

**Adoption of a Resolution and
Consideration of the Community
Development Director's
Determination and Approval of the
Streamlined Ministerial Design
Review for a Multifamily Residential
Project located at 910 S. Mariposa
Street**

**City Council Meeting
Public Hearing
July 25, 2023**



**COMMUNITY
DEVELOPMENT**

Why are we here?

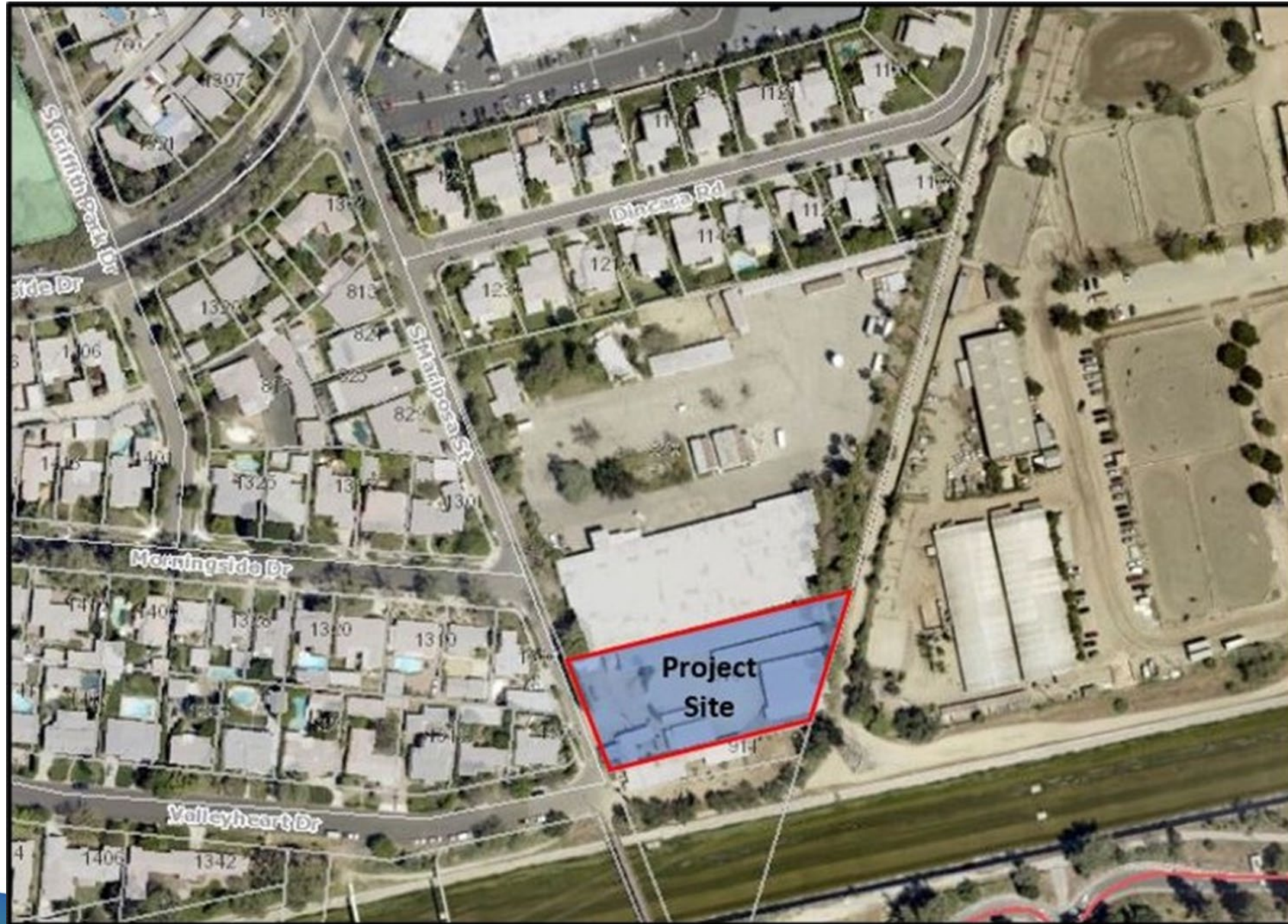
- The City received an application under Senate Bill SB 35 (Govt. Code Section 65913.4) for a streamlined, ministerial review and approval process to construct a 23-unit townhome development at 910 South Mariposa Street.
- Senate Bill (SB) 35:
 - Intent: Address State's housing shortage and high housing costs.
 - Purpose: Create Streamlined Ministerial Approval Process for cities that have not made sufficient progress toward meeting their regional housing need assessment ("RHNA") allocation to process development applications expeditiously.
 - SB35 Applies to Burbank and other jurisdictions that did not meet 50% of their RHNA allocation in the above-moderate, low-, and very low-income category in the 5th Planning Cycle.

Why are we here?

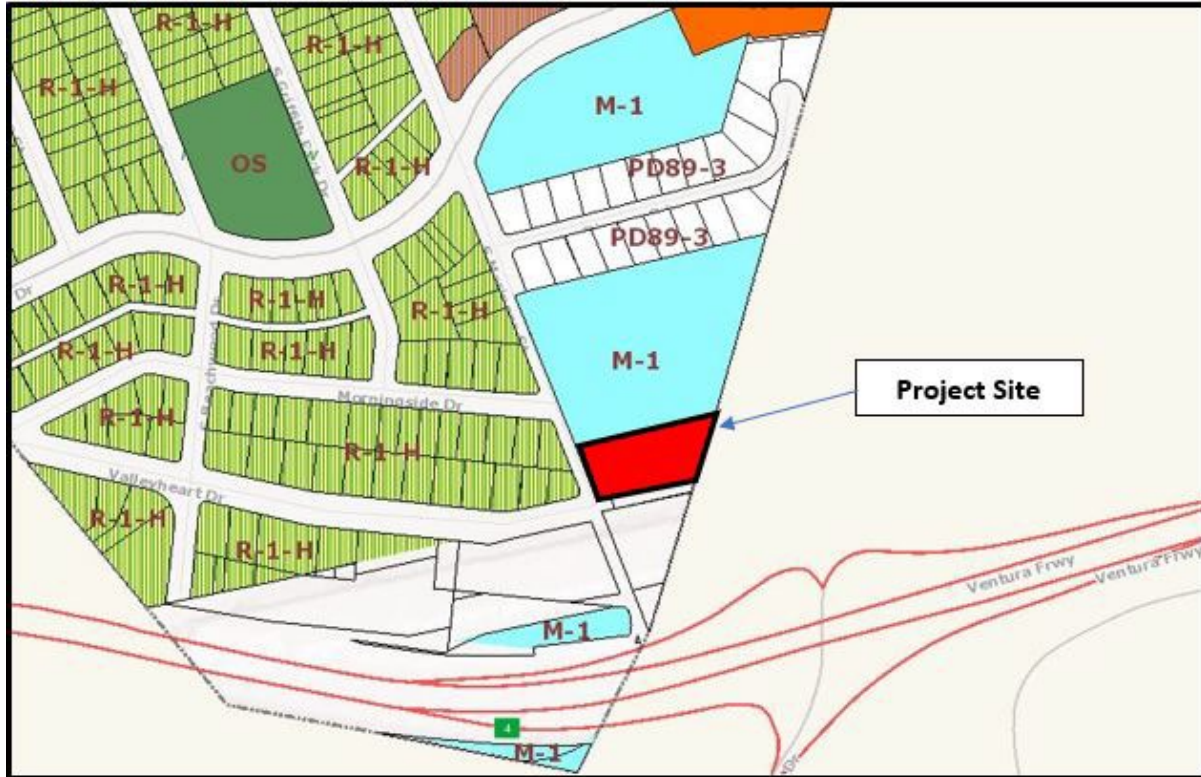
- The City's Regional Housing Needs Assessment (RHNA) Allocation is 8,772 units (Oct. 2021-Oct. 2029).
- The City has a 3 to 1 jobs to housing imbalance.
- The City's RHNA allocation is consistent with the Council's goal to facilitate the building of 12,000 new units by 2035.



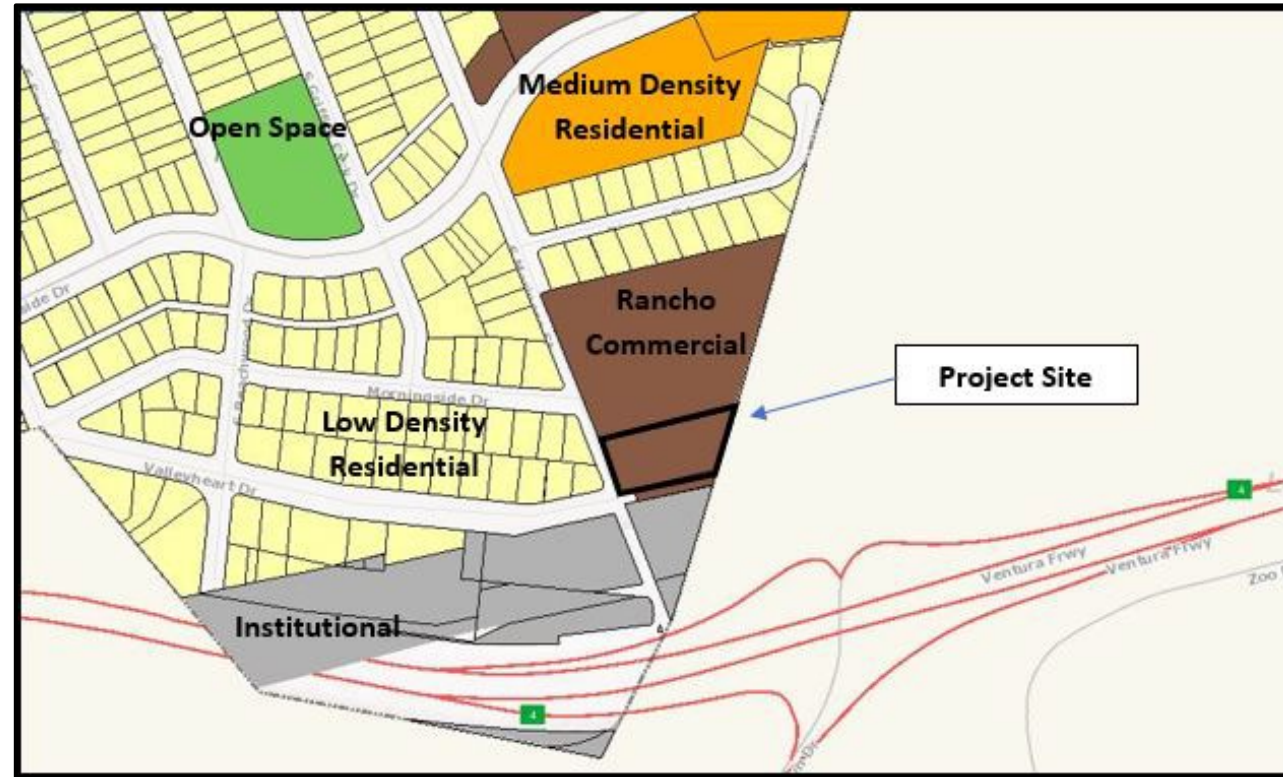
Project Location: 910 S. Mariposa Street



Zoning and General Plan Land Use Designation



SOURCE: CITY'S MAP - ZONING MAP



SOURCE: CITY'S MAP - GENERAL PLAN 2035 LAND USE MAP


Site Eligibility

- **Government Code 65913.4(a)(2)(B):** At least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses. For the purposes of this section, parcels that are only separated by a street or highway shall be considered to be adjoined.
- California Government Code Section 65913.4(k) defines “Urban uses” as: “any current or former residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses.” The Project site currently adjoins parcels that are developed with urban uses that include residential and commercial uses on all sides of the subject property. Therefore, the Project is consistent with this site eligibility requirement.
- North: **Applied Invention (820 South Mariposa Street)**
- East: **LA Equestrian Center**
- South: **Studio Horse Rental (914 South Mariposa Street)**
- West: **Single-Family Residential Dwelling Units**

Project Timeline

DATE	ACTION
October 27, 2022	Notice of Intent Submittal
November 7, 2022	Tribal Consultation Process Initiated
December 13, 2022	City Council affirms Project Site Eligibility
March 13, 2023 & March 31, 2023	Tribal Enforceable Agreements Signed
April 19, 2023	City Confirms Project eligible for SB 35 Ministerial Processing
April 25, 2023	SB 35 Complete Application Submittal

Project Description

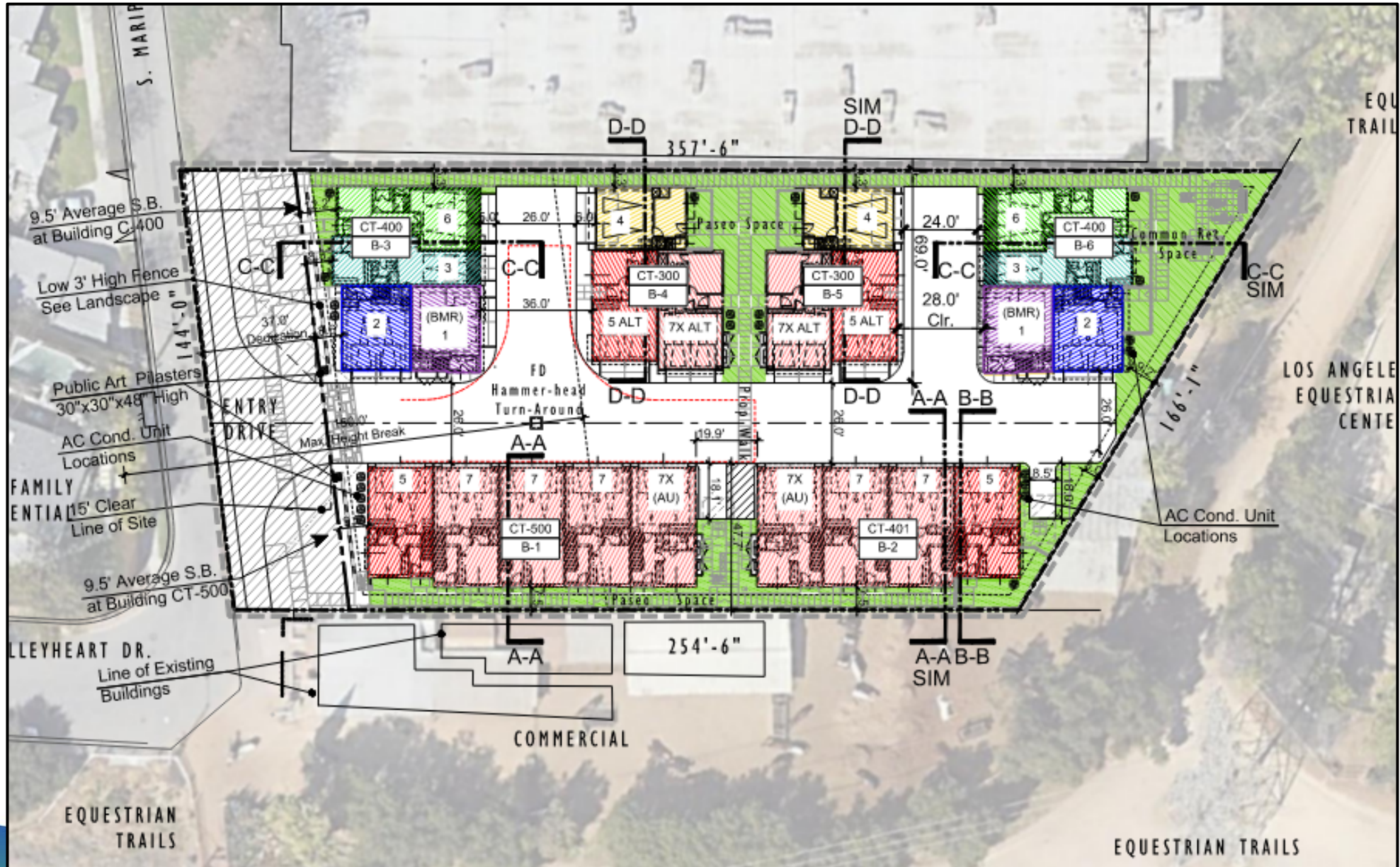
- Six, three-story residential structures containing a total of 23 for-sale townhome units ranging in size from 1,329 square feet to 2,030 square feet.
 - 44 enclosed parking spaces and two open guest parking spaces.
 - Private open space in the form of patios, upper-level decks and/or roof decks for all units.
 - A 37-foot wide by 144-foot deep public dedication along South Mariposa Street, portions of which will be developed as part of a street widening to include a future equestrian trail connection.
 - The Project includes two affordable units designated for low-income households that will be deed restricted as affordable units for a minimum of 55 years.
- 

Consistency with Objective Standards

The Project has been reviewed for conformance with applicable objective standards in the following sections of the Burbank Municipal Code (BMC):

- Article 6. Residential Uses and Standards, Division 5. Affordable Housing Incentives
- Article 8. Industrial Uses and Standards, Division 2. M-1 Industrial Zone
- Article 11. General Property Development Regulations
- Article 12. General Yard and Space Standards
- Article 13. General Height Standards
- Article 14. General Off-Street Parking Standards, Division 1

Consistency with Objective Zoning Standards



Consistency with Objective Zoning Standards Cont.



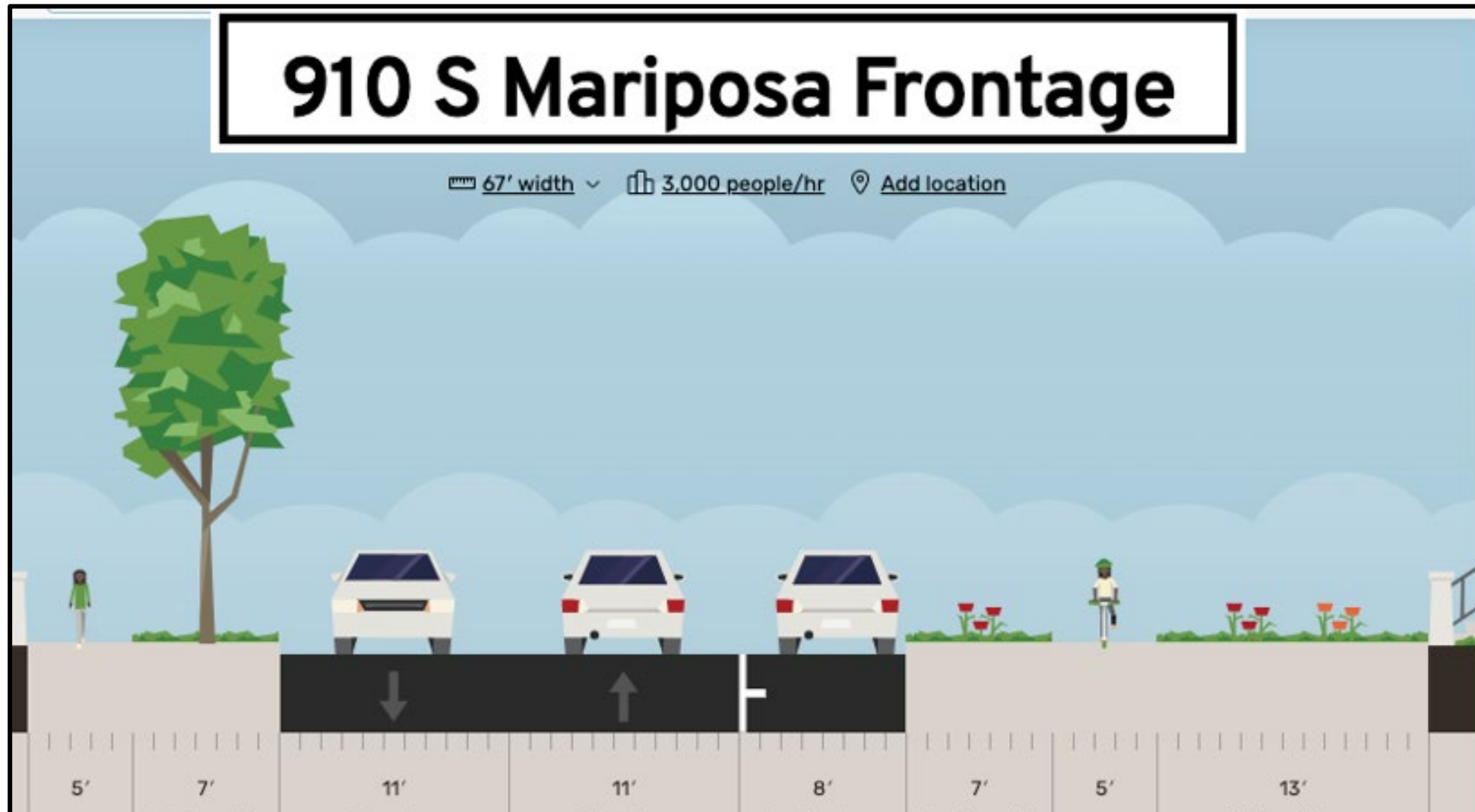
Consistency with *Burbank2035* General Plan

The Project has been reviewed for conformance with *Burbank2035* General Plan:

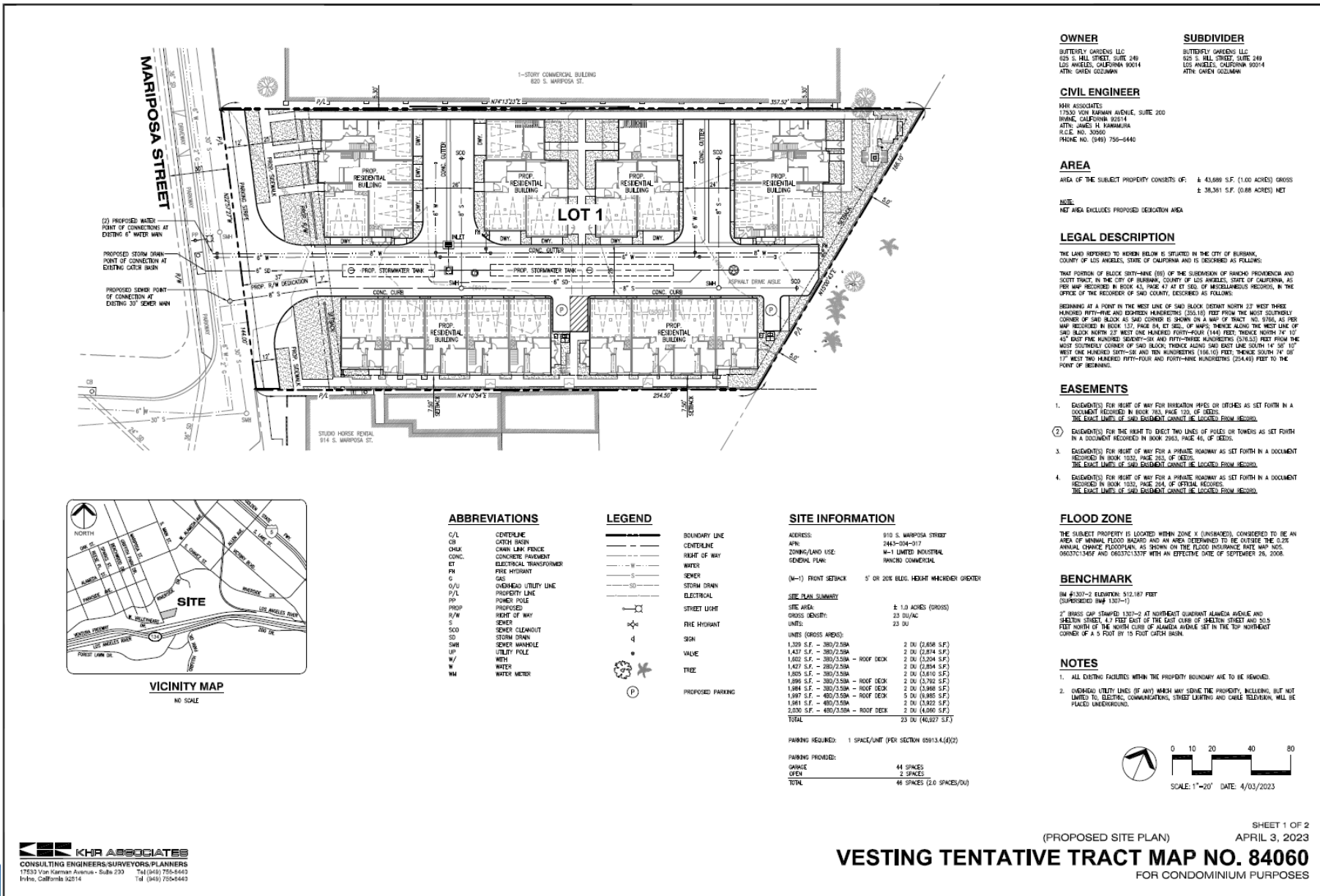
- Mobility Element, Table M-2 Sidewalk Standard: 15 feet sidewalk along Empire Avenue
- Citywide Land use Goals and Policies,
 - Policy 1.8: Ensure Development is consistent with land use designations presented in the Land Use Plan
 - Policy 2.3: The Project to pay its fair share for infrastructure improvements
 - Policy 2.5: Energy efficient building design features
 - Policy 4.6: Provision of open space for residential projects

(See Attachment 1, Exhibit B: Objective Standards Consistency Analysis Table.)

Consistency with *Burbank2035* General Plan Objective Standards




Vesting Tentative Tract Map



Staff Recommendation

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURBANK
CONFIRMING THE COMMUNITY DEVELOPMENT DIRECTOR'S
DETERMINATION THAT PROJECT NO. 23-0002305, LOCATED AT 910
SOUTH MARIPOSA STREET, IS CONSISTENT WITH ALL OF THE
OBJECTIVE ZONING, SUBDIVISION STANDARDS, AND DESIGN REVIEW
STANDARDS APPLICABLE TO THE PROJECT AND APPROVING THE
PROJECT'S STREAMLINED MINISTERIAL DESIGN REVIEW AND VESTING
TENTATIVE TRACT MAP.



Project Manager Contact Information

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Associate Planner

Community Development Department

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JOnyebuchi@burbankca.gov

Complete Our Streets Plan

10A. POLICY GOALS

Future equestrian improvements throughout the City should be designed and maintained to meet the following goals:

- Facilitate and accommodate the unique access and mobility requirements of equestrians within the Rancho neighborhood.
- Promote safety of horses, their riders, and other street users in the Rancho neighborhood.

10B. APPLICABILITY

As illustrated in [Figure 10-1](#), improvements that address the needs of equestrians should apply to local and collector streets that:

- Lie within the Rancho neighborhood – specifically streets that provide access to parcels that are zoned as R-1-H (Single Family Residential Horsekeeping); and
- Connect to equestrian trails and facilities along the Los Angeles River and Griffith Park.



Figure 10-1. Equestrian Priority Locations

Access to Bridge



Conceptual Landscape Plan



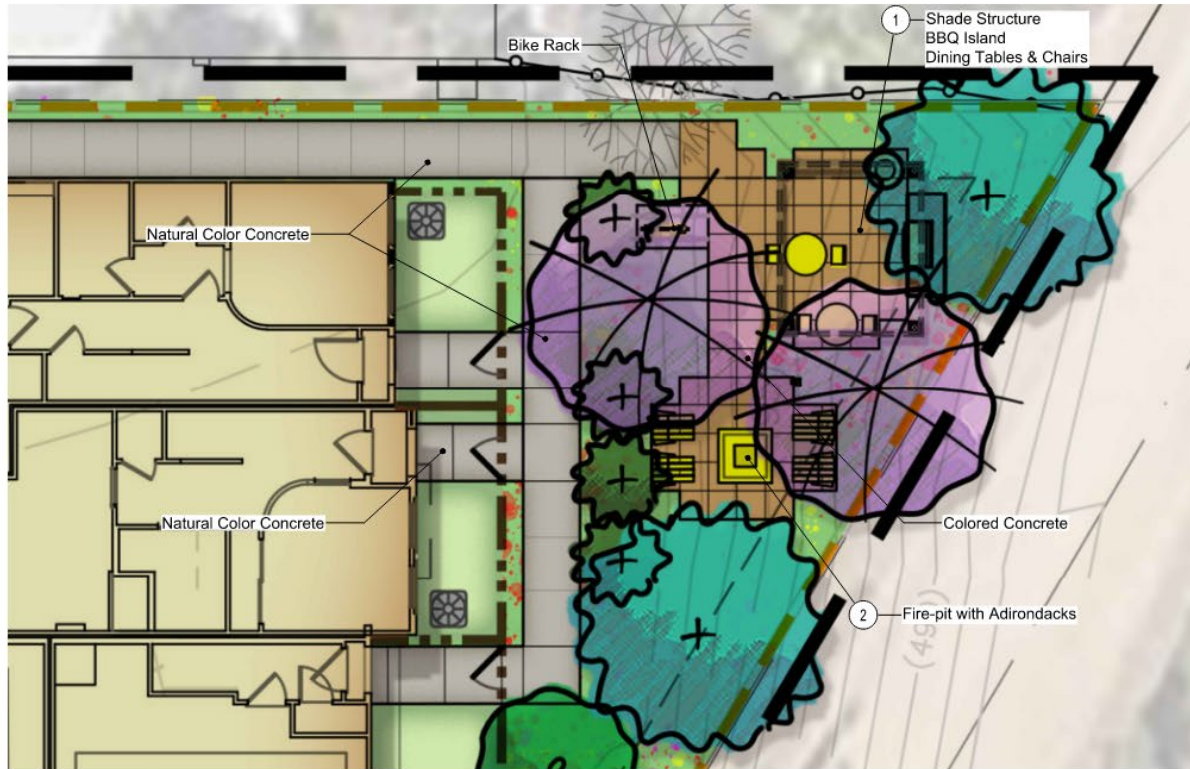
3. Two community cluster mailboxes, per USPS review and approval.
4. Proposed wall, pilaster, gate or fence, per Wall & Fence Plan.
5. Enhanced stamped paving at main project entry.
6. Proposed tree, per Planting Plan.
7. 4' wide community natural colored concrete sidewalk, with light top-cast finish and saw-cut joints.
8. Accessible parking stall and striping, per Civil plans.
9. Guest parking stall.
10. Natural colored concrete driveway, with light broom finish and tooled joints.
11. Private patio / yard area, homeowner maintained.
12. Common area landscape, builder installed and HOA maintained.
13. Community dog bag station (black in color), for pet owners.
14. Property line.
15. Public street R.O.W.
16. Proposed public street sidewalk, per Civil plans.
17. Transformer to be screened with landscape, quantity and final locations to be determined.
18. Proposed street parkway.
19. Proposed equestrian trail.
20. Proposed tree well.
21. Proposed AC condenser locations, per Architect's plans.



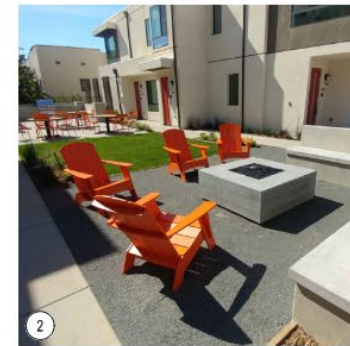
Schematic Landscape Plan



Conceptual Landscape Plan



ENLARGEMENT A: COMMUNITY POCKET PARK



KEY MAP
Scale: NTS

Schematic Enlargement Plan

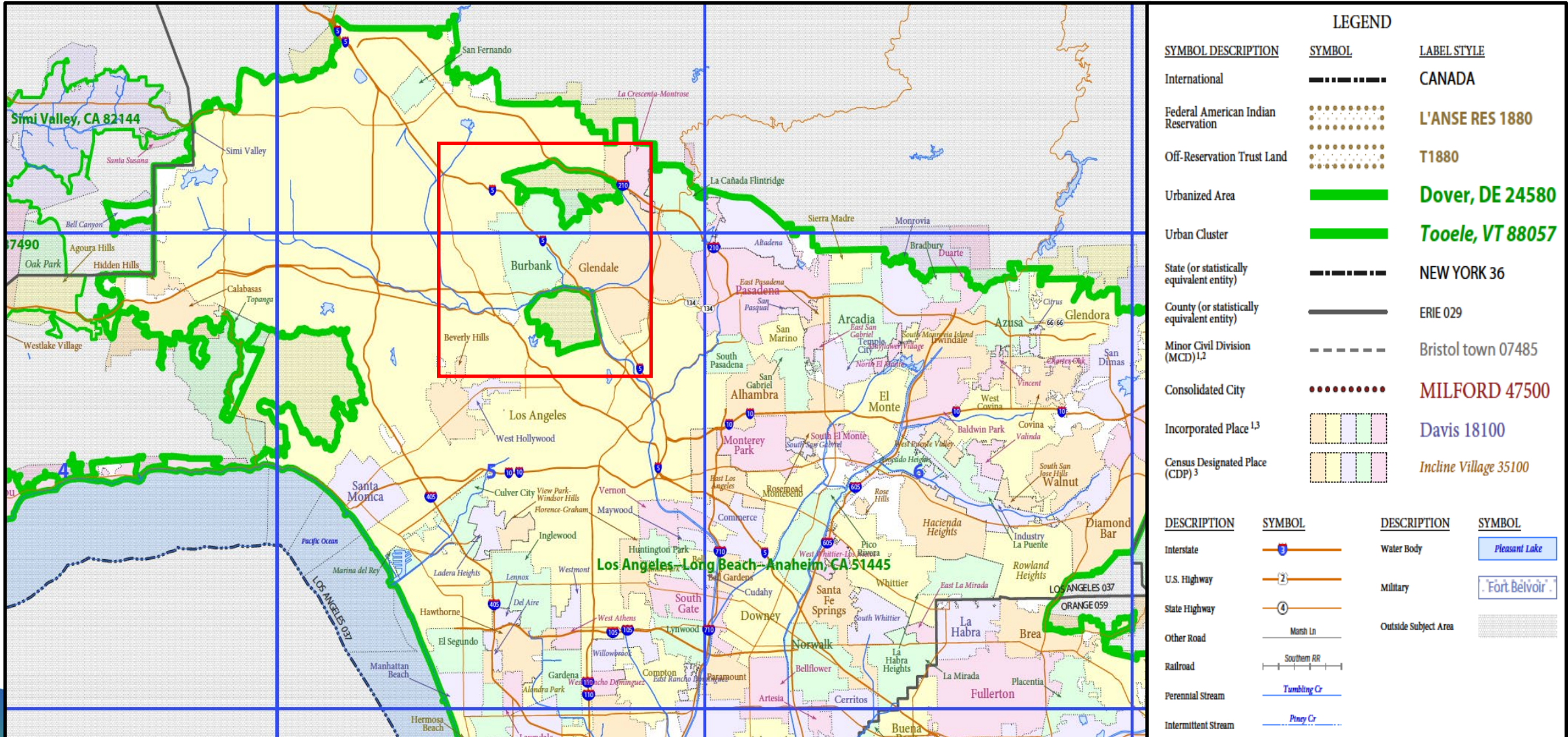


Butterfly Gardens LLC

3rd City Submittal | Project No.: SP01
Date: June 15, 2023

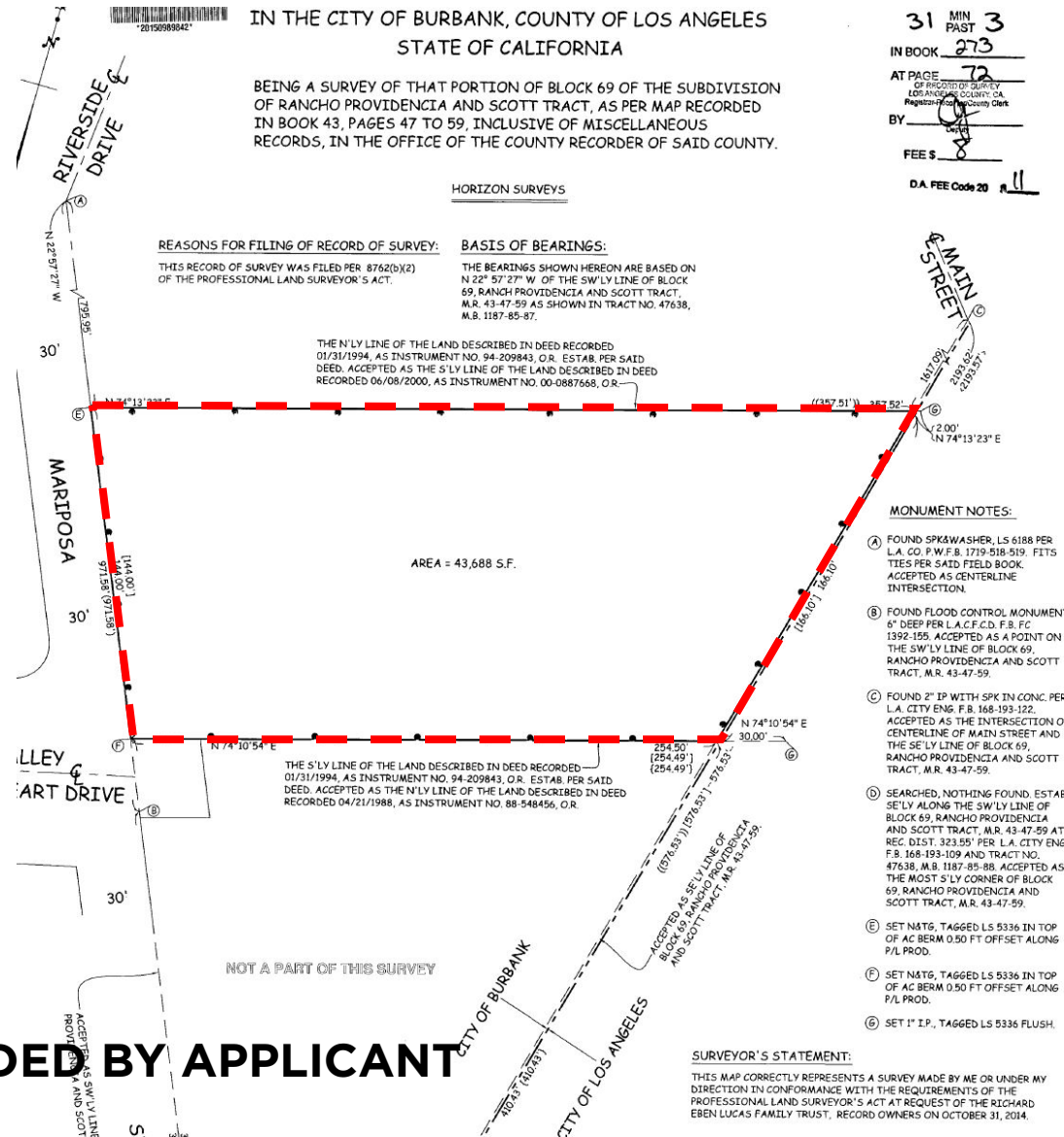
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SITE ELIGIBILITY REQUIREMENTS CONT.



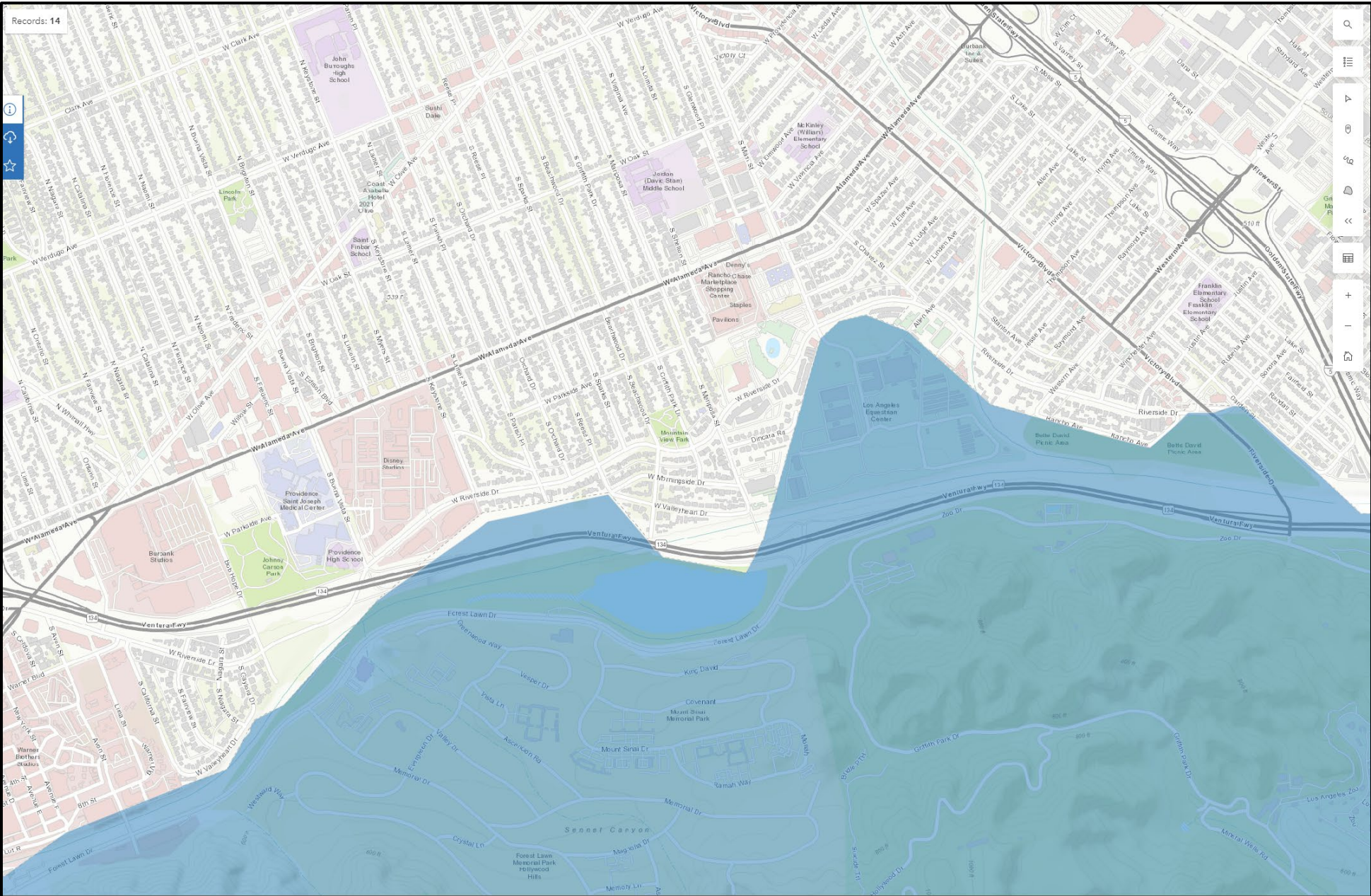
SOURCE: 2010 CENSUS - URBANIZED AREA REFERENCE MAP

SITE ELIGIBILITY REQUIREMENTS



SOURCE: LAND SURVEY PROVIDED BY APPLICANT

High Fire Severity Zones for LA City



CITY COUNCIL'S REVIEW OF SITE ELIGIBILITY REQUIREMENTS

Does the Project meet the site eligibility requirements listed in California Government Code Section 65913.4, subsections (a)(2)(A-C)?

(A) A site that is a legal parcel or parcels located in a city if, and only if, the city boundaries include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or, for unincorporated areas, a legal parcel or parcels wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.

(B) A site in which at least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses. For the purposes of this section, parcels that are only separated by a street or highway shall be considered to be adjoined.

(C) A site that is zoned for residential use or residential mixed-use development or has a general plan designation that allows residential use or a mix of residential and nonresidential uses, with at least two-thirds of the square footage of the development designated for residential use.

ENVIRONMENTAL REVIEW

- The proposed SB 35 project is not subject to CEQA review.
- The California Environmental Quality Act (CEQA) (Division 13, commencing with section 21000) of the Public Resources Code) does not apply to projects qualifying for the Streamlined Ministerial Approval Process under SB 35.