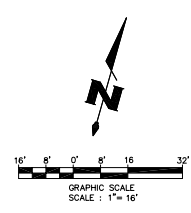
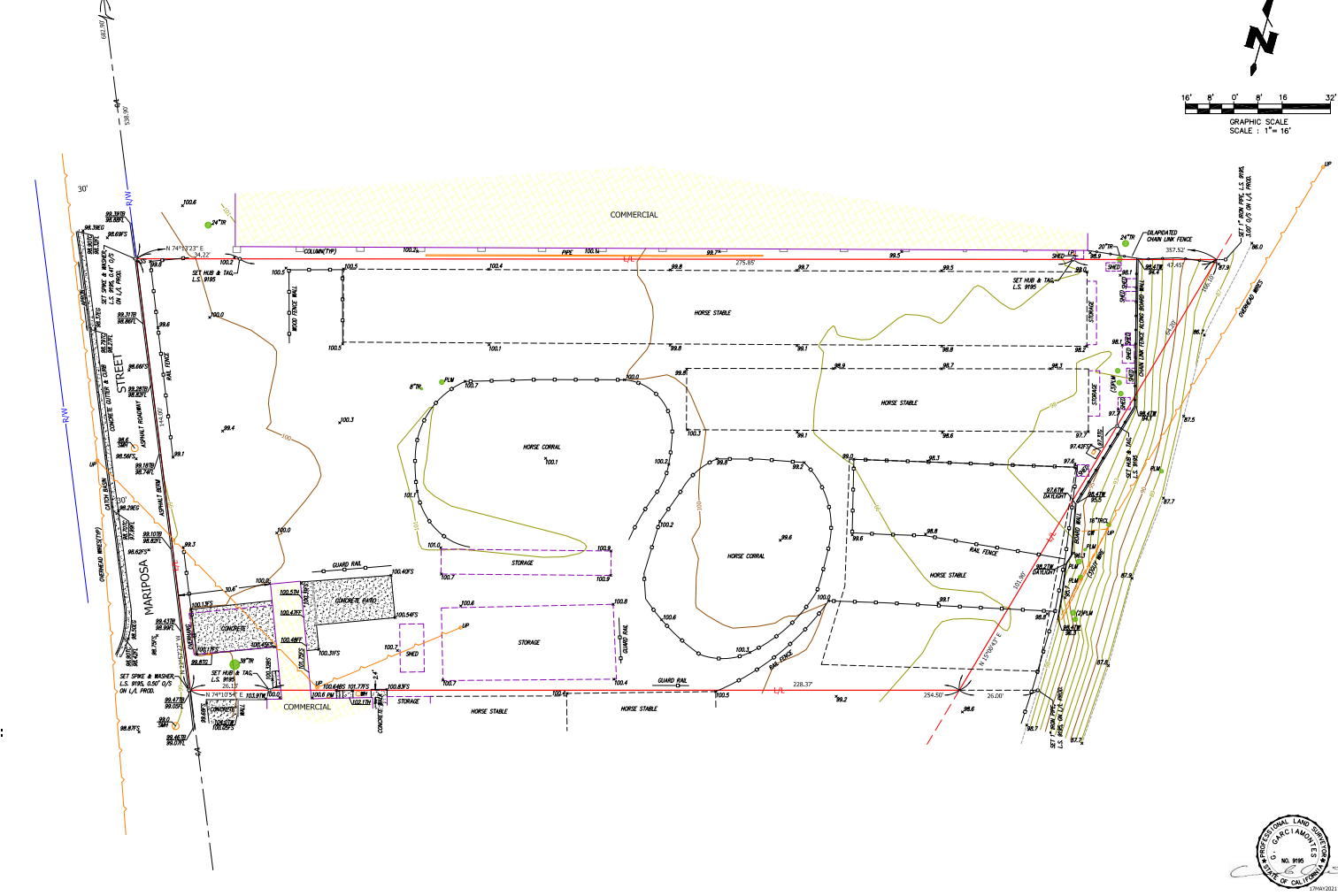


FOUND SPIKE & WASHER, L.S. 5411
ASSUMED BEG. 100.00'



ABBREVIATIONS:

- BM BENCH MARK
- BS BOTTOM OF STEP
- CL CENTERLINE
- EG EDGE OF GUTTER
- FF FINISHED FLOOR
- FL FLOWLINE
- FS FINISHED SURFACE
- GW GUY WIRE
- LS LOT LINE
- LP LIGHT POLE
- OS OFFSET
- PLM PALM TREE
- PM POWER METER
- R/W RIGHT OF WAY
- SMH SEWER MANHOLE
- SS STREET SIGN
- TB TOP OF BERM
- TC TOP OF CURB
- TG TOP OF GRATE
- TH THRESHOLD
- TR TREE
- TRCL TREE CLUSTER
- TS TOP OF STEP
- TW TOP OF WALL
- TYP TYPICAL
- UP UTILITY POLE
- WH WATER HEATER

BENCH MARK:

THE ELEVATION OF 100.00' WAS ASSUMED ON FOUND SPIKE & WASHER, L.S. 5411 AT THE INTERSECTION OF DINCARA ROAD & MARIPOSA STREET, AS SHOWN HEREON AND WAS USED AS DATUM FOR THIS SURVEY

NOTE:

1. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS WERE NOT PLOTTED, IF ANY



REVISION NOTES		
DATE	DESCRIPTION	BY

PREPARED BY:
GMON Surveying, Inc.
Gerardo Gardamias, PLS 9195
200 N. San Fernando Road #316, Los Angeles, CA 90031
Office: (818) 909-9559
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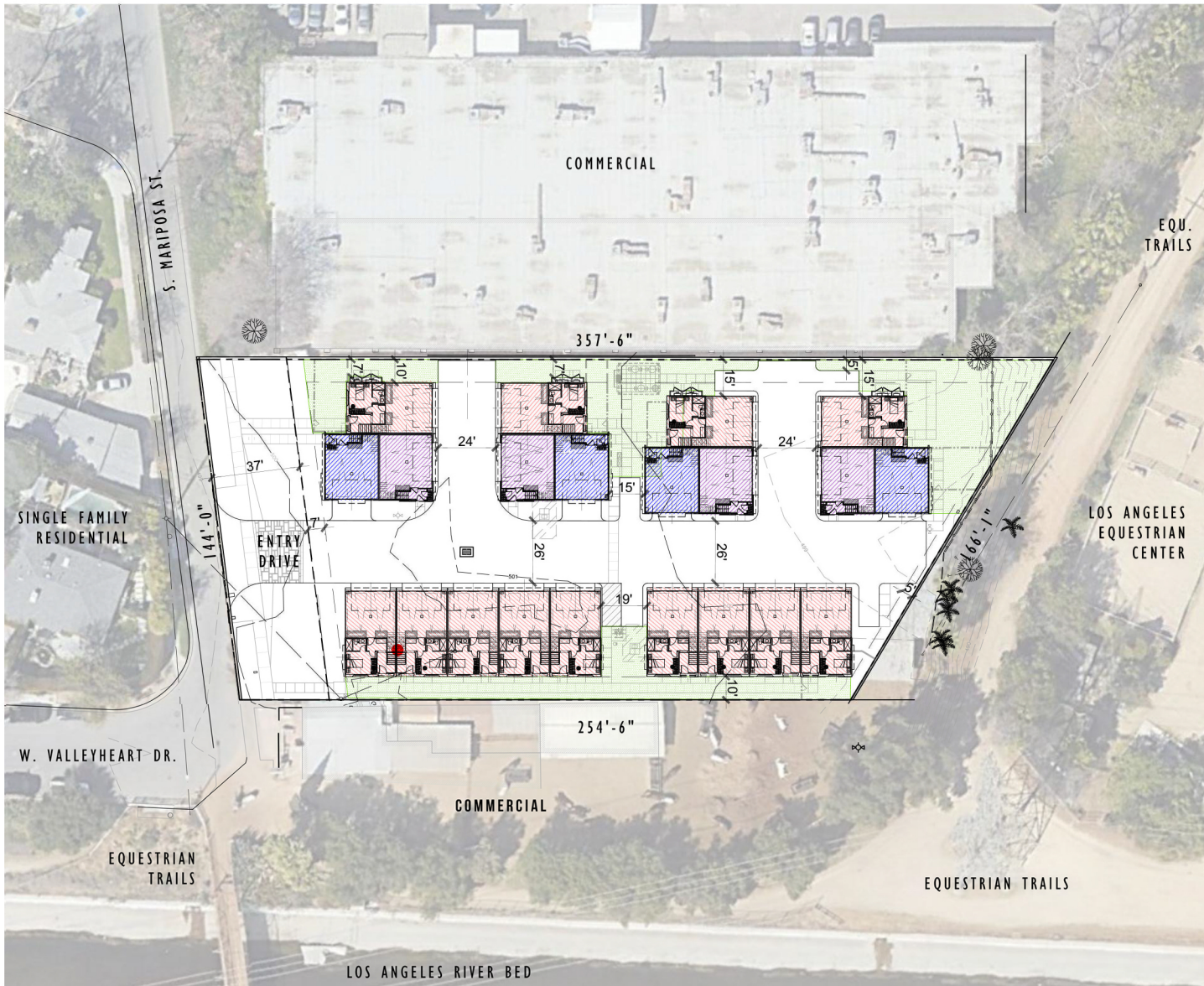
PREPARED FOR:
Garen Gozuman
(818) 590-9559

TOPOGRAPHY & BOUNDARY SURVEY
Portion of Block 69, Subdivision of Rancho Providencia
and Scott Tract, M.R. 43, Pgs. 47-59
910 S Mariposa Street
Burbank, CA 91506
SITE AREA:
43,690 SQ.FT.

JOB NO. 21-1486
SCALE: 1" = 16'
DATE: MAY 2021
DRAFTED: BG

SHEET NO.
1
OF 1 SHEET





SITE INFORMATION

Address: Mariposa and Valleyheart
 Site Area: +1.0 ac (Gross)
 City: Burbank
 County: Los Angeles County
 Existing Zone: M-1 Limited Industrial

General Plan: Rancho Commercial
 Fire Code: California Fire Code

(M-1) Front Setback: 5' or 20% bldg height whichever greater

Site Plan Summary

Site Area: +1.0 ac (Gross)
 Mariposa St Dedication: +0.12 ac
 Net Area: +0.88 ac
 Units: 21 du
 Net Density: 23.9 du/ac

Units

Plan 1 (1,178sf - 2bd/2.5ba)	4 du
Plan 1X (1,173sf - 2bd/2.5ba)	4 du
Plan 2 (1,689sf - 3bd+den/2.5ba)	13 du
Total	21 du

Required Parking: 1 Space/Unit (Per Section 65913.4.(d)(2))

Parking Provided	
Garage	42 spaces
Open Parking	5 spaces
Total	47 spaces (2.23 spaces/du)

Provided Open Space

Common	7,000 sf
Private 21x50sf/du	1,050 sf
Total	8,050 sf

(For SB-35 Submittal)



Attachment C - Development Standard Consistency Analysis

ARTICLE 8. INDUSTRIAL USES AND STANDARDS

DIVISION 1. M-1 INDUSTRIAL ZONE

Development Standards	Consistency Analysis	Consistency Determination
<p><u>10-1-805 Location and Operation of Uses:</u></p> <p>A. All processing and assembly of goods shall be conducted completely within a building that is enclosed on all four (4) sides, unless otherwise specified.</p> <p>B. Operations that create noise, smoke, ash, dust, odor, ground vibration, heat, glare, humidity, radio disturbance, or radiation shall be so located, and conducted in such a manner, that they do not exceed the standards prescribed in Article 17 of this chapter, measured at the property lines of the use in question.</p>	<p>The requirements are not applicable to the proposed residential project.</p>	<p>Consistent</p>
<p>Maximum Residential Density: 20 du/ac</p>	<p>The 0.88-acre project site is allowed up to a maximum of 17.6 dwelling units based on General Plan designation. The Project includes 2 affordable housing units for low income families, which is eligible for a 20 percent density bonus per Section 65915 of the California Government Code and Burbank Municipal Code Section 10-1-635. The Project provides 21 dwelling units at a density of 23.9 du/ac.</p>	<p>Consistent</p>
<p><u>10-1-806 A. Structure Height</u></p> <p>1. 50- less than 150 feet distance from R-1-H: 35 feet (roof and architectural features may exceed the maximum height, up to 15 additional feet, if a 45 degree angle as depicted in Diagram No. 1 is maintained)</p> <p>2. The maximum height of a building, for those portions more than 25 feet from a R-1, R-1-H, and R-2 lot line, shall be measured to the ceiling height of the highest room permitted for human occupancy. The maximum height of a structure, for those portions of a structure less than 25 feet from R-1, R-1-H, and R-2 lot line, shall be measured to any part of the structure.</p> <p>3. Conditional Use Permit is required for structure height greater than 35 feet.</p> <p>4. Structure height shall be measured from grade as defined by this chapter.</p> <p>5. For structures or portions of a structure between 25 feet and 50 feet from the R-1, R-1-H, R-2, or comparable PD zone, roof and architectural features may exceed the maximum height, up to 35 feet, if a 45 degree angle as depicted in Diagram No. 1 is maintained.</p> <p>6. The portion of a structure within the distance requirement (e.g. 25 to less than 50 feet) shall meet the height requirement for that section (e.g. 25 feet). Should a structure extend beyond one (1) or more of the distance requirements, the portions of that structure may meet each height requirement separately.</p>	<p>1. The proposed maximum building height is 35' to top of building.</p> <p>2. The proposed maximum building height is 35' to top of building.</p> <p>3. Not applicable.</p> <p>4. The structure height is measured from grade.</p> <p>5. The distance from the project to the R-1-H across Maricopa Street is greater than 50 feet.</p> <p>6. The project is not within the distance requirement since it is more than 50 feet from the R-1-H zone.</p>	<p>Consistent</p>

Attachment C - Development Standard Consistency Analysis

ARTICLE 8. INDUSTRIAL USES AND STANDARDS

DIVISION 1. M-1 INDUSTRIAL ZONE

<p><u>10-1-806 B. Open Space</u></p> <p>1. Distance Requirements. Each lot which abuts or is adjacent to an R-1, R-1-H or R-2 lot shall provide open space not less than 20 feet wide along the area that abuts the residential property.</p> <p>2. Determination of Open Space. This open space shall be measured from the lot line of the residential property to the commercial structure. Public rights-of-way may be included within the calculation of such area, except as otherwise provided in this section.</p> <p>3. Landscaping Requirement. When the industrial property abuts or is any residential property, a five (5) foot strip of the open space which lies adjacent the residential property shall be landscaped, unless a public right-of-way is utilized in the calculation of the open space. This landscaping is intended to provide screening between the different zones.</p> <p>4. Parking Allowed in Open Space. Parking is allowed in the open space as long as Subsection (3) is satisfied.</p>	<p>The proposed project does not abut residentially-zoned properties, therefore the requirements in this section are not applicable to the project.</p>	<p>Consistent</p>
<p><u>10-1-806 C. Yard</u></p> <p>1. Front Yard - Definition. For the purpose of this section, side yards on corner lots shall be considered as front yards.</p> <p>2. Setbacks.</p> <p>a. All structures, including semi-subterranean garages, but excluding above-grade parking structures, shall be set back at least five (5) feet from the front lot line or 20 percent of the building height, whichever is greater; this setback requirement may be averaged. Such setback shall be required for that portion of a building that is within 20 feet above grade and shall be calculated for the length of the building frontage only. Any open space or surface parking lots not in front of a structure shall not be included in calculating average setbacks. Portions of buildings over 20 feet in height may extend over required front yard setbacks, except in areas where required trees are planted.</p> <p>b. Above-grade parking structures shall be set back from the front lot line at least five (5) feet or 20 percent of building height, whichever is greater, but in no event shall the setback be less than three (3) feet. This setback requirement may be averaged. When abutting or adjacent R-1, R-1-H or R-2 zones, above-grade parking structures must be setback 20 feet from the residential property line.</p> <p>c. When abutting or adjacent R-3 or R-4 zones, above-grade parking structures must be setback ten (10) feet from the residential property line. Public rights-of-way may be used in this calculation.</p> <p>d. For setbacks for surface parking lots, see Article 14, Division 4 of this Chapter.</p>	<p>The Project provides minimum setbacks: Front yard: 7' Rear yard: 6' Side yard: 10' Side yard to the surface parking: 2'6"</p> <p>a. The front yard setback is 7 feet, which is 20 percent of the building height (35 feet).</p> <p>b. The project does not include any parking structures, therefore, this item does not apply.</p> <p>c. The project does not abut any R-3 or R-4 zones, therefore this item does not apply.</p>	<p>Consistent</p>

Attachment C - Development Standard Consistency Analysis

ARTICLE 8. INDUSTRIAL USES AND STANDARDS

DIVISION 1. M-1 INDUSTRIAL ZONE

<p>3. Landscaping.</p> <p>a. A minimum of 50 percent of front and exposed side yards shall be landscaped.</p> <p>b. The provision of outdoor amenities and decorative hardscape, such as outdoor seating areas with benches permanently affixed to the ground or hardscaped areas enriched with decorative materials which are under a tree canopy, shall be credited toward up to 50 percent of the required landscaping in all yards. Vehicular access areas may not be considered as decorative hardscape.</p> <p>c. The planting of vines on masonry buildings is encouraged.</p> <p>d. To qualify as landscaped area, all areas not occupied by trees or shrubs must be planted with turf or other ground cover with a minimum soil depth of 12 inches. All planters must be a minimum of 18 inches deep and two (2) feet in their smallest inside dimension, unless a tree is required, in which case a three (3) foot planter depth shall be required and the planter must have a minimum inside dimension of four (4) feet.</p> <p>e. In required front and exposed side yards, a minimum of one (1) tree shall be planted for every 40 linear feet of street frontage or fraction thereof. Turf is allowed in up to 50 percent of required landscaped areas. In shrub areas, a minimum of one five (5) gallon shrub is required for every ten (10) square feet of shrub area.</p> <p>f. A minimum of 50 percent of required trees shall be a minimum 36-inch box size, with the remainder a minimum 24-inch box size. The required 36-inch box trees shall be equally distributed in required front or street side yards.</p> <p>g. If trees are planted in planters, the planters must have a minimum length and width of five (5) feet.</p> <p>h. For additional landscaping requirements for above-grade parking structures and surface parking lots, see Article 14, Division 4 of this Chapter.”</p>	<p>a. The project provides 61% landscaped front yard including parkways.</p> <p>b. Decorative hardscape are provided.</p> <p>c. Noted and the project will be consistent with this item.</p> <p>d. Noted and the project will be consistent with this item.</p> <p>e. Noted and the project will be consistent with this item.</p> <p>f. Noted and the project will be consistent with this item.</p> <p>g. Noted and the project will be consistent with this item.</p> <p>h. Not applicable.</p>	<p>TBD/Consistent.</p>
<p><u>D. Masonry Wall</u></p> <p>A six (6) foot high decorative masonry wall shall be erected along every property line forming a boundary with a residential zone, except that along the front setback area of such residential zone the wall shall be reduced to three (3) feet.</p>	<p>A 6-foot masonry wall will be provided along the front property line, and is depicted on the Conceptual Wall Plan.</p>	<p>Consistent</p>
<p><u>E. Off-Street Parking</u></p> <p>Yards may be used for off-street parking if consistent with this article.</p>	<p>The project does not include parking within the required front yard.</p>	<p>Consistent</p>

Attachment C - Development Standard Consistency Analysis

ARTICLE 8. INDUSTRIAL USES AND STANDARDS

DIVISION 1. M-1 INDUSTRIAL ZONE

<p><u>10-1-1303: Corner Cutoff</u> 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:</p> <p>A. Streets At intersecting streets, ten (10) feet from the intersection at the corner of a front or side property line.</p> <p>B. Alleys 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.</p> <p>C. Driveways 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.</p>	<p>A. no structures are within 10' from the intersection of Mariposa Street and Valleyheart Drive.</p> <p>B. Not applicable.</p> <p>C. At the intersection of entry drive and Mariposa Street, more than 5' from the edge of the driveway are provided.</p>	<p>Consistent</p>
<p><u>10-1-1401: Parking Space Dimensions</u> The following minimum parking space shall be provided: Residential: Min. Width 8'-6" 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.</p>	<p>All parking spaces have a minimum dimension of 8'-6" in width and 18' in depth.</p>	<p>Consistent</p>
<p><u>10-1-1403: Ingress and Egress; Backing into Highway</u> Off-street parking shall be easily accessible from and to a street or other dedicated public right-of-way. The parking shall be so arranged that it shall not be necessary to back into a major or secondary highway to exit from the parking area. Exceptions from this requirement may be authorized by the Public Works Director if the parking area is located in an R-1 or an R-2 Zone.</p>	<p>The proposed off-street parking backs into internal drives and no backing is necessary onto any public right-of-way.</p>	<p>Consistent</p>
<p>10-1-1408: Parking Spaces Required</p> <p>Not applicable. See Parking requirements above (Section 65913.4 of the California Government Code)</p>	<p>The Project will dedicate a minimum of 10 percent of the total number of for-sale units affordable to households making at or below 80 percent of the AMI (Low Income). Pursuant to SB 35, the project t is eligible for 1 parking space per unit. The Project provides total of 47 spaces at 2.23 spaces/du, which is in compliance with SB 35 parking requirement of 1 space/du.</p>	<p>Consistent</p>

Attachment C - Development Standard Consistency Analysis

ARTICLE 8. INDUSTRIAL USES AND STANDARDS

DIVISION 1. M-1 INDUSTRIAL ZONE

<p><u>10-1-1412: Location of Parking Areas</u></p> <p>A. DWELLINGS. For single or multiple family dwellings, off-street parking shall be located on the same lot or building site as the building is required to serve.</p> <p>B. HOSPITALS, ROOMING HOUSES, CLUBS, ETC. For hospitals, sanitariums, homes for the aged, orphanages, rooming houses, lodging houses, clubrooms, fraternity and sorority houses, off-street parking shall be located not more than 150 feet from the building it is required to serve.</p> <p>C. COMMERCIAL USES. For commercial uses, off-street parking shall be located not more than 300 feet from the use it is required to serve.</p> <p>D. MANUFACTURING USES. For manufacturing uses, off-street parking shall be located not more than 750 feet from the use it is required to serve.</p>	<p>A. The proposed off-street parking is located on the same lot.</p> <p>B, C and D. The requirements are not applicable to the project.</p>	<p>Consistent</p>
<p><u>10-1-1417.1 Setbacks and Walls</u></p> <p>A. Parking areas, trash enclosures, and utility cabinets or equipment shall be fully screened from public view through the use of berming, landscape materials, walls, buildings, lowering the elevation of parking areas below street grade, or a combination thereof. All walls to be used for screening purposes shall be of solid masonry construction and ornamental in texture, pattern, or shadow relief and shall be used in conjunction with foreground landscaping.</p> <p>B. Surface parking lots shall have four foot minimum front yard and street side yard landscaped setbacks. A three foot high masonry wall, or other such protective barrier as may be approved by the Community Development Director, shall be constructed along the street frontage of a parking lot, except at accessways, to insure against unchanneled motor vehicle ingress or egress. If a wall is used as a protective device, the required landscaping must be located between the wall and the street property line.</p> <p>C. All walls and landscaping materials shall comply with the corner cutoff requirements in Section 10-1-1303.</p>	<p>A. All parking areas or buildings will be screened from view by landscaping.</p> <p>B. The proposed surface parking lots are not next to the streets, so the street side yard landscape setback requirement is not applicable.</p> <p>C. See the responses in 10-1-1303.</p>	<p>Consistent</p>

Attachment C - Development Standard Consistency Analysis

ARTICLE 8. INDUSTRIAL USES AND STANDARDS

DIVISION 1. M-1 INDUSTRIAL ZONE

<p><u>10-1-1418: Landscaping:</u></p> <p>A. All interior areas not used for parking spaces or driving aisles in a parking lot shall be landscaped.</p> <p>B. Landscaping and shading plans shall be prepared by a licensed landscape architect and shall be done to the satisfaction of the Director. The licensed landscape architect shall certify that the plans comply with the requirements of this Section as well as the provisions of AB 1881, the Model Water Efficient Landscaping Ordinance. The Director may prepare guidelines to assist applicants in drafting landscaping plans.</p> <p>1. Minimum Landscape Areas. A minimum of ten percent of the open parking and driveway areas shall be landscaped, exclusive of required front and exposed side yard setbacks.</p> <p>a. All interior parking lot landscaping, exclusive of required front and exposed side yard setbacks, shall be located within a planter bounded by a concrete curb at least six inches high. No planter shall have a minimum dimension of less than six feet by six feet, or if no tree is located in the planter, four feet by four feet, excluding curbing. Each planter shall include a permanent automatic irrigation system appropriate for the type of landscaping installed. Each planting area shall be of adequate size for the landscaping provided.</p>	<p>A. All interior areas not used for parking spaces or driving aisles in a parking lot are landscaped.</p> <p>B. Landscaping and shading plans are prepared by licensed landscape architects. The plans comply with Burbank's code requirements.</p> <p>1. 10.7 percent of the landscape are provided for the whole site excluding the setback areas.</p> <p>a. All interior lot landscaping are bounded by a six-inch tall curb.</p>	<p>Consistent</p>
<p>b. Trees, shrubs, and ground cover shall be provided at suitable intervals in order to break up the continuity of the parking area and shall be designed so as not to block the view of motorists and pedestrians. All shrubs and groundcover shall be a minimum five gallon size.</p> <p>c. Groundcover or shrubs may not exceed three feet in height above the parking lot surface.</p> <p>d. No one species shall comprise more than 75 percent of the planting within each of the following categories: trees, shrubs, and groundcover.</p> <p>e. Not more than 25% of the plant or planter or landscaped area may be covered with non-plant surfaces such as gravel, landscaping rock, artificial turf or concrete.</p> <p>f. All landscaped areas shall be designed so that plant materials are protected from vehicle damage or encroachment.</p>	<p>b. Trees, shrubs, and ground cover are provided for the project. Five surface parking areas are spread out, so no views will be blocked.</p> <p>c. Groundcovers and shrubs will be limited to 3 feet in height in the common landscape areas.</p> <p>d. Different types of species, including trees, shrubs and groundcover will be provided in the parking areas in the next full submittal.</p> <p>e. The common landscape area does not consist of gravel, rocks, artificial turf or concrete.</p> <p>f. All landscape areas are designed so they are protected from vehicle damage or encroachment by incorporating a 6 inch tall curb around all drive</p>	<p>TBD/Consistent</p>

Attachment C - Development Standard Consistency Analysis

ARTICLE 8. INDUSTRIAL USES AND STANDARDS

DIVISION 1. M-1 INDUSTRIAL ZONE

<p><u>10-1-1602: Curb Cuts</u> 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.</p>	<p>The project is within a non-residential zone (M-1) and includes two-way circulation. The project includes one curb cut and is 26 feet wide, which is less than the 38-foot maximum. The proposed curb cut is in the middle of the property and the curb cut radius ends 32 feet from the southerly property line and 53 feet from the northerly property line. The nearest intersecting street is Morningside Drive, which is approximately 75 feet north of the project.</p>	<p>Consistent</p>
<p><u>10-1-1603: Driveway Width</u> Every driveway shall be at least 10 feet wide, and a maximum as approved by the Director.</p>	<p>All proposed driveways have a minimum width of 16 feet, as depicted on the Preliminary Grading and Drainage Plan.</p>	<p>Consistent</p>
<p><u>10-1-1604: Driveway Slopes</u> 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.</p>	<p>As shown on the Preliminary Grading and Drainage Plan, the slopes of the driveways range from 0.8% to 2.0%.</p>	<p>Consistent</p>
<p><u>10-1-1606: Turn Around Areas</u> A 24 foot turning radius shall be provided for access to driveways and right-angle parking stalls.</p>	<p>The project provides a 24-foot minimum turning radius to driveways and right-angle stalls, as depicted on the Preliminary Grading and Drainage Plan.</p>	<p>Consistent</p>

Attachment C - Development Standard Consistency Analysis

ARTICLE 6. RESIDENTIAL USES AND STANDARDS

DIVISION 4. MULTIPLE FAMILY RESIDENTIAL ZONE (R-3)

Development Standards	Consistency Analysis	Consistency Determination
<p><u>10-1-630: Additional Requirements for the Rancho Area</u></p> <p>B. Architecture Design Architectural design and style for all structures must be oriented towards early California Rancho imagery, including but not limited to the following:</p> <ol style="list-style-type: none"> 1. Strong horizontal elements such as long roof lines and verandas 2. Wide eave overhangs 3. Adobe or vertical board-and-batten wall surfaces 4. Deeply inset window and door openings 5. Heavy timber elements, such as post and beam support for porches or verandas 6. Multi-paned windows 7. Utilization of the following materials or similar materials approved by the Community Development Director: <ol style="list-style-type: none"> a. Exterior woods, including rough cut timber and large section timber b. Slump c. Block or other adobe-like masonry d. Clay roof tile 	<p>As depicted on the elevations, the project includes the following architectural elements:</p> <ul style="list-style-type: none"> •Strong horizontal element (long roof line) •Adobe (stucco) wall surface •Door recess alcoves behind archways. •Recessed windows •Faux wood corbels •Multi-paned windows •Concrete ‘S’ tiles 	<p>Consistent</p>
<p>C. Vegetation Landscaping must include the following types of trees and vegetation, or similar species complementary to the existing Rancho environment that are approved by the Community Development Director:</p> <ol style="list-style-type: none"> 1. California pepper 2. Olive 3. Live oak 4. California holly 5. Eucalyptus 6. Cactus and succulents 	<p>The City required landscape palettes will be used in combination with a fully developed landscape architect's concept plan. The Project will comply with all applicable landscaping requirements.</p>	<p>TBD/Consistent</p>

Attachment C - Development Standard Consistency Analysis

ARTICLE 6. RESIDENTIAL USES AND STANDARDS

DIVISION 5. AFFORDABLE HOUSING INCENTIVES

Development Standards	Consistency Analysis	Consistency Determination
<p><u>10-1-646: Inclusionary Unit Requirement</u></p> <p>A. Calculation</p> <p>At least 15 percent of all newly constructed dwelling units in Residential Developments shall be developed, offered to and sold or rented to Very Low, Low and Moderate Income Households, at an Affordable Rent or Affordable Ownership Housing Cost, as follows:</p> <ol style="list-style-type: none"> 1. For-sale projects - All Inclusionary Units 15 percent of the total Residential Development) shall be sold to Low and/or Moderate Income Households. 2. Rental projects - A minimum of five percent of units in the total Residential Development shall be Very Low Income; the remaining ten percent of the units shall be Low Income. <p>In calculating the required number of Inclusionary Units, any decimal fraction shall be rounded up to the nearest whole number. Any additional units authorized as a density bonus under Section 10-1-635 of the Burbank Municipal Code will not be counted in determining the required number of Inclusionary Units.</p>	<p>The General Plan designates the site as “Rancho Commercial,” which allows for a density up to 20 units per acre. With the project size of 38,362 square feet (excluding right-of-way dedication areas), the maximum number of units is 17.6 dwelling units . Two (2) of these units will be affordable to Low-Income Earners (80 percent of the Area Median Income (AMI)). By providing 11 percent as affordable housing units, the Project is allowed a 20 percent density bonus per Section 65915 of the California Government Code, resulting in a total of 21 dwelling units.</p>	<p>Consistent</p>
<p><u>10-1-651: Standards for Inclusionary Units</u></p> <p>A. DESIGN.</p> <p>Except as otherwise provided in this Division, Inclusionary Units must be dispersed throughout a Residential Development and be comparable in construction quality and exterior design to the Market-rate Units. Inclusionary Units may be smaller in aggregate size and have different interior finishes and features than Market-rate Units so long as the interior features are durable, of good quality and consistent with contemporary standards for new housing. The number of bedrooms must at a minimum be the same as those in the Market-rate Units and at the same percentage.</p>	<p>Inclusionary units will be constructed in the same manner as the proposed units. All units will be designed to be a cohesive and uniform community. The units designated as affordable will be as close as possible to the mix for the market-rate units.</p>	<p>Consistent</p>
<p>B. TIMING.</p> <p>All Inclusionary Units must be constructed and occupied concurrently with or prior to the construction and occupancy of Market-rate Units. In phased developments, Inclusionary Units must be constructed and occupied in proportion to the number of units in each phase of the Residential Development.</p>	<p>Both the market rate units and affordable units will be occupied in phases in a similar mix as that of the overall project.</p>	<p>Consistent</p>

Attachment C - Development Standard Consistency Analysis

ARTICLE 6. RESIDENTIAL USES AND STANDARDS

DIVISION 5. AFFORDABLE HOUSING INCENTIVES

Development Standards	Consistency Analysis	Consistency Determination
<p>C. DURATION OF AFFORDABILITY REQUIREMENT.</p> <p>Inclusionary Units shall be reserved for Very Low, Low and Moderate Income Households at the ratios established pursuant to Section 10-1-646, and shall be provided at the applicable Affordable Rent or Affordable Ownership Housing Cost.</p> <p>1. An Inclusionary Unit that is for rent shall remain reserved for the target income level group at the applicable Affordable Rent in perpetuity for as long as the land is used for housing, which shall be less than 55 years.</p> <p>2. An Inclusionary Unit that is for sale shall remain reserved for the target income level group at the applicable Affordable Ownership Housing Cost in perpetuity for as long as the land is used for housing, which shall be not less than 55 years, subject to the City provisions for earlier termination set forth in the Inclusionary Housing Agreement. Purchasers of affordable units must remain as owner-occupants, and may not rent out the unit.</p>	<p>Two units will be sold to Low-Income earners (80 percent Area Median Income) or lower and will be affordable for a period of no less than 45 years.</p>	<p>Consistent</p>

Attachment C - Development Standard Consistency Analysis

GENERAL PLAN		
Development Standards	Consistency Analysis	Consistency Determination
Rancho Commercial Maximum Density: 20 du/ac	The 0.88-acre project site is allowed up to a maximum of 17.6 dwelling units based on General Plan designation. The Project includes 2 affordable housing units for low income families, which is eligible for a 20 percent density bonus per Section 65915 of the California Government Code and Burbank Municipal Code Section 10-1-635. The Project provides 21 dwelling units at a density of 23.9 du/ac..	Consistent.
<u>Table M-2 Sidewalk Standards</u> Rancho Commercial: 15' standard width, 10' min. width	<p>The project includes a 37-foot wide dedication along Mariposa Street to accommodate a 10-foot wide planted parkway and a 5-foot sidewalk (15 feet total). This combined sidewalk/parkway is consistent with the standard width identified in this table and exceeds the minimum 10-foot requirement.</p> <p>Exhibits and statements found within the Mobility Element and the City's Complete Streets Plan support the idea that a "sidewalk" within this table include the width of the sidewalk and planted parkway. Although the plans include a 5-foot wide sidewalk, the sidewalk could be widened to 10 feet, leaving less area available for plantings within the parkway. Furthermore, the various street cross sections on pages 4-11 through 4-13 of the Mobility Element depicted a 12-foot wide "parkway" for Collector streets (which is what Riverside Avenue and Main Street are both designated as) that include both a planted parkway and a sidewalk. A 15-foot wide sidewalk would be inconsistent with the cross section for a Collector street.</p> <p>Additionally, the caption on Page 4-21 of the Mobility Element states, "Different types of sidewalks are appropriate in different neighborhoods," with an image of a +/- 5-foot wide sidewalk on the left. Lastly, Page 70 of the Complete Streets Plan includes a table that uses the term sidewalk/parkway interchangeably.</p> <p>By providing a 15-foot minimum combined parkway/sidewalk, the project is therefore consistent with this standard.</p>	Consistent.
<u>Neighborhood Collectors or Locals</u> 60' right of way, 36' traveled way, 12' parkway	Per the City's Mobility Element, Mariposa Street is classified as a Local Street. Mariposa Street adjacent to the project site currently has a right of way of 30 feet . Part of the project includes the right-of-way dedication of 37 feet, increasing the width of the parkway from 0 feet to 15 feet and increasing the travel lanes by at 22 feet.	Consistent.

Attachment C - Development Standard Consistency Analysis

TITLE 11 SUBDIVISION REGULATIONS

ARTICLE 11. LOT DESIGN

Development Standards	Consistency Analysis	Consistency Determination
<p><u>11-1-1009: Right of Way, Roadway, Parkway and Median Widths</u> Each street shall have right of way, roadway, parkway and median widths conforming to the following (numbers indicate width in feet): Local: 56' min Rt.-of-Way, 36' min roadway, 10' min parkway</p> <p>Streets shall conform to the above standards (Std.) unless the approving body determines that the widths specified as standard are not practical. Where no standard width is specified but a minimum width is indicated, the approving body may require a width in excess of the minimum. Such widths shall not be reduced below the minimums (Min.) specified except that in hillside or mountainous areas the above widths may be reduced below the minimums specified where evidence satisfactory to the approving body shows that such widths are impractical.</p>	<p>Mariposa is designated as a local street. The project includes a 37-foot dedication to provide a half-width of 37 feet, which will include a 15-foot wide parkway/sidewalk and 22-foot half-width of Mariposa Street.</p>	<p>Consistent</p>
<p><u>11-1-1101: Lot Area, Width and Depth</u> Each residential lot shall have a minimum width, depth and area to comply with the requirements specified in Article 6 of Title 10 of this code for the zone in which the lot is located unless a variance is granted pursuant to the provisions of Title 10, Article 19, Division 3 of this code. Lots in commercial and industrial zones shall have a minimum average width of forty feet (40') and a minimum area of four thousand eight hundred (4,800) square feet.</p>	<p>Lot area is in compliance with the requirements.</p>	<p>Consistent</p>
<p><u>11-1-1102: Lot Frontage</u> Each lot shall front on a dedicated street. In no case shall a lot intended for residential use have a frontage of less than twenty feet (20'), except that in hillside areas the approving body may in the exercise of sound discretion approve narrower frontage if necessitated by the terrain. Where lots adjoin arterial or collector streets, they shall front on such streets; and where they adjoin local streets, they shall front on the streets which parallel the long dimension of the block. Key lots and double frontage lots are not permitted if they can be avoided.</p>	<p>The project fronts S. Mariposa Drive and has 357.52 feet of frontage.</p>	<p>Consistent</p>

Attachment C - Development Standard Consistency Analysis

TITLE 11 SUBDIVISION REGULATIONS

ARTICLE 13. DEDICATION OF PARK AND RECREATION FACILITIES

Development Standards	Consistency Analysis	Consistency Determination
<p><u>11-1-1306: Amount of Land for Park Dedication:</u></p> <p>Density Formula</p> <p>Net Density Per Dwelling Unit % of Gross Area Required When Park Land is Dedicated</p> <p>10 to 19 dwelling units per acre - 9.30%</p>	<p>The requirement does not apply pursuant to 11-1-1302 since the project includes a map after November 1, 1986.</p>	<p>Consistent</p>

ARTICLE 14. DEDICATION OF SCHOOL SITES

Development Standards	Consistency Analysis	Consistency Determination
<p><u>11-1-1402: Subdividers Must Offer School Site:</u></p> <p>Every subdivider and his successors who, within three (3) years or less, develop or complete the development of one or more subdivisions comprised of a single parcel or contiguous parcels having more than four hundred (400) dwelling units within the Burbank Unified School District shall dedicate to the school district such lands as the Council shall deem to be necessary for the purpose of constructing thereon schools necessary to assure the residents of the subdivision adequate elementary school service.</p>	<p>The project consists of 21 units on a 0.88-acre site and is less than the threshold for school site dedication.</p>	<p>Consistent</p>

Attachment C - Development Standard Consistency Analysis

TITLE 11 SUBDIVISION REGULATIONS

ARTICLE 15. IMPROVEMENTS

Development Standards	Consistency Analysis	Consistency Determination
<p><u>11-1-1506: Improvement of Boundary Streets</u> If an existing street or portion thereof constitutes a boundary of the subdivision and such street is unimproved, or the approving body determines that the street as improved is insufficient for the general use of the lot owners in the subdivision and for local neighborhood needs, the approving body may disapprove the design of the subdivision unless the subdivider improves or agrees to improve the street to the same standards as required in this article for streets in the subdivision.</p>	The project includes a 37-foot wide dedication and improvements to Mariposa Street.	Consistent
<p><u>11-1-1509: Drainage Improvements</u> The subdivider shall provide such drainage facilities as are considered necessary by the approving body for the drainage requirements of the subdivision. Such facilities shall be constructed in accordance with standards and specifications approved by the Public Works Director.</p>	To be provided, but the plans will meet all applicable water quality requirements.	TBD/Consistent
<p><u>11-1-1512: Sanitary Sewers</u> The subdivider shall install sanitary sewers to serve each lot in the subdivision and all off site sewers required to carry the sewage to the nearest public sewer. Such sewers shall be designed and constructed in accordance with City specifications and Title 8, Chapter 1 of this code.</p>	To be provided, but each unit will be connected to a sanitary sewer.	TBD/Consistent
<p><u>11-1-1513: Sidewalks</u> The subdivider shall construct Portland cement concrete sidewalks on both sides of all streets in the subdivision. The sidewalks shall be at least five feet (5') wide and three and one-half inches (3 1/2") thick, and otherwise constructed in accordance with City specifications. Sidewalks on one side of a street may be deleted where the approving body determines that they are not needed.</p>	Sidewalks are provided for the project and will be constructed in accordance with City specifications.	Consistent
<p><u>11-1-1514: Street Lighting System</u> The subdivider shall provide a continuous street lighting system on ornamental standards throughout the subdivision. The plans and specifications for such system shall be submitted to the General Manager of the Public Service Department for approval before the parcel or final map is submitted for certification. The installation of the system shall be subject to inspection by the Public Service Department.</p>	To be provided.	TBD/Consistent
<p><u>11-1-1515: Underground Utilities</u> Utility lines which serve the subdivision, including, but not limited to, electric, communications, street lighting and cable television, shall be placed underground. The subdivider shall make the necessary arrangements for the installation of such facilities in accordance with the requirements of each such utility and subject to its inspection and approval. Appurtenances and associated equipment such as, but not limited to, surface mounted transformers, pedestal mounted terminal boxes and meter cabinets, and concealed ducts in an underground system may be placed aboveground if acceptable to the utility concerned.</p>	The project does not include any overhead utilities on or adjacent to the project site.	Consistent

Attachment C - Development Standard Consistency Analysis

TITLE 11 SUBDIVISION REGULATIONS

<p><u>11-1-1516: Water System and Fire Hydrants</u> The subdivider shall install a water system and fire hydrants in the subdivision and shall pay to the Public Service Department such amount as is required, in the judgment of its General Manager, to conform off tract water facilities to the requirements of the subdivision. The design of the water distribution system and fire hydrants for the subdivision and of all off site water facilities shall conform to the requirements of the General Manager, and installation of the water system and fire hydrants shall comply with all applicable statutes, ordinances, rules and regulations. Unless the water system and fire hydrants have been constructed and accepted, the agreement and the improvement security required by Section 11-1-604 of this chapter shall provide therefor.</p>	To be provided.	TBD/Consistent
<p><u>11-1-1517: Street Trees and Plants</u> The subdivider shall plant and install trees in the parkways of the subdivision. If the subdivision contains service road islands, street trees and plants shall be installed in the islands. The type or species and location of the trees and plants shall be subject to the approval of the Park, Recreation and Community Services Director. When a service road island is provided, the subdivider shall install a stub-out water line consisting of a minimum two inch (2") feeder pipe to, and centrally located within, the island.</p>	To be provided.	TBD/Consistent

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Final Linear Features



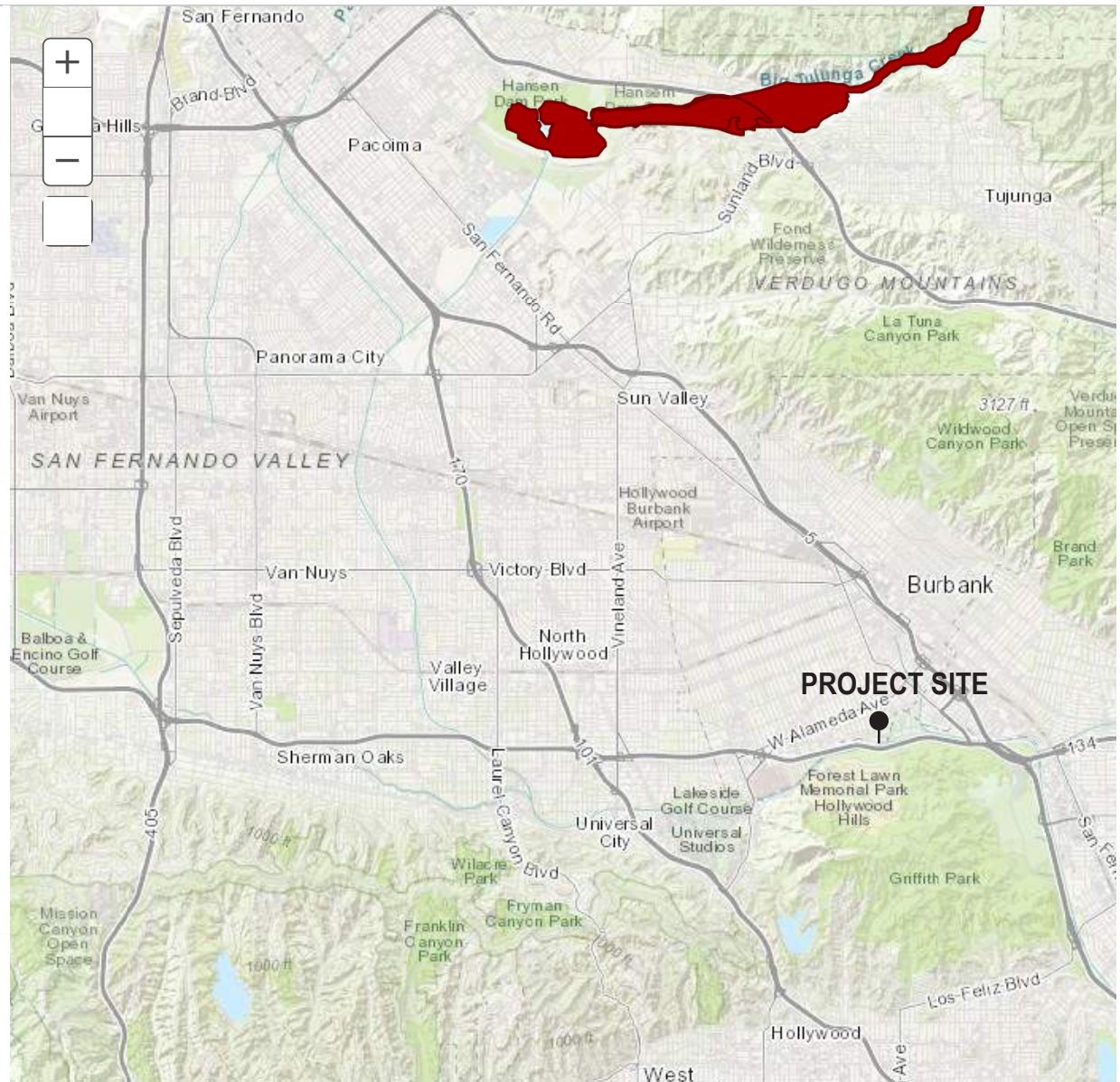
Final Polygon Features



Proposed Linear Features



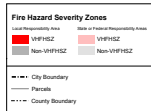
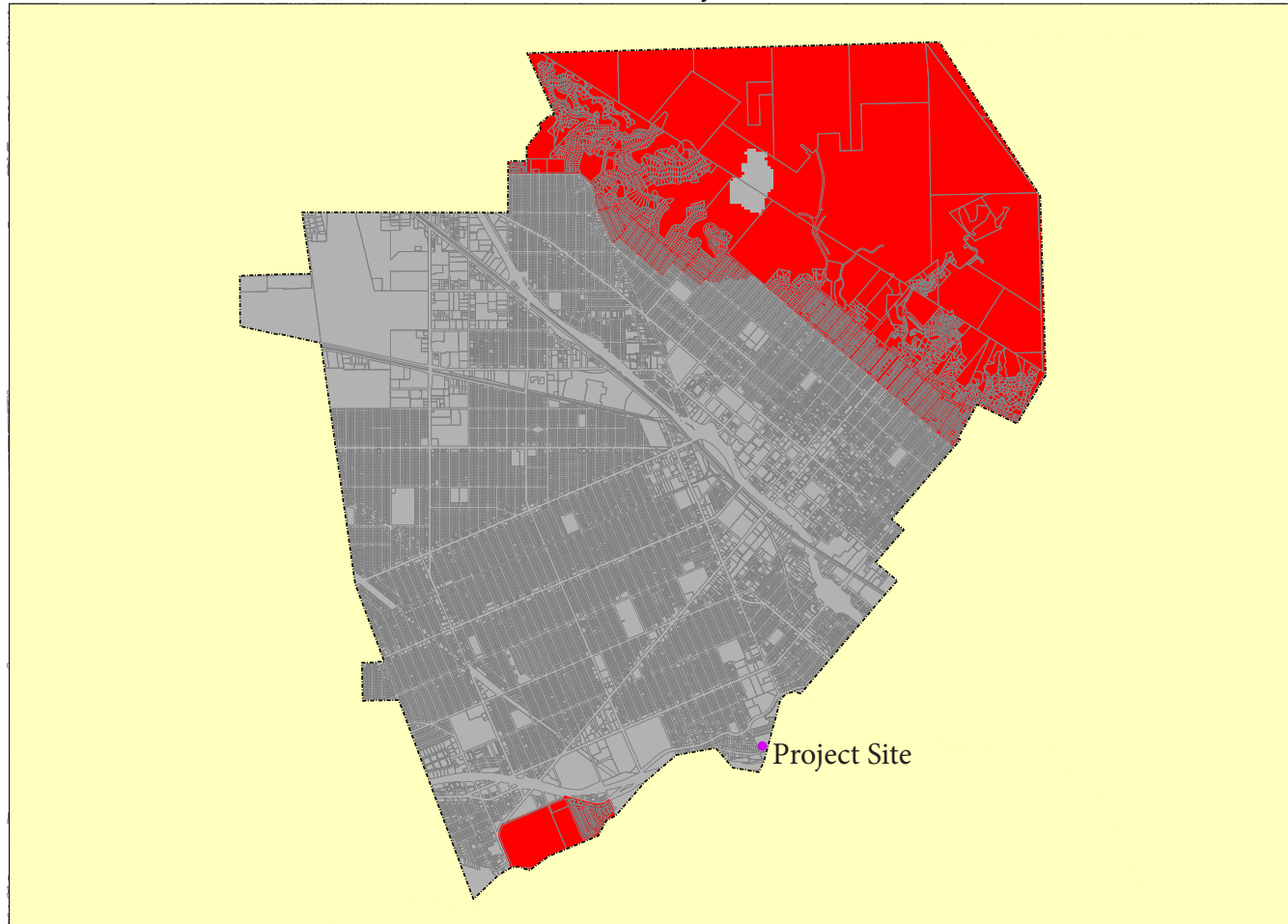
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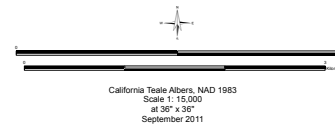


Very High Fire Hazard Severity Zones in LRA As Recommended by CAL FIRE



Government Code 41775.88 directs the California Department of Forestry and Fire Protection (CAL FIRE) to identify, map and label Very High Fire Hazard Severity Zones (VHFHSZ) based on data and models of potential fire loss to life and property. CAL FIRE's Very High Fire Hazard Severity Zones (VHFHSZ) are based on data and models of potential fire loss to life and property. CAL FIRE's Very High Fire Hazard Severity Zones (VHFHSZ) are based on data and models of potential fire loss to life and property. CAL FIRE's Very High Fire Hazard Severity Zones (VHFHSZ) are based on data and models of potential fire loss to life and property.

This map was developed using data products such as parcel and city boundaries provided by local government agencies. In certain cases, this includes copyrighted geographic information. The maps are for display purposes only - questions and requests related to parcel or city boundary data should be directed to the appropriate local government entity.



The State of California and the Department of Forestry and Fire Protection make no representations or warranties regarding the accuracy of data or maps. Neither the State nor the Department shall be liable under any circumstances for any direct, special, incidental, or consequential damages with respect to any claim by any user or third party on account of, or arising from, the use of data or maps.

Obtain FRAP maps, data, metadata and publications on the Internet at <http://frap.cdf.ca.gov>
For more information, contact CAL FIRE-FRAP, PO Box 94246, Sacramento, CA 94244-2460, (916) 327-3539.

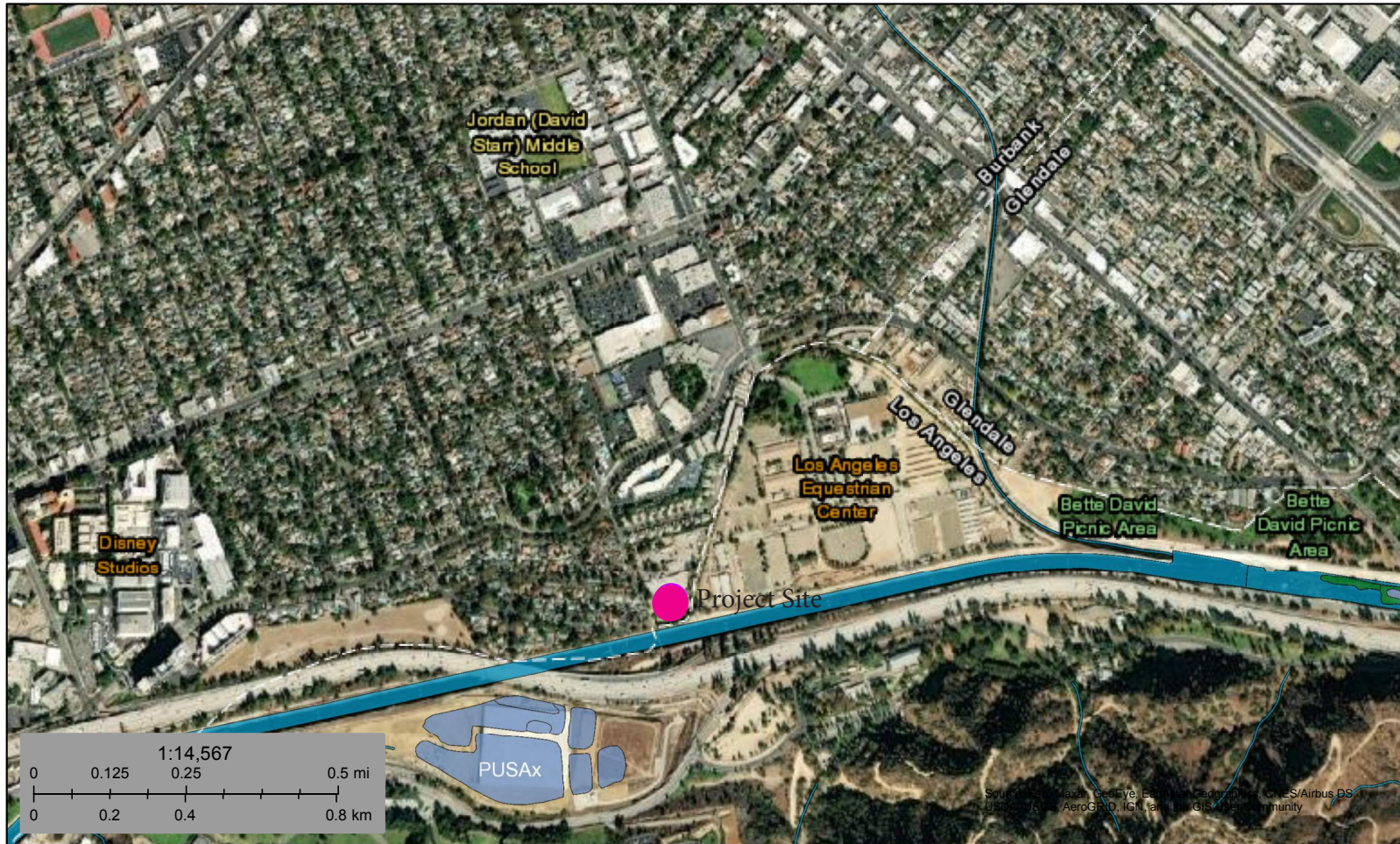
Jerry Brown, Governor,
State of California
Jules Lurie, Secretary for Resources,
The Natural Resources Agency
Ken Pimlott, Director,
Department of Forestry and Fire Protection

MAP ID: Burbank

DATA SOURCES
CAL FIRE Fire Hazard Severity Zones (FRSZ06_1)
CAL FIRE Very High Fire Hazard Severity Zones in LRA - Los Angeles (c19hsz06_5)



U.S. Fish and Wildlife Service
National Wetlands Inventory



June 1, 2021

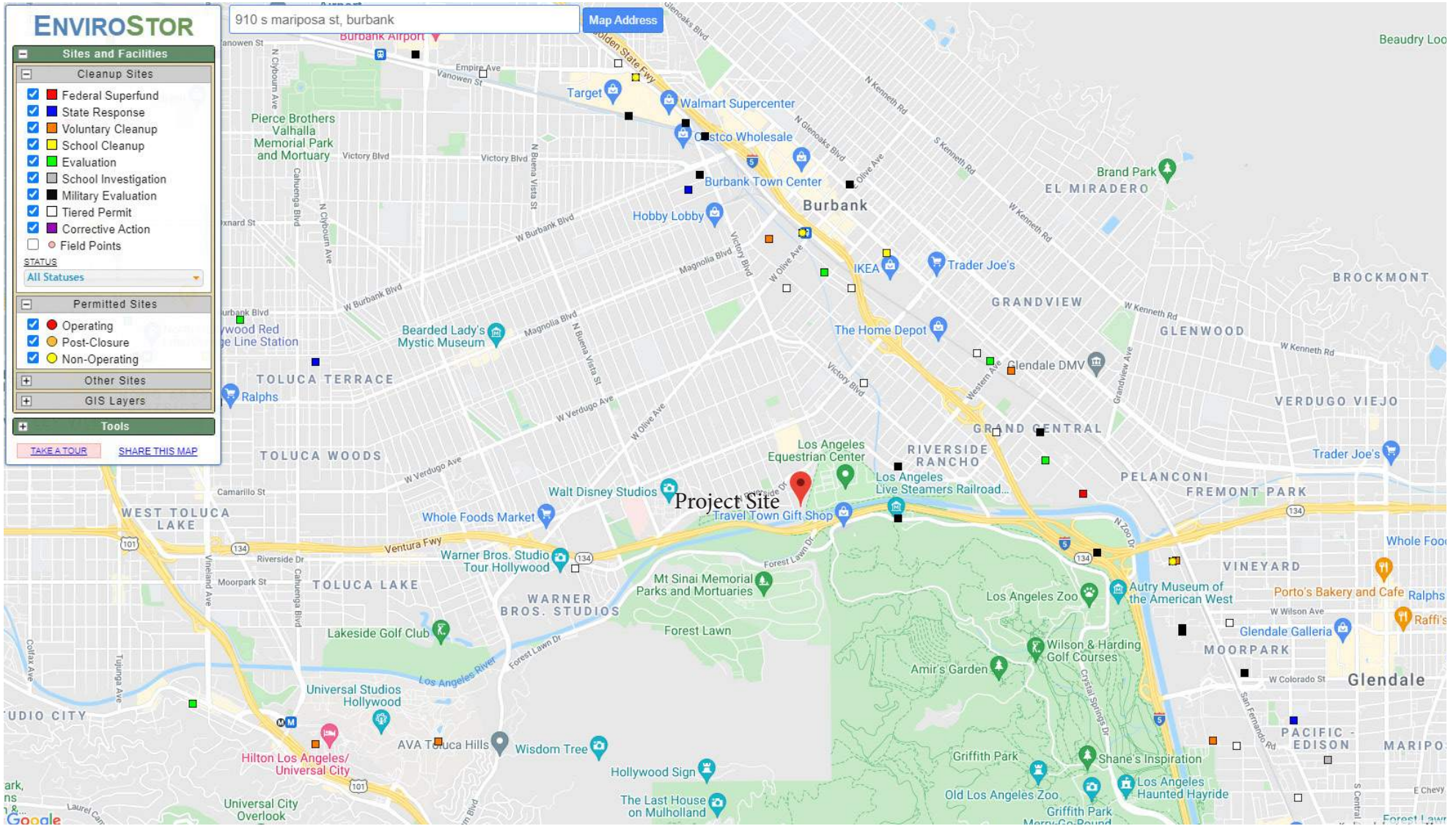
Wetlands

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|  Estuarine and Marine Deepwater |  Freshwater Emergent Wetland |  Lake |
|  Estuarine and Marine Wetland |  Freshwater Forested/Shrub Wetland |  Other |
| |  Freshwater Pond |  Riverine |

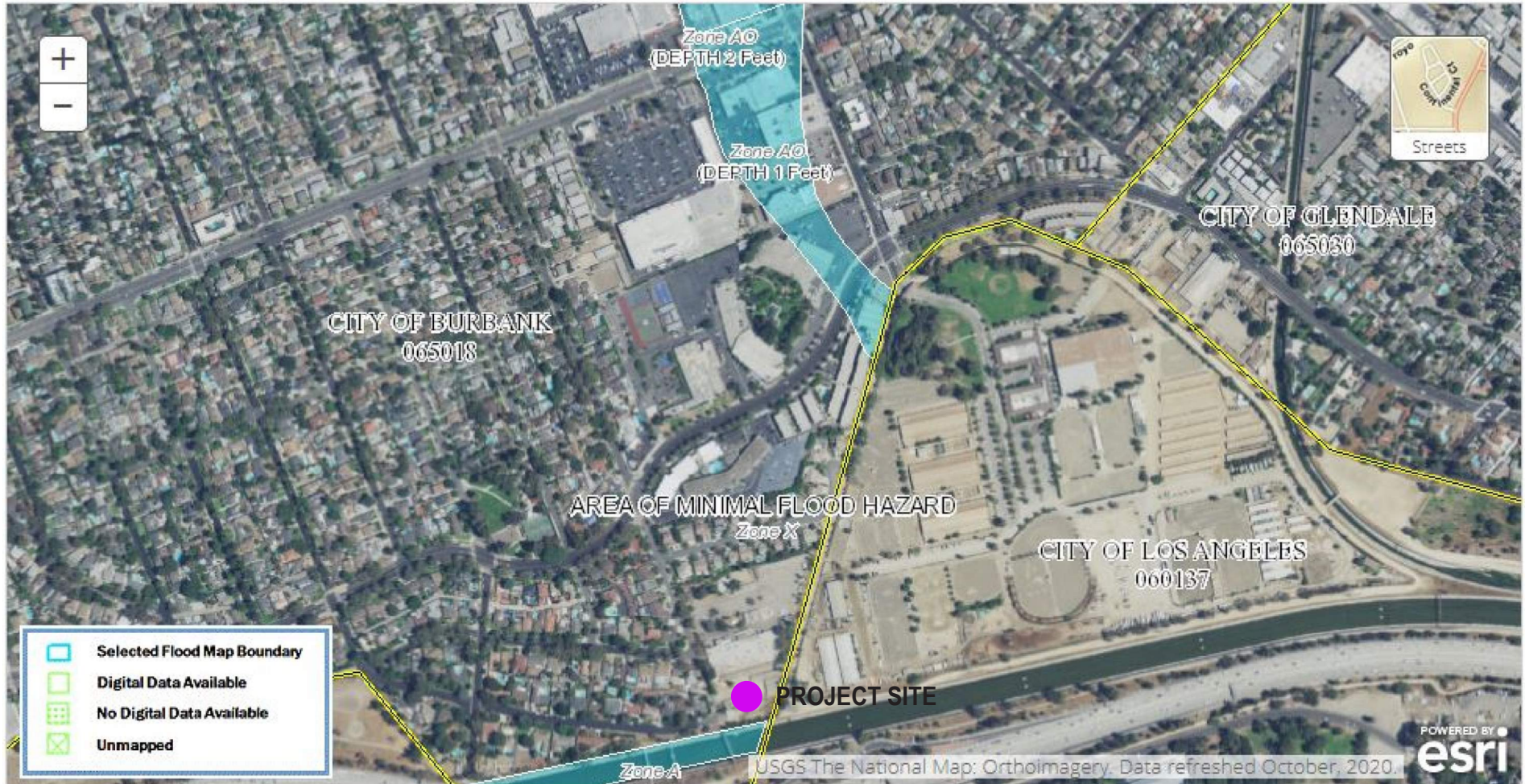
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National Wetlands Inventory (NWI)
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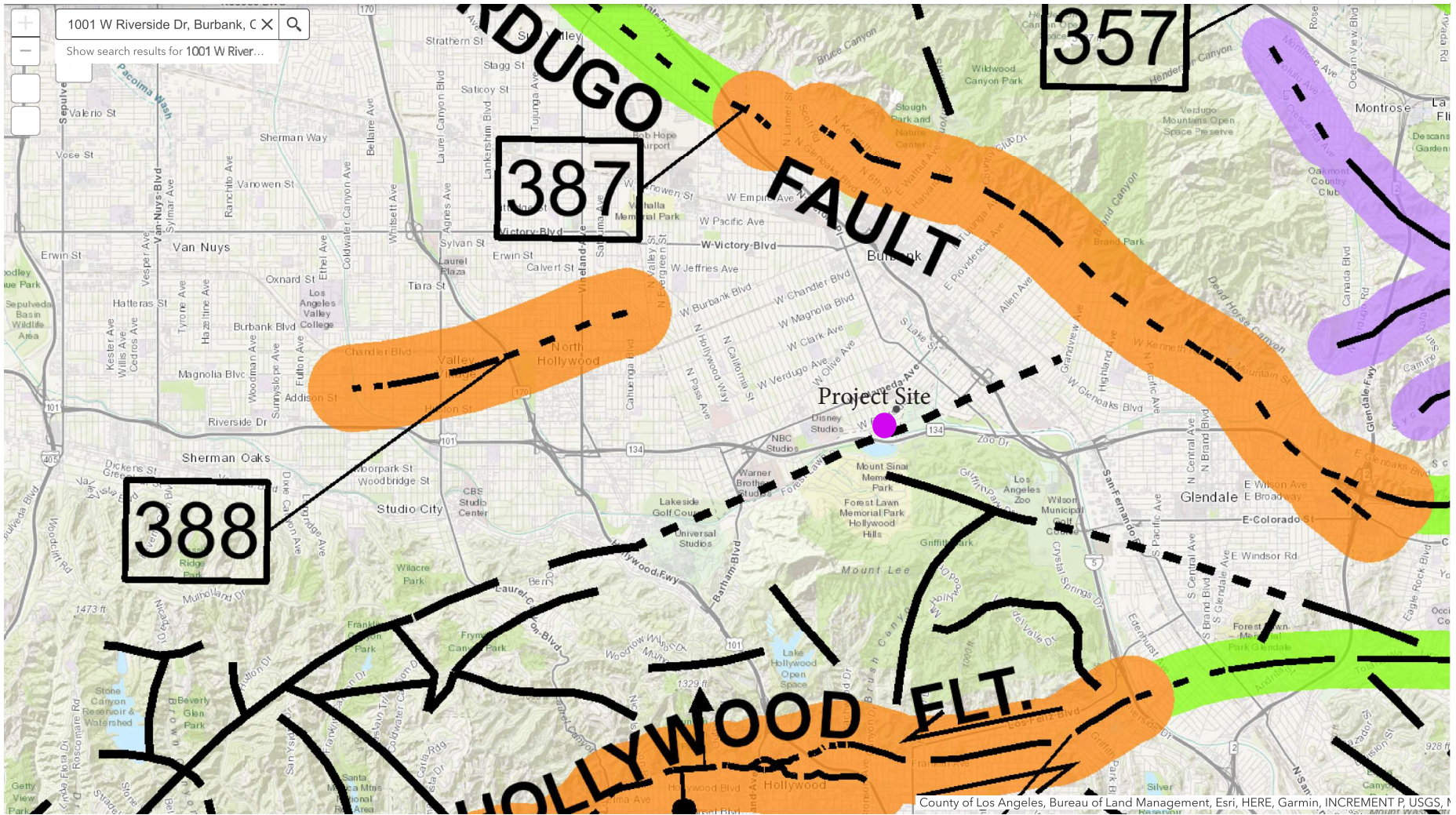






Fault Activity Map of California

California Geological Survey



County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, N

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