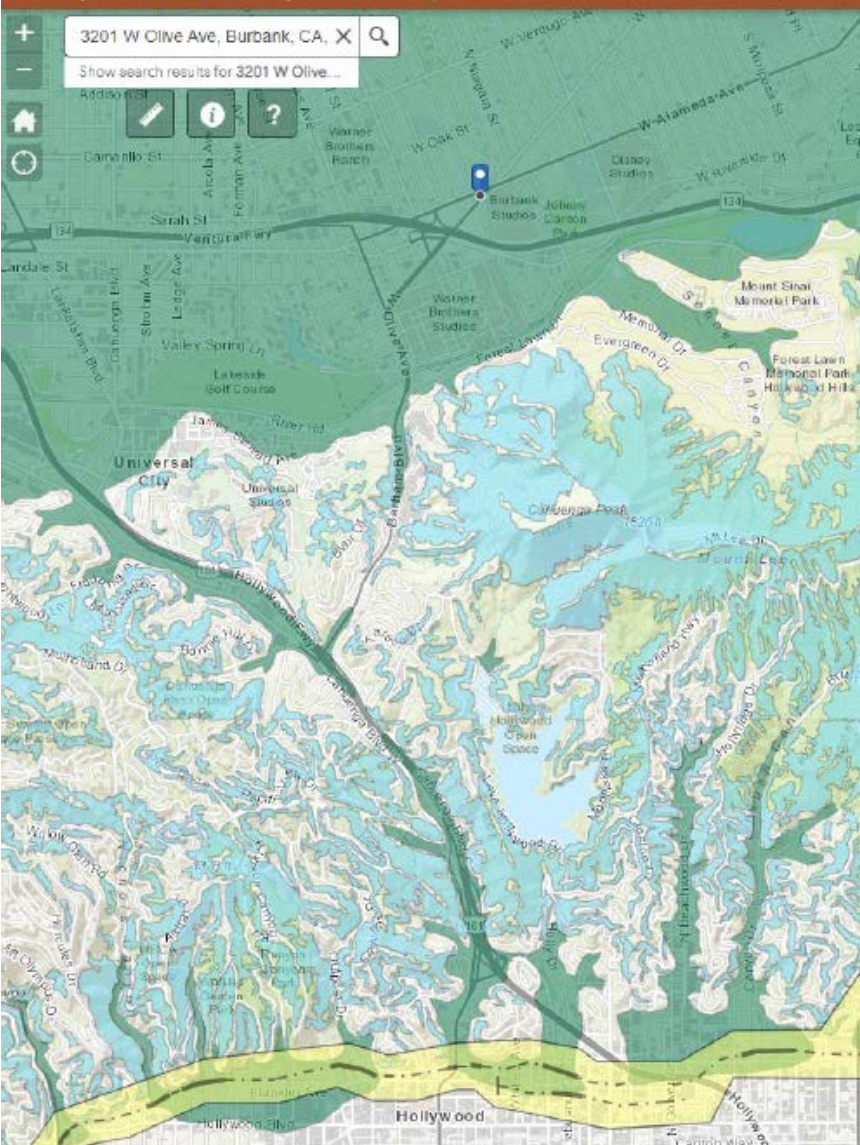
SELMA TRE	10240051	FEDERAL SI	ACTIVE - L	1/1/1983	1735 DOCK	SELMA	93662	95-100%	FRESNO	100129	36.55723	-119.605
SERVICE PL	60002166	STATE RESI	ACTIVE	4/1/2015	1855 EAST	LOS ANGEL	90001	95-100%	LOS ANGEL	301695, 30	33.9842	-118.239
SHAFTER A	15070029	STATE RESI	CERTIFIED	2/7/1992	LERDO HIG	SHAFTER	93263	85-90%	KERN	100130	35.5003	-119.183
SHELL- FOR	42290014	STATE RESI	CERTIFIED	#####	14730 HIGI	GOLETA	93117	25-30%	SANTA BAF	300138	34.47643	-120.135
SHERWIN V	60000189	STATE RESI	CERTIFIED	#####	1450 SHER	EMERYVILL	94608	55-60%	ALAMEDA	200956, 20	37.83295	-122.29
SIERRA LAL	60001220	STATE RESI	ACTIVE	#####	407 N. WA	SONORA	95370	35-40%	TUOLUMN	102061	37.99124	-120.385
SILVER QUI	15500002	STATE RESI	CERTIFIED	#####	BACK LOT	MOJAVE	93501	75-80%	KERN	100273	34.99468	-118.152
SIMPLOT -	60003023	STATE RESI	ACTIVE	6/1/2020	36624 AND	TRAVER	93631	95-100%	FRESNO	102410, 10	36.44901	-119.483
SIMS META	70000019	STATE RESI	ACTIVE - L	#####	130 NORTH	SACRAMEN	95814	95-100%	SACRAMEN	101762	38.59031	-121.488
SINGER FRI	1360094	STATE RESI	CERTIFIED	#####	2350 AND	SAN LEAND	94577	60-65%	ALAMEDA	200251, 20	37.71594	-122.149
SMITHKLIN	43360079	STATE RESI	CERTIFIED	#####	3400 HILLV	PALO ALTO	94304	1-5%	SANTA CLA	200118	37.40406	-122.149
SO CAL GA	54830001	STATE RESI	ACTIVE	5/1/1986	216 S O ST	DINUBA	93618	95-100%	TULARE	100050	36.53752	-119.392
SO CAL GA	16490005	STATE RESI	CERTIFIED	#####	325 EAST 5	HANFORD	93230	90-95%	KINGS	100293	36.32512	-119.641
SO CAL GA	42490036	STATE RESI	CERTIFIED	#####	630 EAST	SANTA BAF	93103	70-75%	SANTA BAF	300174	34.42197	-119.685
SO CAL GA	54490015	STATE RESI	CERTIFIED	#####	300 NORTH	VISALIA	93277	80-85%	TULARE	100277	36.33243	-119.285
SOCO WES	60002003	STATE RESI	ACTIVE	4/1/2014	1341 MAY	SANTA ANA	92705	80-85%	ORANGE	401671	33.71695	-117.853
SOLVAY US	60002912	STATE RESI	ACTIVE	#####	500 FEET	LOS ANGEL	90280	95-100%	LOS ANGEL	301887	33.95579	-118.186
SONIC PLA	71002233	STATE RESI	ACTIVE	#####	13002 LOS	SANTA FE S	90670	90-95%	LOS ANGEL	301179	33.94605	-118.055
SOUTH BA	43490060	FEDERAL SI	ACTIVE - L	1/1/1985	FT OF LIBE	SAN JOSE	95002	65-70%	SANTA CLA	200091	37.44106	-121.983
SOUTH EL I	60001339	FEDERAL SI	ACTIVE	#####	COVERS AL	SOUTH EL I	91733	95-100%	LOS ANGEL	300347	34.05337	-118.042
SOUTH FRE	60000706	STATE RESI	ACTIVE	#####	2376 S. RA	FRESNO	93721	95-100%	FRESNO	101591, 10	36.71498	-119.775
SOUTH FRE	10400005	STATE RESI	ACTIVE	#####	NORTH OF	FRESNO	93721	95-100%	FRESNO	101491, 10	36.71849	-119.773
SOUTHERN	60001509	STATE RESI	ACTIVE	1/5/2012	1680 MON	COSTA ME	92627	60-65%	ORANGE	401558	33.6354	-117.936
SOUTHERN	41490037	STATE RESI	ACTIVE	#####	GENEVA A	BRISBANE	94005	50-55%	SAN MATE	200093	37.70592	-122.404
SOUTHERN	1400010	STATE RESI	CERTIFIED	#####	CYPRESS C	OAKLAND	94607	90-95%	ALAMEDA	200486	37.80306	-122.299
SOUTHERN	48400001	STATE RESI	CERTIFIED	#####	END OF CH	FAIRFIELD	94585	25-30%	SOLANO	200444	38.17333	-122.079
SOUTHLAN	19290003	STATE RESI	CERTIFIED	#####	5619-5621	COMMERC	90040	95-100%	LOS ANGEL	300148	33.97995	-118.165
SOUTHWES	60000999	STATE RESI	ACTIVE	#####	985 SEASIC	SAN PEDRO	90731	NA	LOS ANGEL	401456	33.73449	-118.27
SP-ROSEVII	31400007	STATE RESI	ACTIVE	1/1/1983	SP ROSEVII	ROSEVILLE	95678	55-60%	PLACER	100138	38.7291	-121.308
SP-ROSEVII	31400006	STATE RESI	ACTIVE	#####	SP ROSEVII	ROSEVILLE	95678	55-60%	PLACER	100138	38.7473	-121.288
SPENCE PF	60000305	STATE RESI	ACTIVE	5/5/2006	7047-7051	LOS ANGEL	90042	40-45%	LOS ANGEL	301285	34.1305	-118.189
STANDARD	71003183	STATE RESI	ACTIVE - L	6/4/2004	811,817/81	LOS ANGEL	90001	95-100%	LOS ANGEL	300683, 30	33.98292	-118.26
STAUFFER	19280083	STATE RESI	ACTIVE - L	#####	2112 EAST	CARSON	90745	NA	LOS ANGEL	400264	33.82323	-118.236
STOCKTON	39420010	STATE RESI	ACTIVE - L	#####	2201 W. W	STOCKTON	95203	90-95%	SAN JOAQU	100113, 10	37.95097	-121.36
STRINGFEL	33490001	FEDERAL SI	CERTIFIED	6/1/2016	3450 PYRIT	RIVERSIDE	92509	85-90%	RIVERSIDE	400152, 40	34.02944	-117.454
STRINGFEL	60002365	FEDERAL SI	CERTIFIED	6/1/2016	3450 PYRIT	RIVERSIDE	92509	85-90%	RIVERSIDE	400152	34.02944	-117.454
SULPHUR E	17100001	FEDERAL SI	ACTIVE	1/1/1984	SULPHUR E	CLEARLAKE	95422	35-40%	LAKE	100142	39.00389	-122.665
SUNFLOWE	37590003	STATE RESI	ACTIVE	#####	9755 DIST	SAN DIEGO	92121	35-40%	SAN DIEGO	400700	32.88449	-117.162
SWISS CLE	60001870	STATE RESI	ACTIVE	#####	14540 CAN	SAN JOSE	95124	25-30%	SANTA CLA	201961	37.26126	-121.923
SYNTEX	43360114	STATE RESI	CERTIFIED	#####	3300 HILLV	PALO ALTO	94304	1-5%	SANTA CLA	200141	37.40688	-122.146
T H AGRICL	10280334	FEDERAL SI	CERTIFIED	#####	7183 EAST	FRESNO	93727	40-45%	FRESNO	100146	36.76416	-119.66
TALLEY BRO	19290138	STATE RESI	ACTIVE	#####	2007 LAUR	HUNTINGT	90255	95-100%	LOS ANGEL	301368, 30	33.98845	-118.236
TARGET M	60002853	STATE RESI	ACTIVE	7/1/2019	122 MINNI	MILPITAS	95035	45-50%	SANTA CLA	202264	37.44864	-121.912
TCL CORP./	19510060	STATE RESI	CERTIFIED	#####	420 N HEN	WILMINGT	90744	NA	LOS ANGEL	400431	33.77496	-118.241
TCL CORPC	19510062	STATE RESI	CERTIFIED	8/2/1995	420 N HEN	WILMINGT	90744	NA	LOS ANGEL	400154	33.77496	-118.241
TELEDYNE	43360088	STATE RESI	CERTIFIED	#####	3165 PORT	PALO ALTO	94304	1-5%	SANTA CLA	200140	37.40902	-122.15
TELEDYNE	43360073	STATE RESI	CERTIFIED	#####	3176 PORT	PALO ALTO	94304	1-5%	SANTA CLA	200096	37.40684	-122.149
TEMECULA	80001161	STATE RESI	ACTIVE	1/9/2020	5 MILES EA	TEMECULA	92593	50-55%	RIVERSIDE	401339	33.52917	-117.038
THOMAS R	33290115	STATE RESI	CERTIFIED	#####	S OF PALIS	CORONA	91720	60-65%	RIVERSIDE	400158	33.88022	-117.614
TITAN TERI	19280830	STATE RESI	ACTIVE	#####	4570 ARDI	SOUTH GA	90280	95-100%	LOS ANGEL	301886	33.95643	-118.188
TOWN & C	43590001	STATE RESI	CERTIFIED	#####	2980 & 30	SAN JOSE	95113	30-35%	SANTA CLA	200916	37.31985	-121.949
TRI-AIR, INC	10070021	STATE RESI	ACTIVE - L	5/1/1986	915 TENTH	FIREBAUGH	93622	90-95%	FRESNO	100149, 10	36.85669	-120.464
TRI-CITY PL	37340034	STATE RESI	ACTIVE	#####	1307 SOUT	OCEANSIDE	92054	70-75%	SAN DIEGO	401562, 50	33.18236	-117.369
UNION PAC	1400015	STATE RESI	ACTIVE	4/4/2002	700 73RD	OAKLAND	94621	90-95%	ALAMEDA	201420	37.75222	-122.198
UNION PAC	34400003	STATE RESI	ACTIVE - L	1/1/1987	3675 WEST	SACRAMEN	95818	20-25%	SACRAMEN	100151, 10	38.54017	-121.483
UNITED HE	7280015	FEDERAL SI	ACTIVE - L	1/1/1983	8TH & WRI	RICHMOND	94804	70-75%	CONTRA CO	200059	37.92097	-122.367
UNITED ME	15330007	STATE RESI	CERTIFIED	6/1/1995	12433 UNI	MOJAVE	93501	75-80%	KERN	100177	35.00249	-118.152
UNIVERSIT	7730003	STATE RESI	ACTIVE	#####	1301 SOUT	RICHMOND	94804	70-75%	CONTRA CO	201605	37.91536	-122.335
UP, DOWN	34400004	STATE RESI	ACTIVE	1/1/1983	401 I STRE	SACRAMEN	95814	95-100%	SACRAMEN	100139	38.58695	-121.501
UP, DOWN	34400008	STATE RESI	ACTIVE - L	6/3/1992	401 I STRE	SACRAMEN	95814	95-100%	SACRAMEN	100139	38.59246	-121.5
UP, DOWN	70000034	STATE RESI	ACTIVE	#####	400 I STRE	SACRAMEN	95814	95-100%	SACRAMEN	100139	38.58723	-121.504
UP, DOWN	34400005	STATE RESI	CERTIFIED	#####	401 I STRE	SACRAMEN	95814	95-100%	SACRAMEN	100139	38.59241	-121.498
UP, DOWN	60001957	STATE RESI	ACTIVE	1/8/2014	401 I STRE	SACRAMEN	95814	95-100%	SACRAMEN	100139	38.58422	-121.5
VALLEY FOI	10390001	STATE RESI	ACTIVE	#####	2510 SOUT	FRESNO	93717	95-100%	FRESNO	101585	36.70974	-119.775
VALLEY PL	45340001	STATE RESI	CERTIFIED	#####	3872 EL CA	SHASTA LA	96019	50-55%	SHASTA	100152	40.67722	-122.377
VALLEY WC	50240001	FEDERAL SI	ACTIVE - L	1/1/1983	2237 SOUT	TURLOCK	95380	95-100%	STANISLAU	100153	37.47217	-120.824
VARIAN	43360086	STATE RESI	CERTIFIED	#####	611 HANSE	PALO ALTO	94304	1-5%	SANTA CLA	200122	37.41999	-122.137

VENDO CO	10590001	STATE RESI	ACTIVE - L/	#####	7209 NORT	PINEDALE	93650	65-70%	FRESNO	100249, 10	36.84161	-119.806
VICTOR INE	4360003	STATE RESI	ACTIVE - L/	#####	365 E 20TH	CHICO	95928	75-80%	BUTTE	100178	39.72091	-121.821
VICTORIA C	19490191	STATE RESI	ACTIVE	6/9/2006	340 EAST 1	CARSON	90746	90-95%	LOS ANGEL	400579, 40	33.85289	-118.27
VISALIA DR	60000403	STATE RESI	ACTIVE	8/4/2006	CENTRAL C	VISALIA	93277	85-90%	TULARE	101808, 10	36.33028	-119.291
WASTE DIS	19490194	FEDERAL SI	CERTIFIED ,	#####	12731 LOS	SANTA FE S	90670	90-95%	LOS ANGEL	300166	33.9486	-118.058
WATKINS J	43360076	STATE RESI	CERTIFIED ,	#####	3333 HILLV	PALO ALTO	94304	1-5%	SANTA CLA	200137	37.40809	-122.143
WATTS/JOI	60002017	STATE RESI	ACTIVE	#####	VARIOUS A	LOS ANGEL	90002	95-100%	LOS ANGEL	900272, 90	33.94876	-118.23
WEIR FLOW	10340137	STATE RESI	CERTIFIED ,	#####	2494 SOUT	FRESNO	93707	95-100%	FRESNO	101163, 10	36.70903	-119.77
WEST COA	80000827	MILITARY E	ACTIVE	#####		SANTA ANA		75-80%	ORANGE		33.75139	-117.883
WESTERN I	19330383	STATE RESI	ACTIVE	#####	4530 E PAC	COMMERC	90040	95-100%	LOS ANGEL	300590, 30	34.00564	-118.177
WHITE ROC	60001748	STATE RESI	CERTIFIED ,	#####	WHITE ROC	(RANCHO C)	95742	45-50%	SACRAMEN	102127	38.58828	-121.22
WHITTAKER	19281087	STATE RESI	ACTIVE	#####	22116 SOLI	SANTA CLA	91350	25-30%	LOS ANGEL	300245, 30	34.4141	-118.523
WHITTIER I	60001340	FEDERAL SI	ACTIVE	#####	BETWEEN I	SOUTH EL I	91733	90-95%	LOS ANGEL	300132	34.03045	-118.059
WICKES FO	48240001	STATE RESI	ACTIVE - L/	#####	INTERSECT	ELMIRA	95625	55-60%	SOLANO	100164	38.35235	-121.907
WYLE LABS	33730084	STATE RESI	ACTIVE - L/	#####	1841 HILLS	NORCO	92860	35-40%	RIVERSIDE	401144	33.91046	-117.542
ZENECA RIC	7280002	STATE RESI	ACTIVE - L/	#####	1415 SOUT	RICHMOND	94804	70-75%	CONTRA C	201567, 20	37.91244	-122.331

ATTACHMENT K
EARTHQUAKE FAULT ZONE MAP

Earthquake Zones of Required Investigation

CGS Homepage



Legend

Colors may vary due to transparency and overlapping

Fault Traces

- Accurately Located
- - - Approximately Located
- ? - - Approximately Located, Queried
- - - Inferred
- ? - Inferred, Queried
- - - Concealed
- ? - - Concealed, Queried
- - - Aerial Photo Lineament

Fault Zone



Liquefaction Zone



Landslide Zone



Liquefaction Landslide Overlap Zone



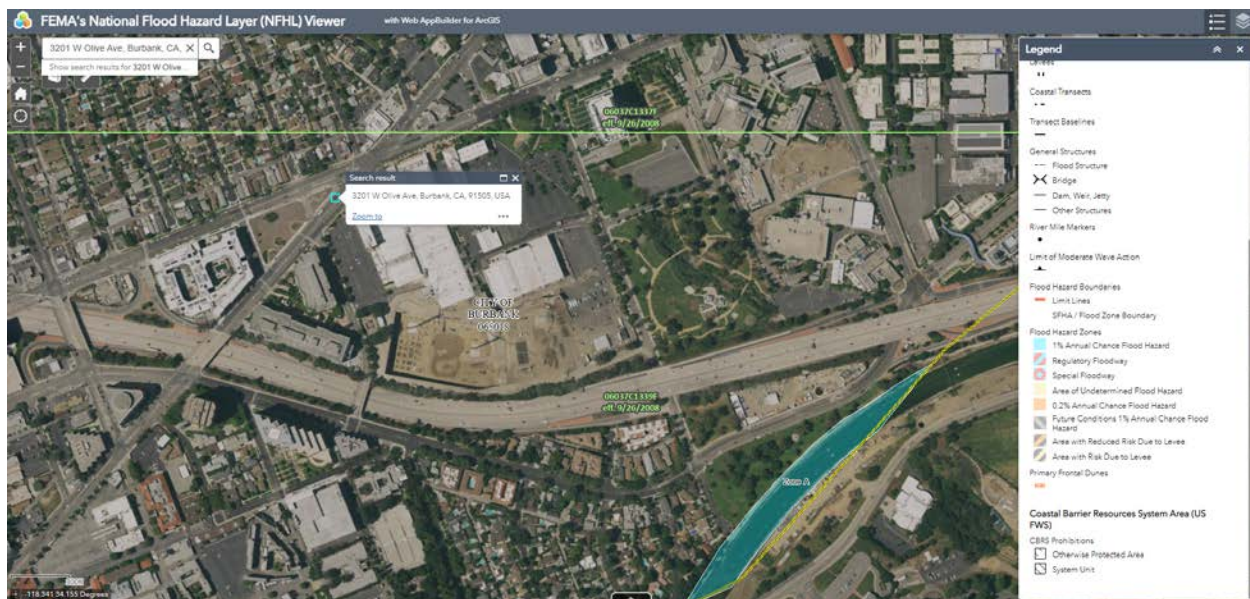
Area Not Evaluated for Liquefaction or Landslides



Parcels

- Parcel is in an Earthquake Fault Zone, a Liquefaction Zone, and a Landslide Zone
- Parcel is in an Earthquake Fault Zone and a Liquefaction Zone
- Parcel is in an Earthquake Fault Zone and a Landslide Zone
- Parcel is in an Earthquake Fault Zone
- Parcel is in a Liquefaction Zone and Landslide Zone
- Parcel is in a Liquefaction Zone
- Parcel is in a Landslide Zone
- Parcel is not in a zone or has not been evaluated

ATTACHMENT L
FEMA FLOOD MAP

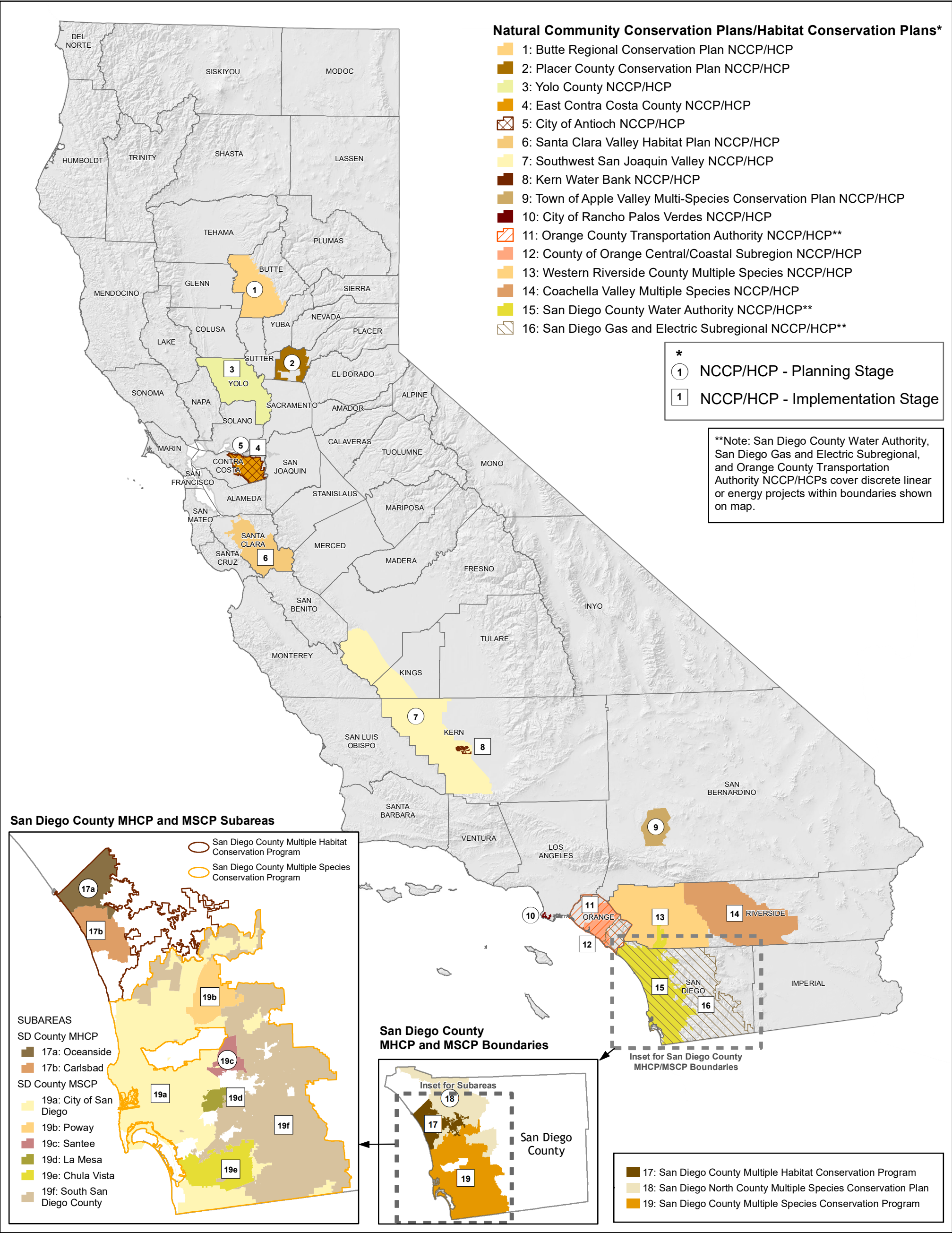


ATTACHMENT M

MAP OF CONSERVATION PLANS IN THE STATE

CALIFORNIA NATURAL COMMUNITY CONSERVATION PLANS

April 2019



NCCP: Natural Community Conservation Plan (California Fish and Game Code §2800) (<https://www.wildlife.ca.gov/Conservation/Planning/NCCP>)
HCP: Habitat Conservation Plan (Federal Endangered Species Act Section 10) (<http://www.fws.gov/endangered/what-we-do/hcp-overview.html>)



Conservation plans may be in various stages of review, and subject to change. In some cases, boundaries have not been submitted by participants, and are **estimated locations**.

Data Sources: California Department of Fish and Wildlife, Kern Water Bank, Orange County, Dudek, Orange County Transportation Authority, Contra Costa County, San Diego Association of Governments, Santa Clara Valley Habitat Agency, Placer County, Kern County, San Diego County Water Authority, Coachella Valley Association of Governments.

Projection: Teale Albers, units in meters, NAD83. D.Mastalir 20190402

ATTACHMENT "O"
Critical Habitat Map

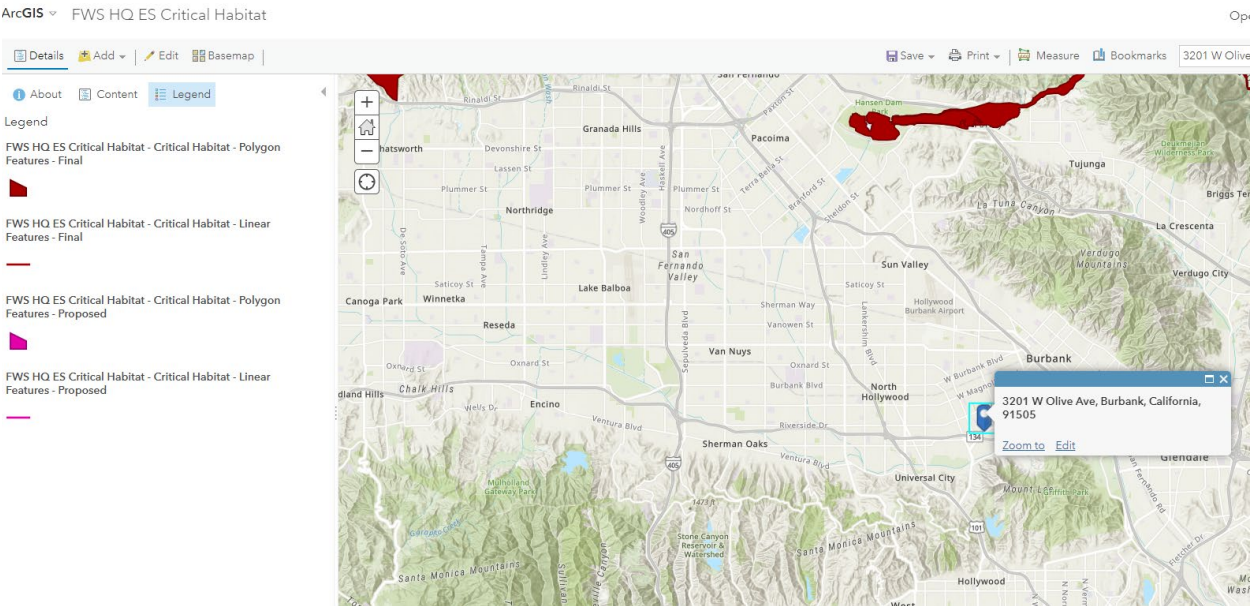


Exhibit E

Prevailing Wage and Skilled Workforce Letter



August 31, 2022

Fred Ramirez, Assistant Community Development Director
City of Burbank Planning Department
150 E. Olive Ave
Burbank, CA 91502

Dear Mr. Ramirez:

In connection with our application being made pursuant to Senate Bill ("SB") 35 to develop a multi-family housing project at 3201 W. Olive Avenue in Burbank (the "Project"), I hereby certify that we, as the applicant, will comply with the prevailing wage requirements of SB 35 and set forth in Section 65913.4 of the Government Code.

Specifically, I certify that the following are true:

- (I) **The project is not in its entirety a public work and all construction workers employed in the execution of the development will be paid at least the general prevailing rate of per diem wages or apprenticeship wages, as applicable, for the type of work and geographic area.**
- (II) The applicant shall include the prevailing wage requirement in all contracts for the performance of the work.
- (II) All contractors and subcontractors shall pay to all construction workers employed in the execution of the work at least the general prevailing rate of per diem wages, except that apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards may be paid at least the applicable apprentice prevailing rate.
- (III) All contractors and subcontractors shall be required to maintain and verify payroll records pursuant to Section 1776 of the Labor Code and make those records available for inspection and copying as provided in therein.
- (IV) The obligation of the contractors and subcontractors to pay prevailing wages may be enforced by the Labor Commissioner through the issuance of a civil wage and penalty assessment pursuant to Section 1741 of the Labor Code, which may be reviewed pursuant to Section 1742 of the Labor Code, within 18 months after the completion of the project, by an underpaid worker through an administrative complaint or civil action, or by a joint labor-management committee through a civil action under Section 1771.2 of the Labor Code. If a civil wage and penalty assessment is issued, the contractor, subcontractor, and surety on a bond or bonds issued to secure the payment of wages covered by the assessment shall be liable for liquidated damages pursuant to Section 1742.1 of the Labor Code.
- (IV) **The Project will use a skilled and trained workforce, as defined in Government Code Section 65913.4(8)(B)(ii).**

worthe

Sincerely,



Jeff Worthe

ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On August 31, 2022 before me, Jessica Hirai, Notary Public
(insert name and title of the officer)

personally appeared Jeff Worthe
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he she/they executed the same in his her/their authorized capacity(ies), and that by his her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(Seal)

Signature

