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

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?

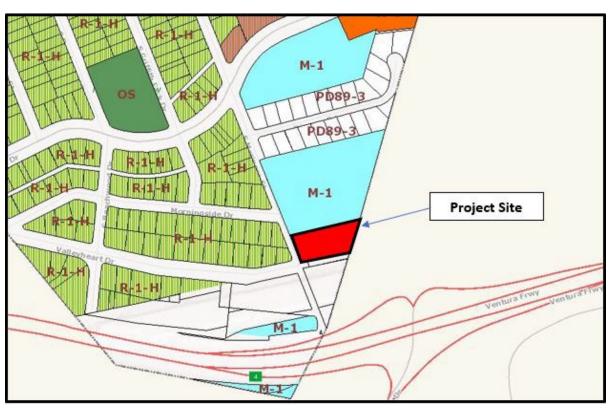
- The City's Regional Housing Needs Assessment (RHNA) Allocation is 8,772 units (Oct. 2021-Oct. 2029).
- The City has a 3 to 1 jobs to housing imbalance.
- The City's RHNA allocation is consistent with the Council's goal to facilitate the building of 12,000 new units by 2035.

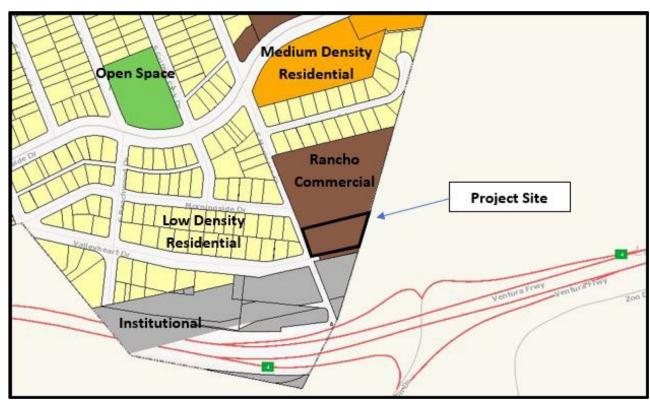


Project Location: 910 S. Mariposa Street



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

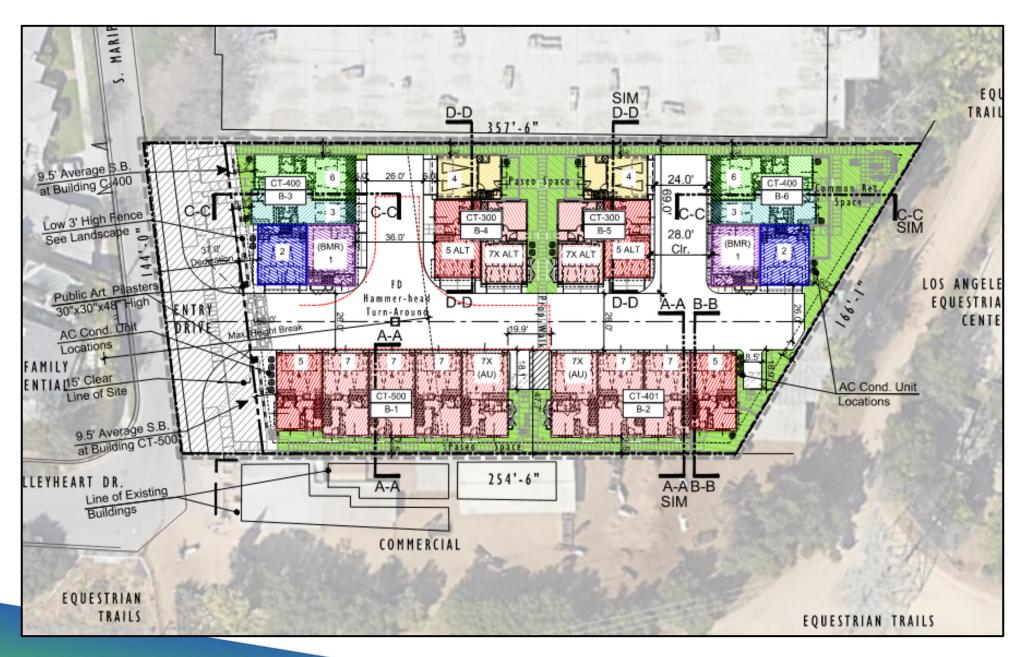
- Six, three-story residential structures containing a total of 23 for-sale townhome units ranging in size from 1,329 square feet to 2,030 square feet.
- 44 enclosed parking spaces and two open guest parking spaces.
- Private open space in the form of patios, upper-level decks and/or roof decks for all 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.



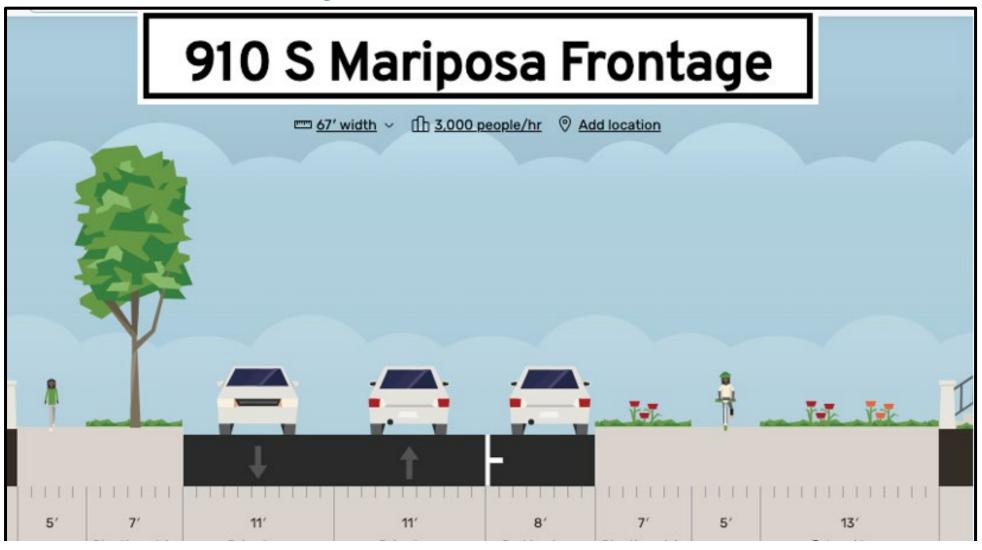
Consistency with Burbank2035 General Plan

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

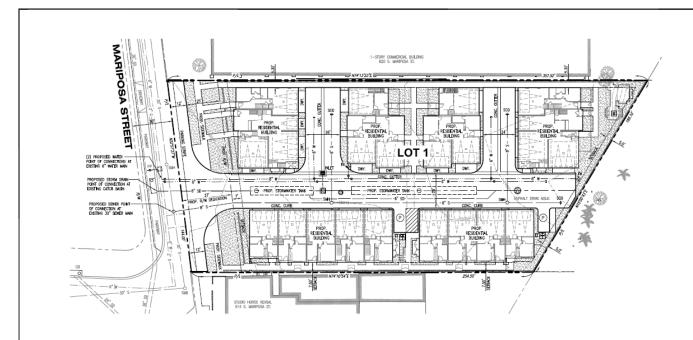
- Mobility Element, Table M-2 Sidewalk Standard: 15 feet sidewalk along Empire Avenue
- Citywide Land use Goals and Policies,
 - Policy 1.8: Ensure Development is consistent with land use designations presented in the Land Use Plan
 - Policy 2.3: The Project to pay its fair share for infrastructure improvements
 - 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





ABBREVIATIONS

C/L	CENTERLINE
CB	CATCH BASIN
CHUK	CHAIN LINK FENCE
CONC.	CONCRETE PAVEMENT
ET	ELECTRICAL TRANSFORMER
FH	FIRE HYDRANT
G	GAS
	OVERHEAD UTILITY LINE
P/L	PROPERTY LINE
	POWER POLE
PROP	PROPOSED
R/W	RIGHT OF WAY
s	SEWER
500	SEWER CLEANOUT
SD	STORM DRAIN
SMH	SEWER MANHOLE
UP	UTILITY POLE
W/	WITH
w/	WATER
WH	WATER METER
	mount and

LEGEND

	BOUNDARY LINE
	CENTERLINE
	RIGHT OF WAY
	WATER
s	SEWER
SD	STORM DRAIN
	ELECTRICAL
⊷¤	STREET LIGHT
a¢⊲	FIRE HYDRANT
4	SIGN
•	VALVE
₩	TREE
P	PROPOSED PARK

SITE INFORMATION

PARKING PROVIDED:

ACORESS:	910 S. MARIPOSA STREET
APN:	2443-004-017
ZONNG/LAND USE:	M-1 LIMITED INDUSTRIAL
GENERAL PLAN:	RANCHO COMMERCIAL
(M-1) FRONT SETBACK	5" OR 20% BLDG. HEIGHT WHICHEVER
SITE PLAN SUMMARY	
SITE AREA:	± 1.0 ACRES (GROSS)
GROSS DENSITY:	23 DU/AC
UNITS:	23 DU
UNITS (GROSS AREAS):	
1,329 S.F 38D/2.5BA	2 DU (2,658 S.F.)
1,437 S.F 38D/2.5BA	2 DU (2,874 S.F.)
	- ROOF DECK 2 DU (3,204 S.F.)
1,427 S.F 28D/2.5BA	
1,805 S.F 3BD/3.5BA	2 DU (3,610 S.F.)
1,896 S.F 3BD/3.5BA	- ROOF DECK 2 DU (3,792 S.F.)
1,984 S.F 3BD/3.5BA	2 DU (3,810 SF.) - ROOF DECK 2 DU (3,792 SF.) - ROOF DECK 2 DU (3,988 SF.) - ROOF DECK 5 DU (9,985 SF.)
1,997 S.F 480/3.58A	- NOOF DECK 5 DU (9,985 S.F.)
1,961 S.F 48D/3.5BA	2 DU (3,922 S.F.)
Z,030 S.F 480/3.58A TOTAL	- ROOF DECK 2 DU (4,060 S.F.)
	23 DU (40,927 S.F.)

OWNER

BUTTERFLY GARDENS LLC 625 S. HILL STREET, SUITE 249 LOS ANGELES, CALIFORNIA 90014 ATTN: GAREN GOZUMAN

SUBDIVIDER

BUTTERFLY CARDENS LLC 825 S. HILL STREET, SUITE 249 LOS ANGELES, CAUFORNA 90014

CIVIL ENGINEE

MHR ASSIGNATES 17530 VON KARMAN AVENUE, SUITE 200 IRVINE, CALEFORNIA 92514 ATTN: JAMES H. KAWAMURA R.C.E. NO. 30360 HHONE NO. (949) 758—6440

AREA

AREA OF THE SUBJECT PROPERTY CONSISTS OF: ± 43,689 S.F. (1.00 ACRES) GROSS

NOTE: NET AREA EXCLUDES PROPOSED DEDICATION AREA

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BURBANK,

THAT PORTION OF BLOCK SKTTI-NINE (85) OF THE SUBDIVISION OF RANCHO PROVIDENCIA AND SCOTT TRACT, IN THE CITY OF BURBAUX, COUNTY OF LOS ANYBERS, STATE OF CALIFORNIA, AS FEW MAP RECORDED IN BOOK 43, PAGE 47 AT ET SOD, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE RECORDERS OF SAND COUNTY, LESSIFIED AS FALLOWS.

BERNANG JA HONT IN THE MEST LAKE OF SAN BLOOK LETAM HORM 23 WEST THEE HANDES HITH-THE AND BERTHER AND BERTHER HANDES (SUSH) THE THE THE MOST SUSTINISE CONNECT OF SAID BLOCK AS SAID CONNECT OF SHARM OF A AND O'T THAT THE THE AND THE SET LIKE OF SAID BLOCK AS SAID CONNECT OF SAID BLOCK AS SAID CONNECT OF SAID BLOCK AS SAID BLOCK AS SAID BLOCK AS SAID THE MEST LIKE OF SAID BLOCK AS SAID BLOCK AS SAID THE MEST LIKE OF SAID BLOCK AS SAID BLOCK AS SAID BLOCK AS SAID THE SAID BLOCK AS SAID BLOCK AS SAID BLOCK AS SAID SAID BLOCK AS SAID

EASEMENTS

- EASEMENT(S) FOR MONT OF WAY FOR INFIDATION MIPES OR DITCHES AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 783, PAGE 120, OF DEEDS. THE EAST LIMITS OF SUB-DESIDENT CAMART SEL LOCATED FROM MECORD.
- 2) EASEMENT(S) FOR THE RIGHT TO EXECT TWO LINES OF POLES OR TOWERS AS SET FORTH
- EASEMENT(S) FOR RIGHT OF WAY FOR A PRINATE ROADWAY AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 1032, PAGE 263, OF DEDOS, THE EXACT LIMITS OF SAID EASTHERN CANNOT BE LOCATED FROM BECORD.
- EASEMENT(S) FOR MORT OF WAY FOR A PHINATE ROADWAY AS SET FORTH IN A DOCUMENT REDORDED IN BOOK 1932, PAGE 284, OF CEPTICAL RECORDS. THE ENACT LIMITS OF SAID EXCEPTION CONNETT BE LOCATED FROM RECORD.

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (UNSHACED), CONSIGERED TO BE AN AFEA OF MINIMAL FLOCO NAZARD AND AN AFEA DETERMINED TO BE ONTSIDE THE 0.2% ANNUAL CHAICE FLOCOPIAN, AS SHOWN ON THE FLOCO INSURANCE RATE MAP NOS ORGATICATS AN ORGATICATS AT BETTECTIVE DATE OF SEPTEMBER 26, 2008.

BENCHMARK

BM \$1307-2 ELEVATION: 512.187 FEET (SUPERSEDED BW\$ 1307-1)

> " Brass cap stamped 1307—2 at north-east quadrant alameda ambrue and Helton street, 4.7 feet east of the east curb of shelton street and 50.5 Eet north of the north curb of tameda ambrue set in the top morth-east Gomer (F a 5 ruot by 15 ruot catch beaut).

NOTES

- 1. ALL EXISTING FACILITIES WITHIN THE PROPERTY BOUNDARY ARE TO BE REMOVED.
- OVERHEAD UTILITY DIES (I ANY) MHCH MAY SERVE THE PROPERTY, RCLUDING, BUT NOT DUFFED TO, BLETTING, COMMUNICATIONS, STREET LIGHTING AND CABLE TELEVISION, WILL BE PLACED UNDERGROUND.



(PROPOSED SITE PLAN)

SHEET 1 OF 2 APRIL 3, 2023

VESTING TENTATIVE TRACT MAP NO. 84060

FOR CONDOMINIUM PURPOSES

CONSULTING ENGINEERS/SURVEYORS/PLANNERS
17530 You Karman Avenue - Sulte 200
Tel (969) 755-8440
Tel (969) 756-8440

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

Joseph Onyebuchi,

Associate Planner

Community Development Department

(818) 238-5250

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.



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.
- Enhanced stamped paving at main project entry.
 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.
- Private patio / yard area, homeowner maintained.
- Common area landscape, builder installed and HOA maintained.
- 13. Community dog bag station (black in color), for pet owners.
- Property I
- 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.
- Proposed tree well.
- 21. Proposed AC condenser locations, per Architect's plans.

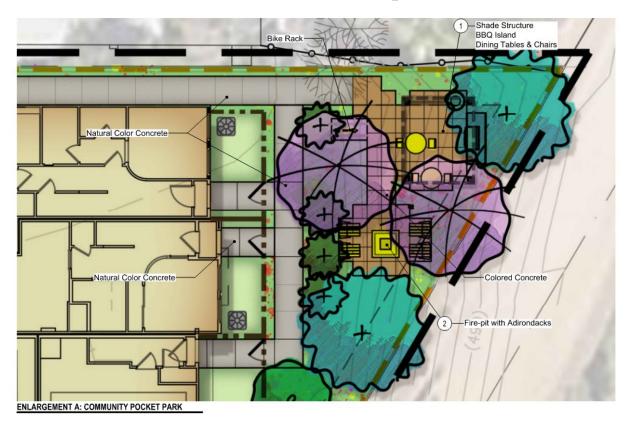








Conceptual Landscape Plan



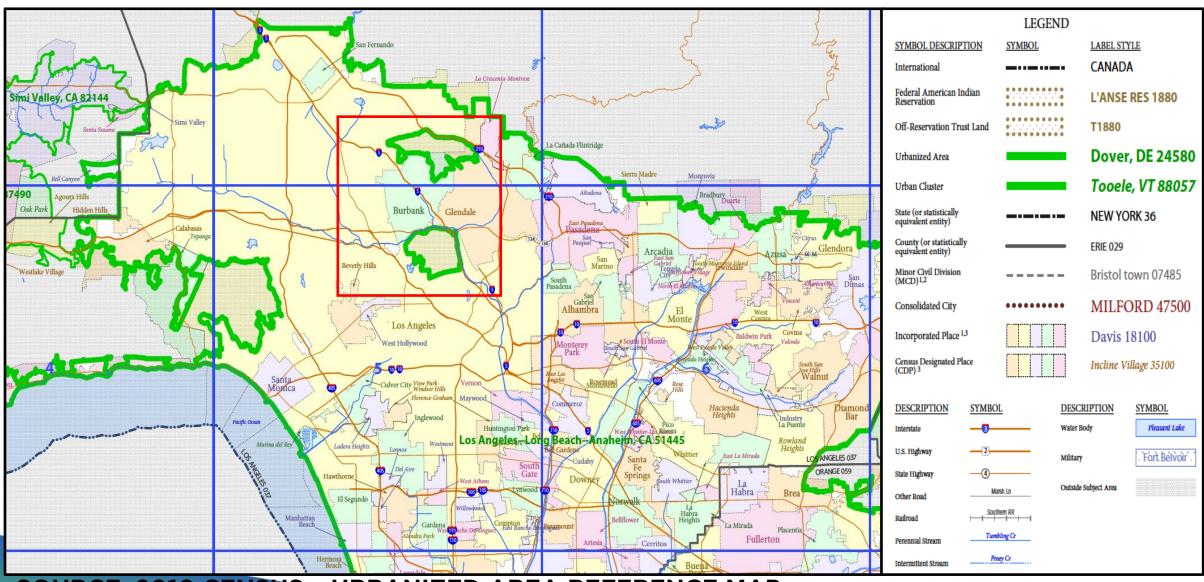






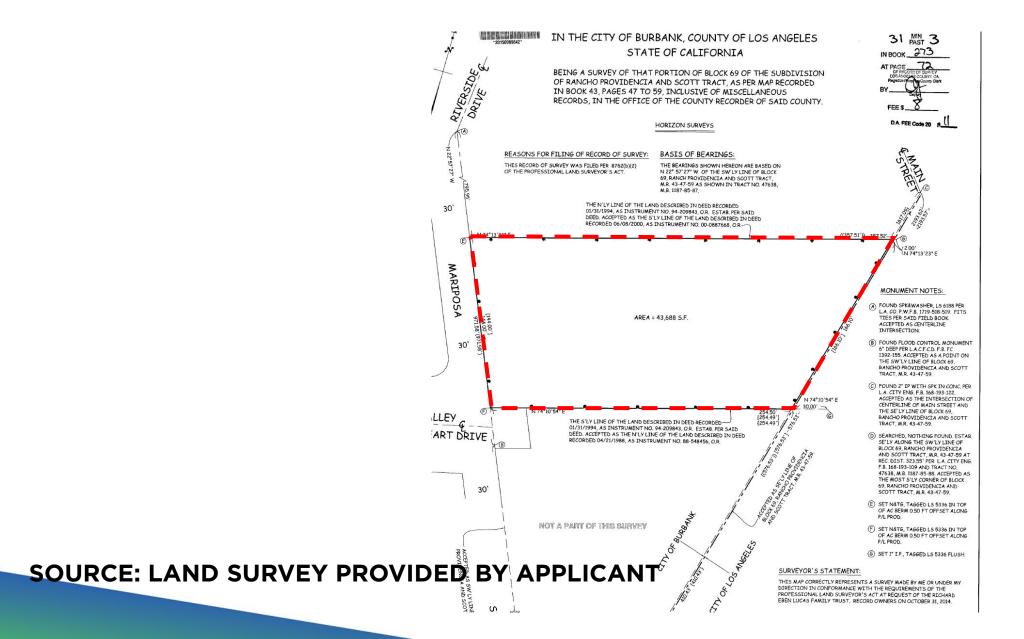


SITE ELIGIBILITY REQUIREMENTS CONT.

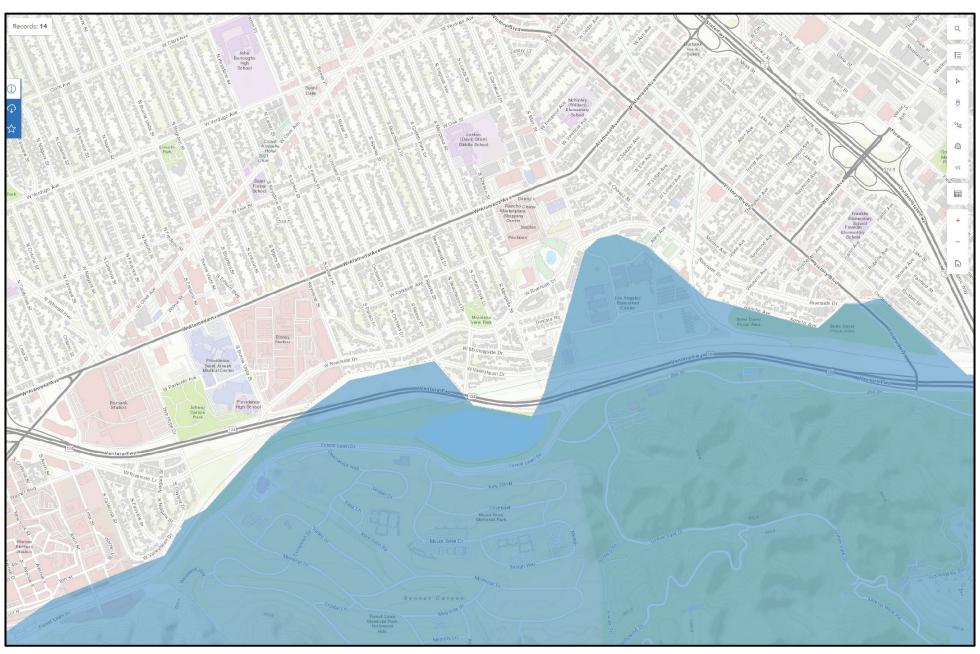


SOURCE: 2010 CENSUS - URBANIZED AREA REFERENCE MAP

SITE ELIGIBILITY REQUIREMENTS



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.