

RESOLUTION NO. _____

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.

THE CITY COUNCIL OF THE CITY OF BURBANK FINDS:

- A. Based upon the First Half Reporting Period of the 5th planning cycle (2014 – 2021), the City is subject to Senate Bill (SB) 35, Streamlined Ministerial Review and Approval Process (California Government Code 65913.4 and Burbank Municipal Code (BMC) 10-1-19300 et seq.);
- B. On October 27, 2022, Butterfly Gardens, LLC (“Applicant”) submitted a Notice of Intent to submit a SB 35 Application for Streamlined Ministerial Design Review for a housing development project located at 910 South Mariposa Street (the “Project”);
- C. On November 7, 2022, the Planning Division requested Tribal Consultation as required by Government Code Section 65913.4(b);
- D. On December 13, 2022, the City confirmed in writing the Project submitted at 910 South Mariposa Street was eligible for SB 35 Streamlined Ministerial Approval Processing;
- E. On March 13, 2023, the City and the Fernandeano Tataviam Band of Mission Indians completed the Enforceable Agreement for monitoring of the Project site;
- F. On March 31, 2023, the City and the Gabrieleño Band of Mission Indians completed the Enforceable Agreement for monitoring of the Project site;
- G. On April 24, 2023, Butterfly Gardens, LLC (“Applicant”) submitted a preliminary application for the Project under Senate Bill 330 (Housing Crisis Act of 2019; CA Government Code Section 65589.5);
- H. On June 16, 2023, Butterfly Gardens, LLC submitted an SB 35 application for 23 townhome units and a Vesting Tentative Tract Map No.84060 for Streamlined Ministerial Design Review and Approval Process;
- I. On July 25, 2023, the City Council of the City of Burbank held a duly noticed public hearing to consider the Community Development Director’s Determination that the Project is consistent with all applicable Objective General Plan, Zoning, and Subdivision, and Design Review Standards, as well as to conduct Streamlined Ministerial Review

pursuant to Burbank Municipal Code Title 10, Chapter 1 (Zoning), Article 19 (Zoning Procedures and Amendment), Division 12 (Streamlined Ministerial Approval Process) and approve Vesting Tentative Tract Map (No. 84060);

J. The Project is statutorily exempt from environmental review under the California Environmental Quality Act (“CEQA”) pursuant to Government Code Section 65913.4(d)(2) and CEQA Guidelines Section 15268;

K. The City Council considered the report, resolution, Exhibits A-F (Exhibit A-Resolution, Exhibit B-Objective Standard Consistency Table, Exhibit C-Informational Maps, Exhibit D-Prevailing Wage Letter, Exhibit E-Project Plans, Exhibit F-Vesting Tentative Tract Map) and recommendations of the Community Development Director and the evidence presented at such hearing; and

L. The City Council considered the testimony and evidence from the Project Applicant, and the general public presented at such hearing.

THE CITY COUNCIL OF THE CITY OF BURBANK RESOLVES:

Section 1. The Community Development Director’s Determination that Project No. 23-0002305, a proposal for 23 residential townhome units and Vesting Tentative Tract Map No. 84060 is consistent with all Objective General Plan, Zoning, Subdivision, and Design Review Standards and Government Code Section 65913.4, is hereby affirmed. Further the Burbank City Council approves the Ministerial Design Review for the Project with 23 residential townhome units and Vesting Tentative Tract Map No. 84060, subject to compliance with all applicable state and local objective planning, design, zoning, and subdivision standards, and the standard Conditions of Approval (Exhibit A). This approval is based upon the City Council’s determination that all required findings for approval of the requested Project application could be made as required under the Burbank Municipal Code (“BMC”) for Project No. 22-0002305, as follows:

a. Findings for Streamlined Ministerial Design Review:

The Project conforms to the requirements of Streamlined Ministerial Design Review as outlined in Burbank Municipal Code Title 10, Chapter 1 (Zoning), Article 19 (Zoning Procedures and Amendment), Division 12 (Streamlined Ministerial Approval Process); and California Government Code Section 65913.4, respectively.

The Project has been reviewed under the requirements noted in BMC Title 10, Chapter 1, Article 19, Division 12. A public hearing was noticed and held at the regular City Council meeting on July 25, 2023. At this public hearing, City staff, the Project Applicant and architect presented the Project and provided responses to questions regarding the proposed Project.

i. The Project complies with all requirements of California Government Code Section 65913.4(a), as detailed in Exhibits B, C, and D attached hereto and incorporated herein by this reference. Specifically, the 23-unit townhouse development is a multifamily housing development containing two or more units; the Project parcel is within incorporated City limits and at least 75

percent of the parcel adjoins urban uses, the Project site is surrounded by urban uses on all sides including residential, commercial recreation, office, and light industrial uses; the Project site General Plan land use designation and zoning permit residential development, and 100 percent of the Project square footage is designated for residential use. In this case the M-1 (Industrial) Zone allows a density of up to 20 units to the acre and the General Plan Land Use Designation of Rancho Commercial also allows a density of up to 20 units to the acre; the Project Applicant has committed at least 10% of the units to be dedicated to affordable for low-income households, and to record affordability covenants as required by Government Code 65913.4(a)(3); the Project is consistent with all zoning, General Plan, Subdivision and Design Review standards as provided in Exhibit B.

- ii. The Project site is not located in a coastal zone, on prime farmland or farmland of statewide importance as provided in Exhibit C, or on land zoned or designated for agricultural protection or preservation;
- iii. The Project site is not located in Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993) as provided in Exhibit C;
- iv. The Project site is not located in 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 as provided in Exhibit C;
- v. The Project site is not a hazardous waste site that is listed pursuant to Government Code 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 as provided in Exhibit C;
- vi. The Project site is not located within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, as provided in Exhibit C;
- vii. The Project site is not within a special flood hazard area as determined by the Federal Emergency Management Agency ("FEMA") in any official maps published by FEMA;
- viii. The Project site is not located within a regulatory floodway as determined by FEMA in any official maps published by FEMA;
- ix. The Project site is not located in 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), or in a 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 as provided in Exhibit C;

- x. The Project site is not located within 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) as provided in Exhibit C;
- xi. The Project site is not located under a conservation easement as provided in Exhibit C;
- xii. The Project site is currently developed with a commercial use and has previously been occupied by a commercial use. As such, the Project site:
 - a. Will not require the 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; housing subject to rent control; or housing currently occupied by tenants or that was occupied by tenants within the past 10 years;
 - b. Has not been previously used for housing occupied by tenants that was demolished within the past 10 years;
- xiii. Does not contain housing units that are occupied by tenants, or units that are, or were, subsequently offered for sale to the general public by the subdivider or subsequent owner of the property.
- xiv. The Project will not result in the demolition of a historic structure that is on local, state or Federal historic register;
- xv. The Project site is not 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;
- xvi. The Applicant for the Project commits that all construction workers employed in the execution of the development will be paid at least the applicable general prevailing rate of per diem wages or

apprenticeship wages, and will comply with all other applicable requirements listed in Government Code Section 65913.4(a)(8)(A)(ii);

- xvii. The Project is consistent with all objective subdivision standards in the BMC, and will pay prevailing wages and use a skilled and trained workforce pursuant to California Government Code Section 65913.4 as a condition of approval to the final map.
- xviii. The Project complies with all applicable development standards noted in the BMC, unless deviations are otherwise permitted through the concession requests sought under local and State density bonus law (BMC Section 10-1-634 et. seq. and California Government Sections 65915), as shown in Exhibit B – Objective Standards Consistency Analysis. More specifically, the Project complies with the M-1 Zone development standards related to: all required front yards, side setbacks, rear yards, 50% landscaping required of required front and side yards, design review standards with pitched roof, Spanish Colonial style architecture, complementary neutral and earth-tone color scheme and the use of Spanish tile and stucco, location requirements and all other applicable standards as identified in Article 8 (Industrial Uses and Standards), and Articles 11 through 24 of Chapter 1 (Zoning) of Title 10 (Zoning Regulations) as well as Section 10-1-630 (Additional Requirements for the Rancho Area).

b. Findings For Concession

The Project conforms to the requirements outlined in Burbank Municipal Code Section 10-1-634 et. seq. and California Government Code Section 65915.

In accordance with BMC Section 10-1-634 et. seq. and California Government Code Sections 65915, the Project is requesting one concession from the City's development standards. The Project is requesting the following development standard concession from the BMC:

1. Height: Maximum height in the M-1 Zone is determined by a Project's distance from the closest lot line of any property zoned for residential use (BMC 10-1-806(A)(1)). The Application proposes six three-story townhomes ranging from 70 to 280 feet from the single-family dwellings located west across Mariposa Street. The maximum building height for structures 50 feet to less than 150 feet from residentially zoned property is 35 feet. Further, structures that are 150 feet to less than 300 feet from residentially zoned property can have a maximum height of 50 feet. Roof and architectural features are permitted to exceed the maximum height by 15 feet. The Project proposes two buildings on the west side of the Project site – one fourplex with a 32 foot 5 inch top-of-plate height and one fiveplex with a 33 foot 5 inch top-of-plate height. However, the two buildings also feature roof decks, accessed by stairs that exceed the maximum height requirement by 7 feet 6 inches and 7 feet 9 inches respectively. The roof deck and stair access are considered a structural element of the building and

do not meet the definition of a roof or architectural element. Pursuant to State Density Bonus Law, the Project is eligible for one concession or incentive and is therefore requesting a concession to allow an exemption from the maximum building height requirement to facilitate the development of the proposed housing units allowed under the City's zoning and General Plan allowable density. Therefore, the proposed increased height is permitted and complies with state and local objective standards.

c. Vesting Tentative Tract Map

The Project conforms to the objective subdivision requirements outlined in Burbank Municipal Code Title 11 (Subdivisions) Chapter 1 (Subdivision Regulations).

Vesting Tentative Tract Map No. 84060 has been reviewed under the requirements in BMC Title 11, Chapter 1, and is conditionally approved, subject to compliance with all conditions of approval attached and incorporated herein.

Section 2. The City Clerk shall mail a copy of this Resolution to the Project applicants.

PASSED AND ADOPTED this ____ day of July, 2023.

Konstantine Anthony
Mayor

Approved as to Form:
Office of the City Attorney

Attest:

Kimberley Clark, City Clerk

By: _____
Lisa Kurihara
Senior Assistant City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF BURBANK)

I, Kimberley Clark, City Clerk of the City of Burbank, do hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the Council of the City of Burbank at its regular meeting held on this ____ day of July, 2023, by the following vote:

AYES:

NOES:

ABSENT:

Kimberley Clark, City Clerk

EXHIBIT A

CONDITIONS OF APPROVAL

EXHIBIT A
CONDITIONS OF APPROVAL
Project No. 23-0002305

SB 35 Housing Development Project and Vesting Tentative Tract Map No. 84060
(910 South Mariposa Street – Butterfly Gardens, LLC)

Planning Division

1. Project No. 23-0002305 a SB 35 Housing Development Project and Vesting Tentative Tract Map No. 84060 approves the construction of twenty-three (23) for-sale units, which includes two units that will be set aside as deed restricted dwelling units affordable to eligible low-income households and the creation of air rights for each individual condominium unit. The Project is located at 910 South Mariposa Street in the M-1 (Industrial) Zone.
2. Unless otherwise provided for under the provisions of SB 35 (The Affordable Housing: Streamlined Ministerial Approval Process), this approval shall expire if construction activity on the Project is not initiated within three years of the date of this approval (expires on July 25, 2026, or as otherwise provided under Government Code 65913.4(f)), unless the Property Owner has diligently developed the Project as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. The Project may receive a one-time, one-year extension if the Project Applicant can provide documentation that there has been significant progress toward getting the development construction ready, such as filing a building permit application. The Project Applicant can make a written request for a 1-year extension of the approved Project. The extension request is subject to the review and approval of the Community Development Director or his/her designee.
3. The operation/construction on the Project site shall remain in substantial conformance with the request and with the application materials submitted by the Applicant and the Project plans date stamped and approved by the City Council on July 25, 2023, and placed on file in the office of the City's Community Development Department's Planning Division. The Project Applicant shall provide material boards for the proposed buildings that include the colors and finishes of the different building model types. These material boards must be submitted as part of the plan check submittal and must be reviewed and approved by the Planning Division prior to the issuance of a building permit for any of the buildings. The Community Development Director or their designee may approve minor modifications to the City approved plans within the approved building envelope. Additional modifications to the approved plans may be requested, reviewed, and approved as provided by Government Code 65913.4(f)-(g), subject to the review and approval of the Community Development Director or their designee.
4. The Project Applicant shall comply with all Federal, State, and local laws. Violation or conviction of any of those laws in connection with the Project will be cause for revocation of this approval.

5. The Project Applicant shall list these standard Conditions of Approval in the construction plans submitted to the Building and Safety Division as part of a building permit request. The Applicant shall also provide a separate written document in spreadsheet table format or similar outlining how, or where, each of the Conditions of Approval have been addressed in the building permit plan set for all City Division/Department's conditions enclosed and provide the same number of copies as building plan sets submitted for Building Plan Check.
6. By signing and/or using this approval, the Applicant acknowledges all the conditions of approval imposed and accepts this approval subject to those Conditions of Approval and with full awareness of the provisions of the Burbank Municipal Code. Failure of the Applicant or property owners to sign the Project's conditions does not affect their enforceability by the City or other responsible entity. These Conditions of Approval are binding upon all future property owners and occupants of the Project site located at 910 South Mariposa Street.
7. The Project must maintain the areas and square footage of landscaping that are noted on the plans approved by the City Council. Any deviations from the plans must be reviewed and approved by the Community Development Director or their designee.
8. Colors and materials shown on the plans must be reflected on the Building Permit plans unless otherwise approved by the Community Development Director or their designee. A material board and color pallet board shall be provided for each of the proposed residential building types.
9. The height of the buildings must be measured from grade in accordance with the BMC definition of "Grade" as defined in BMC Section 10-1-203. Building section details for each building must be included in the plans submitted for building plan check. These sections must depict the height measurement noted from grade to the top of plate, and to the roof pitch/appurtenant structures.
10. The Project must be built and operated in conformance with the applicable state and local objective design, development, and subdivision standards as approved by the City Council.
11. The Project shall be built to conformance with the applicable provisions of the City's Inclusionary Housing regulations.
12. A Tract Map application shall be submitted prior to the issuance of a Final Certificate of Occupancy for the Project, subject to the review and approval of the City's Community Development Director or his/her designee. The Tract Map process shall be completed within three years of submittal, and before the issuance of any Certificate of Occupancy.
13. Pursuant to the Enforceable Agreement between the City and the Fernandeano Tataviam Band of Mission Indians (FTBMI), the Project Applicant shall retain a professional Cultural Resources monitor procured or selected by the FTBMI to observe all clearing, grubbing, and grading operations. If cultural resources are

encountered, the monitor will have the authority to request that ground-disturbing activities cease within 60 feet of discovery to assess and document potential finds in real time. One monitor will be required on-site for all ground-disturbing activities in areas designated through additional consultation. However, if ground-disturbing activities occur in more than one of the designated monitoring areas at the same time, then the parties can mutually agree to an additional monitor, to ensure that simultaneously occurring ground-disturbing activities receive thorough levels of monitoring coverage.

- All archeological documents created as a part of the Project (isolate records, site records, survey reports, testing reports, and monitoring reports) shall be provided to the FTBMI.
 - The Applicant and City shall, in good faith, consult with the FTBMI on the disposition and treatment of any Tribal Cultural Resource encountered during the Project implementation.
14. Applicant shall provide notice to FTBMI not less than 14 calendar days prior to commencement of ground disturbing activities to ensure FTBMI has sufficient time to schedule adequate site monitoring personnel.
 15. FTBMI shall be responsible to retain sufficient monitoring personnel to meet its monitoring obligations during all phases of ground disturbing activities. The applicant may, but shall have no obligation to, stop ground disturbing activities in the event FTBMI is not able to attend or monitor the site.
 16. The Project Applicant shall pay FTBMI a rate of \$150.00 per hour for all monitoring costs and expenses.
 17. The FTBMI Monitor shall complete monitoring logs on a daily basis, providing descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified and available to the City upon request. The on-site monitoring shall end when grading and excavation activities of native soil (i.e., previously undisturbed) are completed, or when the FTBMI Native American Monitor has indicated that the site has a low potential for cultural resources, whichever occurs first. The City may request a copy of all field documentation from the FTBMI Native American Monitor. In addition, the FTBMI Native American Monitor shall provide the City a "closeout report" that addresses the FTBMI Native American Monitors role on the Project and provides a summary of cultural findings, if any.
 18. FTBMI shall comply with Applicant's site access and workplace safety requirements.

19. If human remains or funerary objects are encountered during any activities associated with the Project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to California Health and Safety Code § 7050.5 and that code enforced for the duration of the Project.

20. The Project applicant shall retain and compensate a professional Tribal Cultural Resources monitor procured or selected by the Gabrieleño Band of Mission Indians – Kizh Nation (the “Kizh” or the “Tribe”). Prior to the commencement of any “ground - disturbing activity” for the subject Project at all Project locations (i.e.: both on-site and any off-site locations that are included in the Project description/ definition and/or required in connection with the Project, such as public improvement work). “Ground-disturbing activity” shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching. If cultural resources are encountered, the Native American monitor will have the authority to request that ground-disturbing activities cease within 50 feet of discovery to assess and document potential finds in real time. One monitor will be required on-site for all ground-disturbing activities in areas designated through additional consultation. However, if ground-disturbing activities occur in more than one of the designated monitoring areas at the same time, then the Project Applicant, doing business as Butterfly Gardens LLC, and Kizh can mutually agree to an additional monitor, to ensure that simultaneously occurring ground-disturbing activities receive thorough levels of monitoring coverage.
 - All archaeological documents created as a part of the Project (isolate records, site records, survey reports, testing reports, and monitoring reports) shall be provided to the Gabrieleño Band of Mission Indians – Kizh Nation.
 - The applicant and City shall, in good faith, consult with the Gabrieleño Band of Mission Indians – Kizh Nation on the disposition and treatment of any Tribal Cultural Resource encountered during the Project implementation.

21. Applicant shall provide written notice to the Gabrieleño Band of Mission Indians – Kizh Nation not less than 30 days prior to commencement of ground disturbing activities to ensure the “Tribe” has sufficient time to schedule adequate site monitoring personnel.

22. The Gabrieleño Band of Mission Indians – Kizh Nation shall be responsible to retain sufficient monitoring personnel to meet its monitoring obligations during all phases of ground disturbing activities. The applicant shall be obligated to contact The Gabrieleño Band of Mission Indians 24-72 hours prior to any ground disturbance activities on the Project site, so that there is sufficient monitoring personnel to meet its monitoring obligations during all phase of ground disturbance activities to, stop ground disturbing activities in the event Gabrieleño Band of Mission Indians – Kizh Nation is not able to attend or monitor the site.

23. The Tribe shall charge a fee according to Tribal monitoring services at industry standards for the Tribal monitoring services of all ground disturbances. The Project applicant shall be responsible for payment of the fee.
24. The Gabrieleño Band of Mission Indians – Kizh Nation Monitor shall complete monitoring logs on a daily basis, providing descriptions of the daily ground disturbing activities, including construction activities, locations, soil, and any cultural materials identified and available to the City upon request. The on-site monitoring shall end when grading and excavation activities of native soil (i.e., previously undisturbed) are completed, or when the Gabrieleño Band of Mission Indians – Kizh Nation Monitor has indicated that the site has a low potential for cultural resources, whichever occurs first. The Gabrieleño Band of Mission Indians – Kizh Nation Monitor logs will identify and describe any discovered Tribal Cultural Resources, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or “TCR”), as well as any discovered Native American (ancestral) human remains and burial goods. The City shall request a copy of all field documentation from the Gabrieleño Band of Mission Indians – Kizh Nation Monitor. In addition, the Gabrieleño Band of Mission Indians – Kizh Nation Monitor shall provide the City a “closeout report” that addresses the Gabrieleño Band of Mission Indians – Kizh Monitor’s role on the Project and provides a summary of cultural findings, if any.
25. The Gabrieleño Band of Mission Indians – Kizh Nation shall comply with Applicant’s site access and workplace safety requirements.
26. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to California Health and Safety Code §7050.5 and that code enforced for the duration of the project.
27. Applicant must provide a Construction Management Plan (CMP) that includes amongst other things, construction staging, traffic coordination, construction haul routes information and the identification of construction contractor/subcontractor including on and off-site (if applicable) parking throughout the extent of construction. The CMP is subject to review and approval by the Community Development Director or his/her designee. The Applicant and/or on-site primary general contractor (superintendent) shall have the responsibility of monitoring and enforcing the approved Construction Management Plan. The CMP shall provide a comprehensive outline of how the Applicant and Contractor(s) shall implement construction work at the Project site and vicinity, as well as addressing the issue of parking, access, deliveries, et cetera.
28. The Project Applicant shall indicate the location of construction personnel parking throughout the extent of construction. Additionally, no construction personnel will be permitted to park any vehicle anywhere on any of the surrounding City streets.

Contractors shall be required to post, and enforce, “NO CONSTRUCTION PARKING” signs at these locations to alleviate neighboring concerns.

29. There shall be no set-up, staging, or similar operations whatsoever until 7:00 a.m. Monday through Friday and not until 8:00 a.m. on Saturday.
30. There shall be no deliveries to the site accepted prior to 7:00 a.m. Delivery vehicles, if any, prior to 7:00 a.m. shall not impede or block traffic, idle the engine, nor otherwise generate any public nuisances. A queuing plan for delivery trucks shall be included as part of the CMP to identify acceptable locations.
31. Request for work outside of BMC construction hours may be granted for specific purposes, and limited time periods only. All requests must be submitted in writing to the City Building Official and approved prior to commencing any off-hour work.
32. In addition to the above requirements, the general contractor and on-site construction superintendent (or other designated primary contractor responsible for activities on and around the Project site) shall continue to strictly enforce the other construction requirements specific to the Project, which includes, but is not limited to the following: the construction site and its perimeter area shall be kept free of trash, debris, and litter throughout the period of construction.
33. The Project Applicant shall identify, to the satisfaction of the City of Burbank Community Development Department’s Planning Division, a qualified “Noise Disturbance Coordinator”. The Noise Disturbance Coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the Noise Disturbance Coordinator shall notify the City within 24 hours of the complaint and determine the cause of the noise complaint (e.g., starting too early, malfunctioning muffler, etc.) and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the City of Burbank Community Development Director or his/her designee. All signs posted at the construction site shall include the contact name and the telephone number for the Noise Disturbance Coordinator in addition to the general contractor and construction superintendent.
34. The Project must comply with all applicable standards outlined and stated in the Burbank Municipal Code Title 10, Chapter 1, including but not limited to Article 8 for the M-1 zone (Industrial Uses and Standards), and 10-1-630 (Additional Requirements in the Rancho Area).
35. The Project shall not exceed a density of more than 23 units per acre.
36. The Project shall not exceed a building height greater than 45 feet and 9 inches.
37. The Project shall comply with the open space requirements outlined in BMC Section 10-1-806(B).
38. Pursuant to BMC Section 10-1-635, the City shall grant a concession from the height requirement stated in BMC 10-1-806 of 35 feet.

39. The Project must comply with the landscaping requirements outlined in BMC Section 10-1-806(C)(3).
40. The Project must comply with parking standards outlined in BMC Section 10-1-1401.
41. The Project must comply with the parking standards noted on the plans adopted by the City Council in compliance with applicable local and State regulations for an SB 35 Project (CA Govt. Code Section 65913.4). Any reduction in the number of parking stalls shall be subject to review and approval by the Community Development Director or their designee.
42. The construction plans must remain in compliance with the design elements and architectural designs that are shown on the plans approved by the City Council during ministerial design review. Any deviations from these standards must be approved by the Community Development Director or his/her designee and must comply with the design standards outlined in BMC Section 10-1-1113.1 and Section 10-1-630.
43. All parking stalls on-site must meet the requirements outlined in BMC Section 10-1-1401, unless otherwise modified by applicable State Density Bonus Law and/or California Government Code Section 65913.4.
44. The ingress and egress to and from parking stalls on site shall comply with standards outlined in BMC Section 10-1-1403.
45. The location of parking stalls shall comply with standards outlined in BMC Section 10-1-1412.
46. The Project must comply with the parking lot design standards outlined in BMC Section 10-1-1417.
47. Where applicable, any parking lots abutting and adjacent to residential zones must comply with BMC Section 10-1-1417.2.
48. The Project shall comply with landscaping requirements outlined in BMC Section 10-1-1418.
49. The Project must comply with the curb-cut standards outlined in BMC Section 10-1-1602.
50. The Project must comply with the driveway width standards outlined in BMC Section 10-1-1603.
51. The Project must comply with the driveway slope requirements outlined in BMC Section 10-1-1604.
52. The Project shall comply with turn-around area requirements outlined in BMC Section 10-1-1606.

53. The Project must comply with the City's Inclusionary Housing requirements outlined in BMC Section 10-1-646.
54. The Project must comply with the design and dispersion standards for inclusionary units outlined in BMC Section 10-1-651.
55. The timing of construction of the designated inclusionary units shall comply with BMC Section 10-1-651(B).
56. The Project must comply with the duration of time the inclusionary units must remain as affordable units restricted for sale to qualifying low-income households as outlined in BMC Section 10-1-651(C).
57. The Project shall comply with right-of-way, roadway, parkway, and median width requirements outlined in BMC Section 11-1-1009.
58. The Project shall comply with the lot area, width and depth requirements outlined in BMC Section 11-1-1101.
59. The Project shall comply with the lot frontage requirements outlined in BMC Section 11-1-1102, unless otherwise modified under State Density Bonus Law with the issuance of a concession or a waiver.
60. The Project shall comply with site drainage requirements as outlined in BMC Section 11-1-1509.
61. The Project shall comply with the sanitary sewer requirements outlined in BMC Section 11-1-1512 and BMC Title 8, Chapter 1.
62. The Project shall comply with sidewalk requirements as outlined in BMC Section 11-1-1513.
63. The Project shall comply with the street lighting system requirements outlined in BMC Section 11-1-1514.
64. The Project shall comply with the ungrounding of utility requirements outlined in BMC Section 11-1-1515.
65. The Project shall comply with the water system and fire hydrant requirements outlined in BMC Section 11-1-1516.
66. The Project shall comply with the street trees and plants requirement outlined in BMC Section 11-1-1517.

Housing Division

67. The Project Applicant shall enter into one Affordable Housing Agreement with the City that will satisfy the requirements of the Burbank Municipal Code, Inclusionary

Housing and Density Bonus Implementing Regulations, Government Code Section 65915, Government Code Section 65913.4, and any applicable HCD Guidelines. The Affordable Housing Agreement shall be finalized and recorded with the City prior to the issuance of any certificate of occupancy or approval of the final map for the Project, whichever occurs first. The Affordable Housing Agreement must include the following provisions identified below:

- A table showing the number of bedrooms, unit size, and location of each of the Affordable Units and a floor plan that references the table and shows the type of Affordable Unit and location to ensure units are dispersed throughout the site.
- Provisions for the review and approval of a Marketing and Tenant Selection Plan.
- Description of the process for qualifying prospective homebuyer households for income eligibility.
- To comply with all the provisions of the Burbank Municipal Code, Government Code Section 65915, Government Code Section 65913.4, and the HCD Guidelines, the Affordable Units shall remain reserved for lower income homebuyers in perpetuity for as long as the land is used for housing, which shall not be less than 55 years. Household incomes of eligible households shall not exceed eighty percent (80%) of annual median income (AMI), adjusted for actual household size, as AMI is determined annually by HCD (25 CCR Section 6932). Sales prices shall be calculated as provided in Health & Safety Code Section 50052.5 and 25 CCR 6920.
- Any other specific provisions required by the Burbank Municipal Code, Inclusionary Housing and Density Bonus Implementing Regulations, Government Code Section 65915, Government Code Section 65913.4, and the HCD Guidelines.

68. The Project Applicant is subject to full cost recovery of City expenses, including any consultant time, for drafting and recording the Affordable Housing Agreement with the City and for ensuring the Project Applicant's compliance with said agreement. These fees are authorized by the City of Burbank fee schedule under Article III Land Use and Zoning, and Article I, Section 14 (Real Estate Services).

69. Recording of Agreements with Buyers of Affordable Units. The City shall provide Affordability Agreements and other documents (which may include resale restrictions, deeds of trust, rights of first refusal, and/or other documents) between the City and the homebuyer that must be executed and/or recorded against each Affordable Unit at the time of sale. The Project Applicant shall ensure that the Affordability Agreements and other documents provided by the City are properly executed and recorded.

70. The Affordability Agreement for each Affordable Unit shall include a requirement for owner-occupancy of the Affordable Unit and a provision for City monitoring of that requirement and other provisions of the Affordability Agreement. City monitoring will include a requirement for the homebuyer to either a) utilize annually an on-line system to collect and submit documents to demonstrate compliance with the Affordability Agreement; or b) pay an annual fee, adopted by the City Council, for City staff or a City-hired consultant to collect, review, and audit compliance of each homeowner. The future homebuyers are subject to full cost recovery of City expenses to ensure compliance with the Affordability Agreement. These Fees are authorized by the City of Burbank fee schedule under Article III Land Use and Zoning, and Article I, Section 14 (Real Estate Services).

Building Division

71. All projects shall comply with Title 9, Chapter 1, of the Burbank Municipal Code, and the **2019 edition** of the California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards and Building Energy Efficiency Standards, including all intervening Code cycles and local amendments adopted as of January 01, 2023.

72. Plans and reports submitted for Plan Check Review are to be submitted electronically. For more information about the online submittal process, please contact the Building Division at 818-238-5220 or via email at eplancheck@burbankca.gov.

73. All conditions of approval are to be reproduced on the construction document drawings as part of the Approved Construction Set.

74. All Departments that have provide Conditions of Approval are to review drawings and provide final approval via online electronic review, prior to issuance of Building Permit.

75. Development Impact Fees are assessed by the City for construction of new commercial and/or residential square footage as listed in the Burbank Fee Schedule and Title 10, Article 22, of the Burbank Municipal Code.

76. Low Impact Development (LID): A LID Plan is required for City review that provides a comprehensive, technical discussion of how the project will provide on-site retention in compliance with the requirements of the LID Ordinance and LID Standards Manual. (BMC 9-3-414 and the California Green Building Code.)

Best Management Practices and control measures shall be prioritized in the following order:

- i. On-site infiltration, bioretention, and/or rainfall harvest.
- ii. On-site biofiltration, off-site ground water replenishment, and/or off-site retrofit.

77. New or Addition/Alteration construction projects within the City of Burbank are subject to MWELo review. (BMC 9-3-500)

- Full structure demolition and new construction are required to provide a full MWELo plan check set for review.
- New or replacement landscape areas for residential and non-residential projects between 500 (new) and 2,500 (replacement) square feet requiring a building or landscape permit, plan check, or design review will be required to complete, either a Performance or Prescriptive Compliance Method. Full house demolition will require MWELo review, either prescriptive or performance, no exceptions.

78. The Project site shall comply with accessibility requirements for the various occupancies as stated in California Building Code Chapter 11. Accessibility regulations apply to all common areas and pools and spas.

79. The parking layout will have to comply with City standards, including minimum turning radii for accessing parking stalls.

80. Separate Permits will be required for the following:

- Demolition
- Grading & Shoring
- Architectural & Structural

81. Deferral of any submittal items shall have prior approval of the City Building Official. The registered design professional in responsible charge shall list the deferred submittals on construction documents for review.

82. Screening will be required for equipment located in front and side yards. The screening will include the electrical panels, A/C compressor units, gas meters, and transformers. All screening will be subject to approval by Planning and Building divisions, and BWP. (BMC 10-1-1113.1, BMC 10-1-1417.1).

83. Grading and drainage plans will be required, and a separate Grading & Shoring Permit will be required. Geotechnical report to be submitted along with Grading & Shoring Permit Application.

84. The City's mandatory Construction & Demolition Debris Diversion Ordinance requires the recycling and diversion of at least 65% of construction and demolition debris. A refundable deposit and non-refundable administrative fee will be collected prior to permit issuance. The Ordinance applies to all demolitions and to

new construction, additions, remodels, renovation, tenant improvement and alteration projects over 500 square feet in scope of work. (BMC 9-1-11-1012).

85. A stamped setback certification by a Licensed Surveyor will be required to certify the location of the new construction in relation to the setbacks prior to the first foundation inspection.
86. Plans submitted for plan check must be stamped by State-licensed architect or engineer unless the project is one of the following listed below and complies with conventional light wood frame construction requirements in the California Building Code and local City Building Code:
- Wood-framed, single-family dwellings not more than two stories in height;
 - Wood-framed, multi-family dwellings not more than two stories in height, and limited to four dwelling units per parcel;
 - Wood-framed, garages or accessory structures for single-family dwellings not more than two stories in height;
 - Non-structural or non-seismic storefronts, interior alterations, or additions.
87. Approved hours of construction are:
- | | |
|-----------------|--------------------|
| Monday – Friday | 7:00 am to 7:00 pm |
| Saturday | 8:00 am to 5:00 pm |
- No construction is permitted by contractors or subcontractors after hours, on Sunday or on City holidays without prior written request and approval from the Community Development Department.

Transportation Division

88. Provide a 37-foot dedication along the entire project frontage that allows the City to widen South Mariposa Street in accordance with the Burbank2035 General Plan. Utilize the following dimensions (from the 910 South Mariposa Street property line along the project frontage): 13-foot decomposed granite area that can be optionally improved with small plants, bushes, or shrubs, at the applicant's discretion, to be maintained by the applicant; a 5-foot sidewalk with a 7-foot planting strip maintained by the applicant (for 12 feet of total parkway); 8-foot parking lane; 11-foot northbound travel lane; 11-foot southbound travel lane; maintain existing planting strip and sidewalk on the opposite curb. This cross-section allows for the future construction of a bridle path on South Mariposa Street which is identified as a Long-Term Priority Project in the City of Burbank Complete Our Streets Plan.
89. Install pedestrian ramp at the curb between driveway and southern property line across from SW corner of Mariposa and Valley Heart. Design per [Caltrans Standard Plans](#) A88A Case F to connect project pedestrian path of travel to contiguous public sidewalk. Standard for pedestrian connectivity is Burbank2035 General Plan Mobility Element Policy 5.5 which requires new development to provide land necessary to accommodate pedestrian infrastructure, including sidewalks at the standard widths specified in Table M-2.

90. Change curb at driveway to Type 2 per Burbank Standard Plan [BS-103](#).

Parks and Recreation

91. Submit landscape and irrigation plans prepared by a licensed landscape architect. Must comply with Municipal Water Efficient Landscape Ordinance (MWELo) requirements if over 500 square feet of landscape.
92. Do not remove any street/parkway trees unless the Director or appointee gives an approval and applicant is subject to pay the value of the tree removed BMC 7-4-111(A), 7-4-102, and 7-4-105.
93. Contact Forestry Division for list of approved street trees. All street trees shall be a minimum of 24" box size. Trees shall be installed with Arbor Guards.
94. Add note to the planting plan: Applicant to install the street trees, they must contact the Forestry Supervisor, at (818) 238-5343, at least forty-eight (48) hours prior to installation. Failure to contact the City for inspection and installation may cause the removal and replacement at the owner's expense.
95. Tree wells required if planting in public right-of-way. BMC 7-4-118.
96. Provide irrigation bubbler to street trees. BMC Section 10-4-2713
97. Provide automatically controlled irrigation system to the parkway. BMC 10-1-2713
98. Must comply with Art in Public Places Ordinance. BMC 10-1-1114.
99. Provide an arborist/landscape architect valuation of any tree removed from the public rights-of-way for the Project. BMC 7-4-105.

Burbank Water and Power (BWP) – Electric Division

100. The following information shall be included on the construction plans:
 - a. Location of the existing electric service panel
 - b. Dimensions/location of existing/proposed public improvements adjacent to project.
 - c. The width and the location of all the existing and proposed easements.
 - d. Fully dimensioned building elevations showing height of structure from natural grade.
 - e. Proposed location of the electric service panel/meters.
 - f. Proposed location of the any pad-mounted electrical equipment.

101. Plan approval will not be given until an electric service confirmation is obtained. Contact BWP Engineering at (818) 238-3575. The plans must show the pertinent information related to the method of service as specified on the confirmation.

Load Requirements

102. A load schedule and secondary service schematic will be required to determine the extent of the electrical load requirements. An electronic copy of a plot plan of the site, showing all the existing and proposed substructures, complying with BWP AutoCAD standards should also be provided to BWP Electrical Engineering to aid the electrical design. BWP will provide full comments after the electrical sheets are provided. A meeting should be scheduled between the developer, project architect, electrical engineer, and BWP Electrical Engineering early in the design stage of each phase of the project to discuss all the issues and to finalize the location of the facilities. BWP Rules and Regulations ("Rule") 2.01(d).
103. Loads below 5MVA will be fed from the existing system but will require upgrades to accommodate the new development, at the developers cost. BWP Rules and Regulations 2.01(j).
104. Loads 5MVA or greater will require a new substation. The developer must provide the necessary space (a minimum of 125' x 80', with two 20' access roads on two sides), if a substation is required. Please contact BWP Engineering at (818) 238-3575 for details if the projected load will exceed 5MVA. 3.26 per BMC 8-2-203).

Substructure

105. Overhead BWP electrical facilities traversing or adjacent to the development are to be converted to underground at the developer's cost. The developer will be responsible for costs involved in converting existing overhead electric services to underground for any customers impacted by this underground conversion. BMC 8-2-203.
106. The proposed development will require the installation of pad-mounted switches and transformers. The pad-mounted switches will be looped on the line side. BMC 8-2-203.
107. The proposed development will require transformer and switch pads, which have a vault underneath them. No structures are allowed to be constructed underneath these vaults. BMC 8-2-203.
108. The installation of pad-mounted transformers and switches will require the use of a crane or boom truck. To facilitate this installation, a vertical clearance of 40' from the transformer or switch pad level should be maintained. Any design that would restrict vertical access clearance to a level below 40' shall be subject to BWP approval. BMC 8-2-203.

109. Provide a minimum 14' x 18' clear accessible area at grade level on undisturbed soil with easy crane access 20-foot wide for each three-phase pad-mount transformer facility. BMC 8-2-203.
110. Provide a minimum 10' x 17' clear accessible area at grade level on undisturbed soil with easy crane access 20-foot wide for each single-phase pad-mount transformer facility. BMC 8-2-203.
111. The proposed development will require the installation of 4' x 6' primary pull-boxes. BMC 8-2-203.
112. The proposed development will require the installation of 8' x 14' primary manholes. BMC 8-2-203.
113. Additional conduits may be required pursuant to Rule 2.81(c). BMC 8-2-203.
114. The developer will provide 5' wide recorded easement for the new underground system from the property line to the switch and a minimum 25' x 15' clear accessible easement for a pad-mount switch. The developer's surveyor will provide a legal description of the easements, which will be reviewed by Burbank Water and Power and then processed by the Community Development Department (contact 818-238-5250 for recording). BMC 8-2-203.
115. The developer's contractor will provide as-built drawings showing the exact location of underground substructure installed to serve the property. BMC 8-2-203.
116. All substructure work including transformer pads, switch pads, pull boxes, grounding systems, primary conduits and secondary conduits are the responsibility of the developer and shall be done in accordance with Burbank Water and Power drawings and specifications. BMC 8-2-203.
117. Any existing and proposed substructure on-site and off-site, which may affect the location of the new underground electrical system and any other improvements shall be identified and shown on the final plans in order to avoid a potential conflict with other substructure. BMC 8-2-203.
118. BWP will provide the following items at the developer's cost:
 - A. Construction drawings for all substructure work
 - B. Engineering support during construction
 - C. Inspection of the work performed by the developer's contractor to ensure the work is done per the plans provided by BWP and per BWP specifications
 - D. Installation of all transformers, switches, primary cables, and metering devices
 - E. Termination of the secondary cables at the transformer

119. The developer's contractor shall install secondary conduits, pull cable from the transformer to the switchboard, and terminate the secondary cables on the switchgear. BMC 8-2-203.
120. Depending on the location of the switchgear (whether it is outside or inside the building), secondary conduits and cables will be inspected and approved by both the BWP inspector and the Building Inspector (switchgear inside the building) or by the BWP inspector (switchgear outside the building). BMC 8-2-203.
121. The Building Inspector will provide structural inspection of secondary conduits for compliance with the Building code-concrete encasements, fire walls, support of the conduit package, etc. The BWP inspector will inspect the amount and size of secondary conduits and cables. BMC 8-2-203.

Safety/Clearances

122. The State of California Public Utilities Commission General Order No. 95 requires that no building or structure be allowed to encroach within the envelope 12' vertical and 6' horizontal from the existing high voltage lines along the existing alleys within project boundary. The lines are approximately 33 feet from grade. The actual height and location of the conductor attachment has to be surveyed and shown on the plans.
123. The State of California Public Utilities Commission General Order No. 95 requires that no building or structure be allowed to encroach within the envelope 8' vertical and 3' horizontal from the existing low voltage lines along the existing alleys within project boundary. The lines are approximately 27 feet from grade. The actual height and location of the conductor attachment has to be surveyed and shown on the building plans.
124. The State of California Public Utilities Commission General Order No. 95 requires that no temporary scaffolding, platforms or supporting framework upon which men may work be allowed to encroach within the required clearance envelopes as stated in Conditions No. 122 and 123.
125. Burbank Water and Power Rules and Regulations require that no open patios or balconies will be erected underneath any high voltage overhead conductor regardless of vertical clearance. (BWP Rules and Regulations 2.34(b) per BMC 8-2-203).
126. The developer's contractor is responsible for protecting any existing Burbank Water and Power facilities in place. Power poles must be protected in place to prevent any movement of the pole butt during excavation. Anchors must also be protected to prevent slippage or exposure that could result in the reduction or loss of holding power. If these requirements cannot be met, then no excavation will be allowed within three feet from the face of poles and five feet from anchors. (BWP Rules and Regulations 1.14, 2.01(e), 2.54 per BMC 8-2-203).

127. The developer's contractor is responsible for protecting any existing Burbank Water and Power underground facilities from damage during construction. No crane-imposed loads will be allowed on any existing manhole or pullbox structures. (California Government Code 4216, BWP Rules and Regulations 1.14, 2.01(e), 2.54 per BMC 8-2-203).
128. Any excavation that restricts vehicular access to existing BWP facilities may require the relocation of such facilities prior to excavation at the developer's cost. (BWP Rules and Regulations 1.12, 1.14, 2.01(e), 2.52(f), 2.54 per BMC 8-2-203).

Aid-in-Construction

129. The Burbank Water and Power fees for providing electric service are Aid-in-Construction (AIC) charges set forth in Section 3.26 of BWP's Rules and Regulations for Electric Service. AIC charges are to recover the actual cost of:
 - a. Providing and installing new facilities to serve the customer;
 - b. Conducting feasibility studies and engineering;
 - c. Relocating existing overhead or underground facilities.
130. Depending on local site conditions and the location of the project, AIC costs can vary widely from project to project. For reference, historical AIC costs for developments between 1 MVA and 5 MVA have ranged from \$400,000 - \$1,200,000 (2021 dollars) per MVA. For projects in this size range, BWP recommends performing a feasibility study early on in the project to determine a proposed electrical route and a rough cost estimate.
131. If any portion of the existing BWP facilities needs to be upgraded or relocated due to the subject project, it will be done at the developer's expense.

Metering/Service

132. Electrical installations must conform to the Burbank Water and Power Rules and Regulations for Electric Service (latest revision). BWP Rules and Regulations 2.61-2.75 per BMC 8-2-203.
133. Contact BWP Engineering at (818) 238-3647 (residential) or at (818) 238-3565 (commercial) if the existing service panel requires upgrading. BWP Rules and Regulations 2.61-2.75 per BMC 8-2-203.
134. For multi-metered services all numbering must be completed in a permanent manner at all individual units and meter sockets before service can be energized. See BWP Rules and Regulations, Section 2.68 (c) for acceptable labeling (stenciling or riveted tags required, permanent marker is unacceptable). Contact Public Works Engineering for unit designations. BWP Rules and Regulations 2.61-2.75 per BMC 8-2-203.

135. The service switchboard rating shall be limited to 3000 Amps. Five copies of EUSERC drawings of the switchboard shall be provided to BWP for approval prior to submittal to the manufacturer. Service shall not be energized unless these drawings are provided. BWP Rules and Regulations 2.61-2.75 per BMC8-2-203.
136. Outdoor meter locations are preferred. When adequate exterior wall space is not available, a separately locked, clearly labeled meter room is acceptable. All meter rooms must be located on the ground floor and have two exit doors equipped with panic hardware. At least one door must lead directly outside. BWP must be supplied an access key to the room, which will be installed in a lock box adjacent to the door. The developer shall consult BWP for approved location and obtain a service confirmation prior to any installations. BWP Rules and Regulations 2.61-2.75 per BMC 8-2-203.
137. All new metered services require a path for meter communications to BWP communication networks. Installation of meters that fail to continuously communicate with BWP communication networks will require additional BWP approved equipment to be installed at the developer's expense in order to create the appropriate communications path. BWP Rules and Regulations 2.61-2.75 per BMC 8-2-203.

Street Lighting

138. The developer is responsible for the street lighting system traversing or adjacent to the project. The street light system is required to be underground fed with LED luminaires. If existing lighting conditions do not satisfy this requirement, modification will have to be made at the developer's expense. Standards and luminaries will be supplied by BWP at the developer's expense. A plot plan of the site must be submitted to BWP during the initial planning stage of the project for street light design. BWP Rules and Regulations 3.19(c)4 per BMC 8-2-203.
139. Any construction that impacts existing streetlight standards or infrastructure will require relocation at the developer's cost. BWP Rules and Regulations 3.19(c)4 per BMC 8-2-203.

Fiber/Communication

140. Burbank Water and Power offers high-speed, high-quality fiber optics-based services through its ONE Burbank program. Fiber service is available to the project if desired. For further information, email support@oneburbank.com or call (818) 238-3113.
141. Contact AT&T at (866) 577-7726 for any phone company facility conflicts. Contact Charter Communications at (818) 847-5013 for any cable T.V. facility conflicts.

Landscaping

142. Any trees planted in the area adjacent to the street/alley will be of a type that will not grow into the existing power lines and will also have sufficient clearance from the streetlight facilities. BWP Rules and Regulations 2.52(i) per BMC 8-2-203
143. All equipment locations and screening structures will be indicated on the plans and must meet the Community Development Department Equipment Screening Guidelines. The plans will include the proposed screening method, height of screening, material finish, and color or species of vegetation. All screen walls, which are a part of, or adjacent to, the proposed building will be shown on the building elevations. All screen walls detached from the building will be included as a separate elevation. Verification of submittal requirements and recommendations for screening requirements shall be by the CDD Director or his designee. BWP Rules and Regulations 2.52(i) per BMC 8-2-203
144. BWP landscaping requirements for transformer pads and switch pads:
Due to the natural maturation of trees and other landscaping elements, the following requirements are to be adhered to:
 - a. New plantings within three feet of the back or sides of the pad and within eight feet of the front shall be of a groundcover type. This is considered the working zone.
 - b. Outside of the working zone, shrubbery is acceptable within eight feet of the pads, but trees must be beyond an eight-foot radius to lessen future root conflicts.
 - c. Landscaping grade shall be a minimum of five inches below the grade level of the top of transformer pads.
 - d. All irrigation and sprinkler systems shall be constructed so that water shall not be directed onto the switch, the transformers, or the concrete pads. Additionally, surface water shall drain away from the concrete pads.

Landscape plans shall adhere to the above requirements, showing proper working clearances for electrical facilities on L-sheets. BWP Rules and Regulations 2.52(i) per BMC 8-2-203

Energy Efficiency

145. The electrical design shall comply with California Building Code Title 24 energy efficiency requirements and shall use, wherever practical, surge suppressors, filters, isolation transformers, or other available means to preserve a quality of power of its electrical service and to protect sensitive electronic and computer-controlled equipment from voltage surges, sags, and fluctuations. BWP also recommends the use of an uninterruptible power supply (UPS) and a standby generator for critical loads.
146. Power factor correction to a minimum of 90% will be requested to minimize kVA demand as well as energy use. The developer must use California Nonresident Building Standard to consider and implement energy efficient electrical equipment and devices for minimizing peak demand and wasteful energy consumption.

Electric Vehicle Charging

147. Electric Vehicle (EV) parking capacity shall be in accordance with Title 24 building code requirements. Plans shall detail all planned EV charger installations as well as all EV capable parking spaces. The electrical service panel shall include capacity to simultaneously charge all EV capable parking spots at their full-rated amperage whether installed or not.
148. As part of our efforts to reduce greenhouse gas emissions, improve air quality, and enhance customer service, Burbank Water and Power's Electric Vehicle Charging program promotes the use of electric vehicles by providing rebates for the installation of Level 2 (240V) charging equipment. BWP also installs and maintains a public electric vehicle charging network, consisting of 45 Level 2 charging ports and 2 DC Fast Chargers (480V), with new stations added each year depending on budget and availability. For more information on the rebates and the charging network, please contact Drew Kidd at 818-238-3653 or dkidd@burbankca.gov. Additionally, information can be found at <https://www.burbankwaterandpower.com/conservation/electric-vehicles-rebate>.

Additional Comments

149. A feasibility study as recommended under the Aid-in-Construction comment above should be requested and completed before finalizing the site plan. A padmount switch will be required, and electrical structures may affect layout of parking, buildings, and landscaping. The Feasibility study is not required ahead of time, but it will help the developer in planning for the electrical installation. Past projects and experience have shown that a feasibility study will help determine the extent of onsite electrical facilities for the requested load, and may save the developer cost and time in the design process. BWP highly recommends a feasibility study to reduce cost and improve coordination of new utility installations with the development.
150. This project will be required to underground the adjacent overhead lines, this work will affect adjacent services and provisions to refeed these services will need to be provided either on or off site. If provided onsite these electrical structures may affect layout of parking, buildings, and landscaping per Section 2.80(c)(2).

For additional information or questions please contact Michael Truong, Electrical Engineering Associate I, BWP at (818) 238-3654 or MTruong@BurbankCA.gov.

Burbank Water and Power – Water Division

151. The plans shall contain the size and location of water services (domestic, fire, type and location of the backflow assembly).
152. The plans shall contain the calculations for sizing of domestic water meter and service.
153. The plans shall contain the calculations for sizing of domestic water meter and

service.

154. The plans shall contain the calculations for sizing of domestic water meter and service.
155. The plans shall contain plumbing plans.
156. New potable water service will connect from a 6" main located in Mariposa Street at a static pressure of approximately 160+ psi.
157. The applicant shall be responsible for all additional costs of connection, installation, and abandonment in accordance with BWP Rules and Regulations.
158. Water may be supplied temporarily from a hydrant. Contact Water Engineering concerning fees, required permit, and fittings.
159. Since the static pressure at this site exceeds 80 pounds per square inch (PSI), the Building and Division requirements for a pressure regulator are to be followed in accordance with the California Plumbing Code (CPC).
160. Domestic meter size shall be adequate to provide the required flow, as determined by a licensed plumber, architect or engineer, calculated from the number of fixture units for the proposed development, pursuant to the CPC, CCR, Title 24, Part 5. Prior to final approval and preparation of an estimate by the BWP Water Division, the applicant shall obtain approval from the Fire Department for appropriate fire service size and appurtenance selection. A deposit will then be collected to cover construction costs for all required services.
161. If the Fire Department requires any new fire hydrants and/or fire services for this development, the applicant shall request an estimate for same from BWP Water Division. The full deposit for any required work (including upgrading the fire service/backflow device) must be paid before the Water Division approves the project plans. BWP 4.31
162. A service connection shall not be used to supply utility services to any parcel of land other than the parcel for which the service connection is assigned. If multiple parcels are not consolidated into one parcel, each parcel will require their own potable and fire water services.
163. A copy of these Design Review Standard Conditions of Approval shall be shown on the applicants plan submittal.
164. The Applicant shall meet with utility representatives from BWP/Water, BWP/Electric, and Public Works/Sewer to discuss utility requirements in detail. BWP 4.35.

165. A Water Main Replacement Fee (WMRF) is required. 1. 8" WMRF: 144' of frontage on Mariposa St x \$85/linear-foot = \$12,240

Burbank Water and Power – Cross Connection Prevention Control:

166. The water service for this project must be provided with protective devices that prevent objectionable substances from being introduced into the public water supply system, per Title 17 of the California Administrative Code. A minimum \$50 backflow prevention plan check fee and up to actual cost will be applied. Both domestic and fire services will require installation of backflow prevention devices. Backflow devices must be installed on the applicant's property and as close as possible to the property line (Standard Drawing No. BWP-615).

Burbank Water and Power – Recycled Water

167. Recycled water shall be utilized for construction, grading, and dust control. Contact Water Engineering for fees and permitting requirements. BWP 5.15

PUBLIC WORKS

168. Show dimensions and location of all proposed property dedications.
169. Applicant shall protect in place all survey monuments (City, County, State, Federal, and private). Pursuant to California Business and Professions Code Section 8771, when monuments exist that may be affected by the work, the monuments shall be located and referenced by or under the direction of a licensed land surveyor or licensed civil engineer legally authorized to practice land surveying, prior to construction, and a corner record or record of survey of the references shall be filed with the county surveyor. A permanent monument shall be reset, or a witness monument or monuments set to perpetuate the location if any monument that could be affected, and a corner record or record of survey shall be filed with the county surveyor prior to the recording of a certificate of completion for the project.
170. No building appurtenances for utility or fire service connections shall encroach or project into public right-of-way (i.e., streets and alleys). Locations of these appurtenances shall be shown on the building site plan and the off-site improvement plans [BMC 7-3-701.1].
171. No structure is permitted in any public right-of-way or any public utility easements/pole line easements [BMC 7-3-701.1, BMC 9-1-1-3203].
172. Any work within the public right-of-way must be permitted and approved by the Public Works Department before construction can commence. All construction work in the public right-of-way must comply with Burbank Standard Plans and must be constructed to the satisfaction of the City Engineer. A Public Works

EXCAVATION PERMIT is required. The excavation permit requires a deposit acceptable to the Public Works Director to guarantee timely construction of all off-site improvements. Burbank Standard Plans can be accessed at; <http://file.burbankca.gov/publicworks/OnlineCounter/main/index.htm>

The following must be completed prior to the issuance of a Building Permit:

173. Dedicate to the City for street right-of-way: based on CDD Transportation comments, a portion of the property adjacent to Mariposa Street to achieve a 67-foot-wide public right-of-way per Burbank 2035 General Plan [BMC 7-3-106]. Contact Real Estate Division of the Community Development Department at (818) 238-5180 for information to accomplish this dedication.
174. Off-site improvement plans (in the public right-of-way) must be approved by the Public Works Director. Plans must be submitted in City of Burbank Standard format and as-built plans must be submitted on mylar paper.
175. Submit hydrology/hydraulic calculations and site drainage plans. On-site drainage shall not flow across the public parkway (sidewalk) or onto adjacent private property. It should be conveyed by underwalk drains to the gutter through the curb face or connected to a storm drain facility [BMC 7-1-117, BMC 7-3-102]. The proposed development will need to submit a hydrology/hydraulic calculation, which depict both the existing and proposed drainage conditions. Any drainage studies and/or improvements on private property are to be reviewed and approved by the City's Building Department. Any drainage studies and/or improvements within the public right-of-way are to be reviewed and approved by the City's Public Works Department.
176. The applicant shall submit drainage calculations and analysis at time of first Building Permit submittal to Public Works and the Building Department for review and approval.
177. If a connection to a LA County storm drain/catch basin applies, applicant must provide a copy of the County storm drain/catch basin connection permit to the City of Burbank prior to approving Building or Public Works permits.
178. An address form must be processed. Applicant shall submit an application at time of first Building Permit submittal. [BMC 7-3-907].
179. Plans must include easements, elevations, right-of-way/property lines, dedication, location of existing/proposed utilities and any encroachments.

The following must be completed prior to issuance of Certificate of Occupancy:

180. The dedicated portion shall be improved with street construction, sidewalk, curb, and gutter:

- Construct a portion of the street fronting property along Mariposa Street per City of Burbank Standard BS-110-3. Street shall have a width of 18' from existing property line (prior to dedication) to proposed curb face.
- Construct a parkway wide of 19' from new property to face of curb, which shall include landscape, sidewalk and a bridle path fronting the property along Mariposa Street per City of Burbank Standards.
- Construct curb and gutter fronting the property along Mariposa Street per City of Burbank Standards BS-100.

181. Proposed driveway along Mariposa Street must be constructed per City of Burbank Standards BS-102.

Additional Comments:

182. Building access doors, loading docks doors, and access gates may not swing open into the public right-of-way [BMC 7-3-701.1].

183. Additional impacts to street triggered by this project could extend the paving restoration limits per City of Burbank Standards BS-110-3.

WATER RECLAMATION AND SEWER

Required Information Missing on Plans:

184. The location, depth, and dimensions of all sanitary sewer lines and easements must be shown on the plans.

Wastewater requirements:

185. Under the current rate structure, pulling the Building Permit for the proposed development is subject to a Sewer Facilities Charge estimated at \$15,341. The charge is due prior to issuance of a Building Permit [BMC 8-1-802 and BMC 8-1-806].

SFC = Proposed Developments
 = Multi Family Residential Units [\$667/unit * 23 Units]
 =\$15,341

(Note: It is the responsibility of the developer to show proof of the existing sewer usage or existing developments so that the proper credit can be given.)

186. Every building or structure in which plumbing fixtures are installed which conveys sewage must be connected to the municipal wastewater system [BMC 8-1-104].
187. No person shall connect to or tap an existing public sewer without obtaining a permit [BMC 8-1-301].
188. Each lot must have its own private lateral (building sewer) connection to the City sewer main [BMC 8-1-309]. Should the lot be subdivided in the future, a separate sewer lateral connection to the City sewer main will be required for each lot. For reference, the applicant can propose that separate building structures on one lot have separate sewer lateral connections to the City sewer main.
189. A maintenance hole must be installed at the connection point to the City sewer main for any newly proposed private sewer lateral connection(s) that are greater than or equal to 8-inches in diameter [BMC 8-1-308] per Standard Drawing BSS-201-2 located in the 2012 edition of Standard Plans for Public Works Construction.
190. Pollutants, including construction debris, soil, and other discharges, are prohibited from entering the City's sewer collection system [BMC 8-1-501.1]. Discharges that exceed the local limits per BMC 8-1-501.4 are prohibited. In addition, the applicant shall not obstruct or damage any part of the City sewer system and shall reimburse the City for sanitary sewer overflows and the reasonable costs of necessary maintenance and/or repair of the sewer system [BMC 8-1-311]. As such, all existing private sewer laterals are to be capped prior to any demolition activities.
191. A backwater valve is required on every private sewer lateral(s) connected to a private building(s), unless it can be shown that all fixtures contained therein have flood level rim elevations above the elevation of the next upstream maintenance hole cover of the public sewer serving the property, or a conditional waiver is granted by the Director [BMC 8-1-313]. Please note that Public Works' Wastewater Division will not sign off on the Certificate of Occupancy until the owner/developer provides proof that the backwater valve(s) has been installed.

Project Specific Requirements:

192. A Sewer Capacity Analysis (SCA) has been completed for the subject project on January 23, 2023, and as a result, determined that the following conditions shall apply:
 - The Development shall not exceed a peak wastewater discharge rate of 7.3 gallons per minute, which is the currently calculated peak discharge rate based on the information submitted with the SCA application.

- The Development is required to connect to the City's sanitary sewer system along either of the two reaches between maintenance holes (MH) 03-246 to MH 03-247, and/or MH 03-247 to MH 03-248.
- If the Development does not obtain a Building Construction Permit by January 23, 2025 (2 years from the date of completion of the SCA) a new revision to the SCA will be required at cost to the developer per the currently adopted Citywide Fee Schedule

Stormwater Requirements:

193. Effective July 1, 2010, any construction activity that results in soil disturbances greater than one acre is subject to the General Permit for Storm Water Discharges Associated with Construction Activity Permit Order 2009-0009-DWQ (2009 Construction General Permit) – see: http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml. Additionally, if the construction activity less than one acre is part of a larger common plan of development that encompasses a total of one or more acres of soil disturbance or if there is significant water quality impairment resulting from the activity, it is subject to the 2009 Construction General Permit.
194. Best Management Practices shall apply to all construction projects and shall be required from the time of land clearing, demolition or commencement of construction until receipt of a certificate of occupancy [BMC 9-3-407].
195. Discharges from essential non-emergency firefighting activities (i.e., fire sprinkler system testing) is a conditionally allowed non-storm water discharge into the storm drain system, provided appropriate Best Management Practices (BMPs) are implemented. Please see the City's Fire Suppression Systems discharge form as provided to the Applicant in the City Comment Letter dated November 7, 2022 and follow the requirements to comply when conducting the conditionally allowed non-storm water discharge.
196. Certain construction and re-construction activities on private property will need to comply with post-construction Best Management Practices (BMPs), which include Sections 8-1-1007 and 9-3-414.D of the BMC authorizing the City to require projects to comply with the Standard Urban Stormwater Mitigation Plan provisions and the City's Low Impact Development (LID) ordinance. For questions on these requirements, please contact the City's Building Division at (818) 238-5220.
197. Landscape irrigation discharges using potable or reclaimed/recycled waters are a conditionally allowed discharge per Table 8 of *Final LA County MS4 Permit (Order No. R4-2021-0105)*, which can be found at: [https://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/public_docs/2022/1_Order\(ACC-RPSignature\).pdf](https://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/public_docs/2022/1_Order(ACC-RPSignature).pdf)

198. Certain construction and re-construction activities within the City's transportation corridors (i.e., public streets, public alleys, public parkway areas, private streets, and private parking) will be subject to the City's Green Streets Policy requirements should the transportation corridor redevelopment area exceed 5,000 square feet. This policy can be reviewed at the following address:http://file.burbankca.gov/publicworks/OnlineCounter/permits/app_docs_procedures/greenstreet/gspolicy.pdf

FIRE

199. Provide construction site security by means of a six-foot high fence maintained around the entire site or a qualified fireguard when required by the Fire Chief.
200. Provide an automatic fire sprinkler system in accordance with the Burbank Municipal Code.
201. Provide electrical supervision for all valves controlling the water supply and all water flow switches on all fire sprinkler systems where the number of sprinklers is 20 or more.
202. Provide a fire alarm system to notify all occupants of automatic fire sprinkler water flow.
203. Provide a Knox key box for fire department access.
204. Provide a Knox KS-2 key access switch for security gates.
205. Provide address numbers a minimum of 4 inches high for residential structures and six inches high for all other occupancies with $\frac{3}{4}$ inch stroke to identify the premises. Numbers shall be plainly visible from the street or road fronting the property and from the alley or rear accessway to the property.
206. 2A10BC fire extinguishers shall be provided and located as directed by the Fire Inspector in the field. All portable fire extinguishers shall be installed on a positive latching bracket or within an enclosed cabinet.
207. Exit doors shall be openable from the inside without the use of a key or any special knowledge or effort. All locking devices shall be of an approved type.
208. Provide a fire alarm system.
209. Fire apparatus access roads shall be provided in accordance with the California Fire Code, for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from

fire apparatus access as measured by an approved route around the exterior of the building or facility. More than one fire apparatus road shall be provided when it is determined by the chief that access by a single road might be impaired by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access. Access during construction shall be maintained in accordance with the CFC/BMC.

210. Specifications for fire apparatus access roads shall be provided and maintained in accordance with the California Fire Code.
211. Plans for fire apparatus access road shall be submitted to the fire department for review and approval prior to construction.
212. Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction.
213. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, **such protection shall be installed and made serviceable prior to and during the time of construction.**
214. Approved signs or other approved notices shall be provided and maintained, at the expense of the person(s) in possession of the property, for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both.
215. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 feet from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the chief.
216. All exits, fire department access and fire protection shall be maintained in accordance with the California Fire Code during construction.
217. Any fire hydrants for this block shall be upgraded with a 4" X 2-2 1/2" outlets. Contact the Water Division at 238-3500 for specifications on the type fire hydrants to be provided.
218. Provide smoke detection for dwelling units, congregate residences and hotel or lodging guestrooms that are used for sleeping purposes.
219. Power and location of smoke detectors in Group R occupancies shall be in compliance with the California Fire Code, California Building Code as amended by the Burbank Municipal Code.

220. All existing multi-dwelling units intended for human occupancy shall have installed on or before January 1, 2013 carbon monoxide detectors in accordance with the Health & Safety Code §17926.

VESTING TENTATIVE TRACT MAP NO. 84060

The following must be resolved prior to the Tentative Tract Map approval:

221. The Vesting Tentative Tract Map No. 84060 shall follow all applicable objective standards stated in the Burbank Municipal Code Title 11 (Subdivisions), Chapter 1 (Subdivision Regulations) including but not limited to Article 2 (Tentative Map Filing).

The following must be completed prior to Final Map Approval:

222. All off-site improvements must be completed prior to Final Map approval unless improvement security has been posted in an amount sufficient to assure completion of such improvements [BMC 11-1-709].
223. Dedications and easements can be processed by a separate instrument prior to final map approval or implemented on the map at the time of final map approval [BMC 11-1-708].
224. All monuments must be set prior to finalizing and approving Final Map [BMC 11-1-805].
225. The Project shall comply with Government Code 65913.4(a)(9) by paying prevailing wages and using a skilled and trained workforce. If this condition is not satisfied, the Final Map will not be approved and the Project may proceed as a multifamily residential rental project pursuant to applicable state housing law, rather than a for-sale townhome condominium project, following the modification process outlined in Government Code 65913.4(g) and confirmation that the modified Project complies with all state and local objective planning standards, including but not limited to providing affordable units in quantities required by State law and the City's Inclusionary Ordinance (BMC 10-1-644 et seq.)

EXHIBIT B

OBJECTIVE STANDARD CONSISTENCY TABLE

EXHIBIT B

BURBANK MUNICIPAL CODE SECTION / ADOPTED PLAN	CONSISTENCY ANALYSIS BY PLANNING AT NOI STAGE	FORMAL SB 35 APPLICATION - NOTES/REVISIONS SUBMITTED BY APPLICANT	COMPLIANCE DETERMINATION
10-1-502: USES IN ALL ZONES (EXCEPT RESIDENTIAL ZONES)	<p>The project is in the M-1 and located within the Rancho Commercial land use designation. Pursuant to Burbank Municipal Code (BMC) Section 10-1-801.5 (General Plan Consistency), in the M-1 Zone, residential uses are allowed with a maximum density of up to 20 unit/acre subject to “discretionary approval”. The applicant is proposing 21 units on a one-acre lot.</p>	<p>The project proposes 23 units on a one-acre lot and is consistent with this section.</p>	<p>Consistent</p>
10-1-630: ADDITIONAL REQUIREMENTS FOR THE RANCHO AREA			
A. APPLICABILITY	<p>1. In addition to the development standards specified in Sections 10-1-628 and 10-1-629, the requirements of this Section apply to all projects in the Rancho Area.</p> <p>2. For the purposes of this Section, the Rancho Area is defined as depicted in Diagram 10-1-630(A) and described as the area bounded by Keystone Street, Alameda Avenue, Main Street, Valencia Avenue, Victory Boulevard, City boundary, Keystone Street extended, Riverside Drive, Bob Hope Drive, City boundary, California Street, Ventura Freeway, Bob Hope Drive, Riverside Drive, and Keystone Street.</p> <p>Project is located in the Rancho Area as defined by BMC Section 10-1-630.2 and further defined in Diagram 10-1-630(A).</p>	<p>Project site is located in the Rancho Area. Project is consistent with the objective development standards in the code for the Rancho Area.</p>	<p>Consistent</p>

<p>B. ARCHITECTURAL DESIGN</p>	<p>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>Project must comply with these standards</p>	<p>As depicted on the elevations, the project includes the following architectural elements:</p> <ul style="list-style-type: none"> • Strong horizontal elements (long roof line) • Adobe (stucco) wall surface • Door recess alcoves behind archways • Recessed windows • Faux wood corbels • Multi-paneled windows • Concrete “s” tiles 	<p>Consistent</p>
<p>C. VEGETATION</p>	<p>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>Project must comply with these standards</p>	<p>The project will comply with this section. The requirement has been noted on the Plans, and the tree species list will be finalized during the Construction Document process.</p>	<p>Consistent</p>

Article 6. RESIDENTIAL USES AND STANDARDS			
DIVISION 5. AFFORDABLE HOUSING INCENTIVES			
10-1-635 CALCULATION OF DENSITY BONUS AND NUMBER OF INCENTIVES AND CONCESSIONS	<p>A. The City shall grant a Density Bonus to a developer of a Housing Development of five or more dwelling units who seeks a Density Bonus in accordance with this Division and agrees to construct at least one of the following:</p> <ol style="list-style-type: none"> 1. Ten percent of the total units of the Housing Development as Affordable Units affordable to low-income households; or 2. Five percent of the total units of the Housing Development as Affordable Units affordable to very low-income households; or 3. A Senior Citizen Housing Development; or 4. Ten percent of the total units of a newly constructed Condominium Project or Planned Development as Affordable Units which are affordable to moderate income households. <p>The Project is located on a 43,560 square foot site. The M-1 Zone permits 20 dwelling units/acre in density. The site is, therefore, permitted to have 20 dwelling units. The Project is proposing to set aside 10% of the unit total for low-income housing. Under California State Density Bonus Law, the site is eligible for a 20% Density Bonus. The Project can propose up to 24 units with 2 of the units reserved for low-income residents. The Project proposes 21 units with 2 units reserved for low income. Therefore, the Project satisfied criteria A.1. and meets this standard.</p>	<p>The project is located on a ~1 acre site in the M-1 Zone which permits 20 units/acre. The project sets aside 2 units (10%) as Affordable Units for low- income households (criteria A.1.) and includes a request for a 15 percent density bonus, resulting in a total proposed density of 23 units which will be subdivided as for-sale units.</p>	<p>Consistent</p>

	<p>B. In determining the number of Density Bonus Units to be granted pursuant to Subsection (A) of this Section, the maximum residential density for the site shall be multiplied by 0.20 for Subsections (1), (2), and (3) and 0.05 for Subsection (4), unless a lesser number is selected by the developer.</p> <p>1. For each one percent increase above ten percent in the percentage of units affordable to low-income households, the Density Bonus shall be increased by 1.5 percent up to a maximum of 35 percent.</p> <p>2. For each one percent increase above five percent in the percentage of units affordable to very low-income households, the Density Bonus shall be increased by 2.5 percent up to a maximum of 35 percent.</p> <p>3. For each one percent increase above ten percent of the percentage of units affordable to moderate-income households, the Density Bonus shall be increased by one percent up to a maximum of 35 percent.</p> <p>The Project proposes 10% of the units to be affordable to low-income households. Section 402 (a)(3)(A) of the Government Code Section 65913.4 states that “If the locality has adopted a local ordinance that requires greater than 10 percent of the units be dedicated to housing affordable to households making below 80 percent of the AMI, that local affordable housing requirement applies.” BMC Section 10-1-646 requires a minimum of 15 percent of newly constructed dwelling units in Residential Developments to 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.</p> <p>The Project shall note how it complies with the Inclusionary Housing Ordinance for similar for-sale units or provide the code section that allows an exemption from this requirement.</p>	<p>The City’s Inclusionary Housing Ordinance (BMC Section 10-1-646) requires a minimum of 15 percent of newly constructed dwelling units in Residential Developments to 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. The Inclusionary Housing Ordinance states that for-sale projects must include 15 percent of the “total” Residential Development units to be sold to “Low and/or Moderate Income Households.” This section also provides an option to use “Inclusionary Credits” for a credit of two (2) Moderate Income owner units for every one (1) Low Income owner unit.</p> <p>The Project has a “total” of 20 units, which would require 15 percent or 3 units as Low or Moderate Income. As the Project provides two (2) Low Income Owner units, it receives a credit for up to four (4) Moderate Income units and therefore satisfies the requirements of the City’s Inclusionary Housing Ordinance.</p> <p>The Project complies with this objective standard.</p>	<p>Consistent</p>
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	<p>C. The Density Bonus Units shall not be included when determining the number of Affordable Units required to qualify for a Density Bonus. When calculating the required number of Affordable Units, any calculations resulting in fractional units shall be rounded to the next larger integer.</p> <p>BMC Section 10-1-635 (B) allows a 20 percent density bonus for a housing development providing at least 10% of its units to low-income households.</p> <p>M-1 Zone permitted density for the Rancho Commercial Land Use Designation = 20 dwelling units/acre (BMC Section 10-1-801.5)</p> <p>Lot Size = 1 acre (43,560 square feet)</p> <p>Because the lot size is one acre, the Project is permitted a maximum of 20 units on the site (<i>This is the base density on the site</i>).</p> <p>20 units x 10% (affordability requirement) = two units.</p> <p>Therefore, the Project must provide at least two low-income units to meet the density bonus requirement. The Project proposes 2 affordable units and therefore, the Project meets this standard. However, as noted in the previous section, the City’s inclusionary housing ordinance applies to this project and at least 15 percent of the total units must be provided to low-income or moderate-income households.</p> <p>The Project does not meet the requirements of the inclusionary housing ordinance. Provide supporting information that notes how the proposed project meets the requirements of SB35 and the City’s Inclusionary Housing Ordinance.</p>	<p>The Project site is in the M-1 (Limited Industrial) Zone and within the Ranch Commercial General Plan Land Use Designation which permits a base density of 20 dwelling units per acre. The Project site is one acre, which results in a base density of 20 units. The Project includes a request for a 15 percent density bonus, resulting in a total proposed density of 23 units which will be subdivided as for-sale units. To receive the 15 percent density bonus, the Project must set aside 10 percent of the base density, or 2 units, as Low Income. The Project sets aside 2 units as Low Income which satisfies both the density bonus requirements of the State Density Bonus Law (Government Code Section 65915) and BMC 10-1-635.A, As well as the SB 35 requirement to provide 10% of the “total units” for Low Income households, or those households making below 80 percent of the area median income.</p> <p>By providing 2 Low Income units, the Project also complies with the Inclusionary Housing Ordinance, as stated in the item above. The Project complies with this objective standard.</p>	<p>Consistent</p>
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	<p>D. The developer may request a lesser Density Bonus than the project is entitled to, but no reduction will be permitted in the number of required Affordable Units pursuant to Subsection (A) above. Regardless of the number of Affordable Units, no Housing Development may be entitled to a Density Bonus of more than 35 percent.</p> <p>BMC Section 10-1-635 (B) allows a 20 percent density bonus for a housing development providing at least 10% of its units to low-income households.</p> <p>M-1 Zone permitted density for the Rancho Commercial Land Use Designation = 20 dwelling units/acre (BMC Section 10-1-801.5)</p> <p>Lot Size = 1 acre (43,560 square feet)</p> <p>Because the lot size is one acre, the Project is permitted a maximum of 20 units on the site (<i>This is the base density on the site</i>).</p> <p>20 units x 20% Density Bonus = 24 units.</p> <p>By providing 10% of the units to low-income households, the Project is entitled to a 20 percent density bonus and the Project is therefore eligible for a maximum density of 24 units. The Project is proposing 21 units. Therefore, the Project meets this standard.</p>	<p>The project is proposing 23 units. Therefore, the project meets this standard.</p>	<p>Consistent</p>
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	<p>E. Subject to the findings included in Section 10-1-641, when a developer seeks a Density Bonus, the City shall grant incentives or concessions listed in Section 10-1-641 as follows:</p> <ol style="list-style-type: none"> 1. One (1) incentive or concession for projects that include at least ten percent of the total units for low income households, at least five percent for very low income households, or at least ten percent for persons and families of moderate income in a condominium or Planned Development. 2. Two (2) incentives or concessions for projects that include at least 20 percent of the total units for low income households, at least ten percent for very low income households, or at least 20 percent for persons and families of moderate income in a condominium or Planned Development. 3. Three (3) incentives or concessions for projects that include at least 30 percent of the total units for low-income households, at least 15 percent for very low-income households, or at least 30 percent for persons and families of moderate income in a condominium or Planned Development. <p>Project is entitled to one incentive or concession.</p>	<p>The Project will include a request for one incentive, as permitted for a project which provides at least 10 percent of the total units for Low Income Households. BMC 10-1- 640(A)(6) permits applicants to seek “Other regulatory incentives or concessions proposed by the Developer or the City which result in identifiable, financially sufficient, and actual cost reductions.” In accordance with the BMC, the applicant will utilize one incentive to request an increase in height above the 35 foot height limit within 50-150 feet of the R-1-H zone.</p> <p>This incentive will allow for more efficient construction and site design which will result in cost reductions for the Project and provide for affordable housing costs for the sale of the two (2) Low Income units.</p>	<p>Consistent</p>
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	<p>F. A Housing Development may be entitled to more than one (1) Density Bonus, but in no event can the total Density Bonus for any Housing Development exceed 35 percent. For example, if a Developer provides ten percent of the Housing Units for Low Income Households and an additional five percent Very Low Income, Developer shall be entitled to two (2) Density Bonuses. Multiple Density Bonuses will only be allowed where the affordable units are separately and independently counted; however, in any event, the maximum Density Bonus for any Housing Development is 35 percent.</p> <p>The Project proposes no more than one density bonus, and it does not exceed a 35% increase at a proposed density of 20 dwelling units per acre.</p>	<p>The project proposes no more than one density bonus, and it does not exceed a 35% increase at a proposed density of 20 dwelling units per acre.</p>	<p>Consistent</p>
	<p>G. In accordance with state law, neither the granting of a concession or incentive nor the granting of a Density Bonus shall be interpreted, in and of itself, to require a General Plan Amendment, zoning change, or other discretionary approval.</p> <p>The proposed Project does not require any zone change or modification to the existing general plan land use designation for the Project site to build the proposed residential development in conformance with local and state SB 35 regulations. Therefore, this standard does not apply.</p>	<p>N/A</p>	<p>N/A</p>
<p>10-1-636: LAND DONATION</p>	<p>The proposed Project does include a land donation as part of the proposed residential project, consistent with local and state SB 35 regulations. Therefore, this standard does not apply.</p>	<p>N/A</p>	<p>N/A</p>

10-1-637: CHILD CARE FACILITIES	The proposed Project does include a childcare facility as part of the proposed residential project, consistent with local and state SB 35 regulations. Therefore, this standard does not apply.	N/A	N/A
10-1-638: CONDOMINIUM CONVERSIONS	The proposed Project does include a condominium conversion as it is new construction of a residential project, consistent with local and state SB 35 regulations. Therefore, this standard does not apply.	N/A	N/A
10-1-639: AFFORDABILITY AND DEVELOPMENT STANDARDS			
	A. Affordable Units shall be constructed concurrently with Market Rate Units or pursuant to a schedule included in the Density Bonus Housing Agreement. The Project must comply with this standard.	The Affordable Units within the project will be constructed concurrently with Market Rate Units. The Project complies with this standard.	Consistent
	B. Affordable Units offered for rent to for low income and very low income households shall be made available for rent at an affordable rent and shall remain restricted and affordable to the designated income group for a minimum period of 30 years. A longer period of time may be specified if required by any construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program applicable to the housing development. Affordable Units targeted to Low Income Households and/or Very Low Income Households will not meet the requirements for rental inclusionary units contained in Division 5 of this Article unless they remain restricted and affordable for 55 years pursuant to Section 10-1-651(C) . The Director is authorized to execute the necessary agreement which shall be prepared by the City Attorney The Project must comply with this standard.	The project will comply with this standard.	Consistent

	<p>C. Affordable Units offered for sale to moderate income households in condominiums and Planned Developments shall be sold by the developer of the housing development at a price that does not exceed the Affordable Purchase Price. At the time of the sale of an Affordable Unit from the developer of the Housing Development to the initial purchaser, the purchaser shall execute a promissory note secured by a subordinate deed of trust in favor of the City. The promissory note shall require payment, upon resale of the unit, the difference between the market rate price of the Affordable Unit at time of the purchaser's purchase of the Affordable Unit and the Affordable purchase price, and a proportionate share of the appreciation. Upon a resale, the seller of the unit shall retain the market value at the time of sale of any capital improvements made by the seller, the down payment, and the seller's proportionate share of appreciation. The City's proportion of the share of appreciation shall be equal to the percentage by which the Affordable Purchase Price was less than the fair market value of the Affordable Unit at the time of the initial sale. The Project proposes for-sale units to low-income households. However, the Project does not meet the requirements of the Inclusionary Housing Ordinance (10-1-646) which requires units to be sold to low and/or moderate-income households. The Project has not specified the provision of low and/or moderate-income households in order to meet the inclusionary housing requirement. More information is required.</p>	<p>Through the provision of 2 Low Income Owner units, the Project complies with the Inclusionary Housing Ordinance.</p> <p>The Project will comply with this standard for the sale of the Affordable Units, in accordance with the Conditions of Approval.</p> <p>Please refer to the above response to item 10-1-635 B and the Cover Letter for additional information pertaining to the project's consistency with this section.</p>	<p>Consistent</p>
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	<p>D. Affordable Units shall be built on site and shall be dispersed within the housing development. The number of bedrooms of the Affordable Units shall be equivalent to the bedroom mix of the non-Affordable Units of the housing development, except that the developer may include a higher proportion of Affordable Units with more bedrooms. The design and appearance of the Affordable Units shall be compatible with the design of the overall housing development. Housing developments shall comply with all applicable Development Standards, except those which may be modified as provided by this Division.</p> <p>The Project proposes two units for low-income households. The submitted plans do not make a distinction between the low-income units and the market rate units. The Project meets this standard.</p>	<p>Please see sheet A-1.0 (Site Plan) for the location of the low-income units proposed within the project.</p>	<p>Consistent</p>
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	<p>E. 1. Upon the request of the developer, the City shall permit a vehicular parking ratio, inclusive of handicapped and guest parking, of a development meeting the criteria of Section 10-1-635 at the following ratios:</p> <p>a. Zero to one (1) bedrooms: one (1) onsite parking space.</p> <p>b. Two to three bedrooms: two onsite parking spaces.</p> <p>c. Four (4) and more bedrooms: two and one-half (2 1/2) parking spaces.</p> <p>2. If the total number of parking spaces required for a housing development is other than a whole number, the number shall be rounded up to the next whole number. For purposes of this Section only, a housing development may provide “onsite parking” through tandem parking or uncovered parking, but not through on-street parking. Section 300 (e)(1) states that “Automobile parking standards shall not be imposed on a development that meets any of the following criteria:</p> <p>(A) The development is located where any part of the parcel or parcels on which the development is located is within one-half mile of any part of the parcel or parcels of public transit, as defined by Section 102(t) of these Guidelines.</p> <p>(B) The development is located within a district designated as architecturally or historically significant under local, state, or federal standards.</p> <p>(C) When on-street parking permits are required, but not made available to the occupants of the development.</p> <p>When there is a car share vehicle, (i.e., a designated location to pick up or drop off 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 does not meet any of the above criteria and therefore is subject to the applicable parking.</p> <p>(D) standards set forth in Article 14 of the BMC Zoning ordinance. Article 14 is reviewed separately in this document. The Project proposes</p>	<p>The project complies with the parking requirements outlined in CA Gov. Code Section 65913.4(d)(2), which states that the local government may not impose parking requirements for streamlined developments that exceed one parking space per unit.</p> <p>The project provides a total of 46 parking spaces at 2.0 spaces/du, therefore the project complies with this standard and CA Gov. Code Section 65913.4(d)(2).</p>	<p>Consistent</p>
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	two and three bedrooms for all of the dwelling units and proposes two on-site parking spaces for each dwelling unit. Therefore, this standard is met.		
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	<p>F. The Director is authorized to execute the necessary agreement which shall be prepared by the City Attorney. The agreement shall set forth affordability restrictions and granted a concession and incentive once approved and appealed, if applicable. The project must comply with this standard.</p>	<p>The project will comply with this section.</p>	<p>Consistent</p>
<p>10-1-640; DEVELOPMENT STANDARDS MODIFIED AS INCENTIVE OR CONCESSION A-D</p>	<p>If incentives or concessions are requested at time of formal application submission, the standards included in this section will apply.</p>	<p>The Project will include a request for one incentive, as permitted for a project which provides at least 10 percent of the total units for Low Income Households. BMC 10-1- 640(A)(6) permits applicants to seek “Other regulatory incentives or concessions proposed by the Developer or the City which result in identifiable, financially sufficient, and actual cost reductions.” In accordance with the BMC, the applicant will utilize one incentive to request an increase in height above the 35 foot height limit within 50-150 feet of the R-1-H zone.</p> <p>The design of the two buildings on the west side of the Project include stair housing plates (also known as “dormers”) which exceed the 35-foot height limit by approximately 7 feet, 6 inches and 7 feet, 9 inches within 50-150 feet of the R-1-H zone.</p> <p>This incentive will allow for more efficient construction</p>	<p>Consistent</p>

		and site design which will result in cost reductions for the Project and provide for affordable	
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		housing costs for the sale of the two (2) Low Income units.	
10-1-641: APPLICATION REQUIREMENTS AND REVIEW	The Project must comply with the standards included in this section.	The project will comply with this section.	Consistent

10-1-642: DENSITY BONUS HOUSING AGREEMENT	The Project must comply with the standards included in this section.	The project will comply with this section.	Consistent
10-1-644: PURPOSE OF INCLUSIONARY ORDINANCE	The Project is subject to the Inclusionary Ordinance (BMC Sections 10-1-644 through 10-1-167).	The project is consistent with this section.	Consistent
10-1-651: STANDARDS FOR INCLUSIONARY UNITS	The Project it is required to provide at least 15% of the units to low-income households under the City's Inclusionary Housing Ordinance. Future submittals must comply with the standards set forth in this section.	The project complies with this standard. Please refer to the above response to item 10-1-635 B and the Cover Letter for additional information regarding the project's consistency with this section.	Consistent

<p>10-1-801.5: GENERAL PLAN CONSISTENCY</p>	<p>The project is in the M-1 Zone and located within the Rancho Commercial land use designation. Per 10-1-801.5 (General Plan Consistency), in the M-1 Zone, residential uses are allowed with a maximum density of up to 20 unit/acre subject to “discretionary approval”. The applicant is proposing 21 units on a one-acre lot. 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 calculations of any density bonus and/or required inclusionary housing units. Applicant to clarify the correct lot area based on the above definition used for the density bonus calculation.</p>	<p>The area of the lot is 43,690 sq ft or approximately 1 acre. The applicable baseline density is 20 units/acre. The project’s base density is 20 units and the project is eligible for a 20% density bonus, to permit a total of 24 units. The project proposes 23 units and complies with this standard.</p>	<p>Consistent</p>
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<p>10-1-802: USES IN THE M-1 ZONE</p>	<p>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 is in the M-1 (Limited Industrial) Zone and has a General Plan land use designation of Rancho Commercial. Both the Zoning code as noted in 10-1-801.5 and the Burbank2035 General Plan Rancho Commercial land use designation allow residential uses with a maximum density of 20 units/acre subject to “discretionary approval”. Therefore, the Project’s proposed residential use is permitted.</p>	<p>The site has a General Plan designation of Rancho Commercial, which permits residential uses at a density of 20 units per acre. SB 35 permits projects to utilize general plan designations which permit residential or a mix of residential and nonresidential uses, even if the zoning does not permit residential uses. As the project is eligible to use SB35, it utilizes the residential use permissions and density of the Rancho Commercial designation. The project complies with this standard.</p>	<p>Consistent</p>
<p>10-1-805: LOCATION AND OPERATION OF USES</p>	<p>This BMC section applies to industrial uses that are permitted in the M-1 Zone and does not apply to the residential use that is proposed with this application.</p>	<p>N/A</p>	<p>N/A</p>
<p>10-1-806: PROPERTY DEVELOPMENT STANDARDS</p>			

<p>10-1-806: PROPERTY DEVELOPMENT STANDARDS: (A) STRUCTURE HEIGHT</p>	<p>The maximum height of a structure shall be determined by its distance from the closest lot line of any property zoned for residential use. At 50 – less than 150 feet, the maximum height is 35 feet. At 150 – less than 300 feet, the maximum height is 50 feet.</p> <p>The Project includes residential buildings that are located within 150 feet of R-1-H residentially zoned properties located across Mariposa Street to the west. The Project proposes a maximum height of 34’10” for its triplex structures, 35’ for its fourplex and fiveplex structures. Therefore, the Project complies with the applicable maximum allowable height of 35 feet that is applicable to similarly zoned properties that are located within 150 feet of other residential zoned properties.</p>	<p>The project proposes a maximum structure height of 35’ to top of building for all of its triplex, fourplex, and fiveplex structures, even for those structures located more than 150 feet away from the nearest residentially zoned properties.</p> <p>The distance from the project to the R-1H across Mariposa Street is greater than 50 feet.</p> <p>The design of the two buildings on the west side of the Project include stair housing plates (also known as “dormers”) which exceed the 35-foot height limit by approximately 7 feet, 6 inches and 7 feet, 9 inches within 50-150 feet of the R-1-H zone.</p> <p>In accordance with the BMC and State Density Bonus Law, the applicant will utilize one incentive to request an increase in height above the 35 foot height limit within 50- 150 feet of the R-1-H zone. This additional height will accommodate the stair housing plates.</p>	<p>Consistent</p>
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<p>(B) OPEN SPACE (B)(1) Distance Requirements</p>	<p>Each lot which abuts or is adjacent to an R-1, R-1-H, or R-1 lot shall provide open space not less than 20 feet wide along the area that abuts the residential property. The Project site's western boundary is adjacent to the R-1-H zone. The Project proposes a 37-foot-wide dedicated area comprised of a horse trail, pedestrian walkway, and landscaping. This is in addition to the existing 20-foot-wide public right-of-way (Mariposa Street) that abuts the subject property.</p>	<p>The project site's western boundary is separated by more than 20 feet of open space from the adjacent R-1H lot. A 30 foot wide public right-of-way, the proposed 37 foot wide dedicated area, and an average 7 foot wide front yard setback together separate the project site from the adjacent R-1H lot.</p>	<p>Consistent</p>
<p>10-1-806: PROPERTY DEVELOPMENT STANDARDS: (B)(2) Determination of Open Space</p>	<p>This open space shall be measured from the lot line of the residential property to the structure. Public rights-of-way may be included within the calculation of such area, except as otherwise provided in this section. Mariposa Avenue is a 20-foot-wide right-of-way that abuts the R-1-H lot. The Project is also proposing to dedicate a 37-foot-wide section adjacent to the existing public right-of-way.</p>	<p>The 30 foot right-of-way, the proposed 37 foot dedication, and the project's front yard setback area are all included in the open space calculation between the project site and the R-1H zone.</p>	<p>Consistent</p>
<p>10-1-806: PROPERTY DEVELOPMENT STANDARDS: (B)(3) Landscaping Requirement</p>	<p>When the industrial property abuts or is any residential property, a five-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. The Project proposes a 7' wide landscaped area adjacent to the dedicated area.</p>	<p>A public right-of-way is utilized in the calculation of the open space, therefore this landscaping requirement does not apply. Nevertheless, the project provides an average 7' wide landscaped area contained within the front yard setback area, in addition to a 7 foot wide planting strip within the new parkway.</p>	<p>Consistent</p>
<p>10-1-806: PROPERTY DEVELOPMENT STANDARDS: (B) Open Space (B)(4) Parking Allowed in Open Space</p>	<p>Parking is allowed in the open space as long as Subsection (3) is satisfied. The Project does not propose any parking within the open space area.</p>	<p>The project does not propose any parking within the open space area.</p>	<p>Consistent</p>

<p>10-1-806: PROPERTY DEVELOPMENT STANDARDS: (C) Yards (C)(1) Front Yard - Definition</p>	<p>Means a yard extending across the front of a lot for the full width of the lot extending from the front lot line or future street line to a required depth between the side lot lines. The depth of a front yard is a distance specified for the zone in which it is located and measured inward from the front lot line.</p>	<p>The project provides minimum setbacks: Front Yard: Average of >7' Rear Yard: 5' Side Yards: 5'3"-7'6"</p> <p>The average front yard setback is at least 7 feet, which is 20 percent of the building height (35 feet).</p>	<p>Applicant provided front yard setback calculation on Site plan. Average front yard setback is 9.5' which exceeds the minimum required.</p>
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<p>10-1-806: PROPERTY DEVELOPMENT STANDARDS: (C) Yards (C)(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. The structures nearest to the property line are proposed to be set back 7 feet from the new property line (property line established by the dedicated area). The submitted plans do not show any portion of the building extending over the required front yard.</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. The project does not propose any above-grade parking structures. This standard is not applicable.</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. The Project does not abut and is not adjacent to any R-3 or R-4 zones. This standard is not applicable.</p> <p>d. For setbacks for surface parking lots, see Article 14, Division 4 of this Chapter.</p>	<p>a. The structures nearest to the property line are proposed to be set back at least an avg of 7'.</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>	
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<p>10-1-806: PROPERTY DEVELOPMENT STANDARDS: (C) Yards (C)(3) Landscaping</p>	<p>a. A minimum of 50 percent of front and exposed side yards shall be landscaped. This standard will need to be met.</p> <p>b. The provision of outdoor amenities and decorative hardscape, such as outdoor seating areas with benches permanently affixed to the ground or landscaped 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. The submitted plans are in the conceptual stage and therefore outdoor amenities, where shown, may not be ultimately proposed. This standard will need to be met.</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</p>	<p>Please see Sheet L-4 and L-6 for further details pertaining to the project's consistency with this section. The project will comply with this standard.</p>	<p>Consistent</p>
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	<p>(5) feet. h. For additional landscaping requirements for above-grade parking structures and surface parking</p>		
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lots, see Article 14, Division 4 of this Chapter.”
Standards d-h will have to be met.

<p>10-1-806: PROPERTY DEVELOPMENT STANDARDS: (D) Masonry Wall</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. <i>This standard will need to be met.</i></p>	<p>A three (3) foot masonry wall is provided along the front property line, and is depicted Sheet L-3 of landscape plans.</p>	<p>Consistent</p>
<p>10-1-806: PROPERTY DEVELOPMENT STANDARDS: (E) Off-Street Parking</p>	<p>Yards may be used for off-street parking if consistent with this article. <i>The Project proposes garage parking for each dwelling unit for a total of 42 parking spaces. 3 of the remaining 5 spaces are located in the side and rear yards.</i></p>	<p>No yards used for off-street parking.</p>	<p>Consistent</p>
<p>10-1-806: PROPERTY DEVELOPMENT STANDARDS: (F) ADDITIONAL STANDARDS</p>	<p>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> <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.</i></p>	<p>The project is consistent with this section.</p>	<p>Consistent</p>
<p>ARTICLE 11. GENERAL PROPERTY DEVELOPMENT REGULATIONS 10-1-1101: COMPLIANCE</p>	<p>The requirement is <i>“No lot or structure shall be created, erected, altered, or maintained contrary to the provisions of this chapter.”</i> <i>Applicant shall comply with this requirement.</i></p>	<p>The project is consistent with this section.</p>	<p>Consistent</p>

<p>10-1-1102: ERECTION OF MORE THAN ONE STRUCTURE ON A RESIDENTIAL LOT</p>	<p>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 requirements of this chapter are met for each structure as though it were on an individual lot.”</i> The Project is located on a lot in the M-1 Zone, which allows residential uses with discretionary approval. Applicant shall comply with this requirement.</p>	<p>The project is consistent with this section.</p>	<p>Consistent</p>
<p>10-1-1103: LOT TO HAVE FRONTAGE</p>	<p>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 a street frontage along South Mariposa Street of approximately 144 feet.</p>	<p>The project is consistent with this section.</p>	<p>Consistent</p>
<p>10-1-1104: FRONTAGE ON ALLEYS</p>	<p>The requirement is <i>“Alleys shall not be considered public streets for street frontage requirements of this chapter.”</i> Not applicable to Project.</p>	<p>N/A</p>	<p>N/A</p>
<p>10-1-1105: HAZARDOUS AREAS</p>	<p>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> Standard shall be met if determined applicable by Public Works.</p>	<p>A six (6) foot high wall is already proposed along the perimeter of the project. Please see Sheet L-3 of the plans.</p>	<p>Consistent</p>

<p>10-1-1106: USES IN COMPLETELY ENCLOSED BUILDINGS</p>	<p>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 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></p> <p>Not applicable to Project.</p>	<p>N/A</p>	<p>N/A</p>
<p>10-1-1108: OPEN STORAGE AREAS MUST BE ENCLOSED</p>	<p>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.</p> <p>The Project shall comply with this standard.</p>	<p>N/A</p>	<p>N/A</p>

<p>10-1-1109: JUNK YARDS MUST BE FENCED</p>	<p>The requirement is “<i>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 automobiles, airplanes, or other machinery shall be kept below the horizontal plane of the top of the wall.</i>” Not applicable to Project.</p>	<p>N/A</p>	<p>N/A</p>
<p>10-1-1110: ACCESSORY BUILDINGS CONVERTED TO LIVING QUARTERS</p>	<p>The requirement is “No person shall erect, construct, place or maintain any roof or shade structure over a mobile home located within a mobile home park.” Not applicable to Project.</p>	<p>N/A</p>	<p>N/A</p>

<p>10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS (A) ROOF DESIGN</p>	<p>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></p> <p>The submitted architecture plans show gable roof forms proposed on all structures. Neither a parapet wall or mansard roof are proposed at this stage. No mechanical equipment is proposed on the roofs of the structures.</p>	<p>The project is consistent with this section.</p>	<p>N/A</p>
<p>10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS (B) WINDOW TREATMENT</p>	<p>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></p> <p>Not applicable to the Project.</p>	<p>N/A</p>	<p>N/A</p>

<p>10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS (C) BUILDING MATERIALS</p>	<p>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 (stucco, “s” tiles)</p>	<p>The project is consistent with this section. The building facades visible to the street have similar façade design and use similar exterior materials (stucco, “s” tiles).</p>	<p>Consistent</p>
<p>10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS (D) VARIATION ON PLANE</p>	<p>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 plans do not indicate any buildings fronting onto South Mariposa Street. The building frontages are oriented to the south of the site. The western façade of the buildings face South Mariposa Street. The proposed elevation plans show fenestration along the western facades, however, visual variation in the form of surface breaks, balconies, projections, recesses, or awnings are not shown with this submission. The Project shall include visual variation to remain consistent with this objective standard.</p>	<p>The project is consistent with this section.</p> <p>The western façades of 2 buildings face South Mariposa Street. The submitted elevations plans show elements designed for the purpose of providing visual variation such as expressed floor or surface breaks, balconies, projections, recesses, awnings and horizontal setbacks.</p>	<p>Consistent</p>
<p>10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS (E) ENTRIES</p>	<p>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.</p>	<p>The project is consistent with this section. There are pedestrian entrances on the exposed elevations facing the street and those entrances are recessed.</p>	<p>Consistent</p>

<p>10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS (F) APPENDAGES, AWNINGS AND MARQUEES</p>	<p><i>The requirement is “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></p> <p>Applicant to show on elevation plans that this requirement will be met.</p>	<p>The project is consistent with this section.</p>	<p>Consistent</p>
<p>10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS (G) EXTERIOR STAIRWAYS</p>	<p><i>The requirement is “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></p> <p>Project shall comply with this requirement. If there are exterior stairs, sections of these stair areas shall be provided showing compliance.</p>	<p>Not Applicable. The project does not propose any exterior stairs.</p>	<p>N/A</p>

<p>10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS (H) LOCATION AND SCREENING OF TRASH BINS</p>	<p>The requirement is <i>“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.”</i></p> <p>Project plans do not show trash bins or trash enclosures on site. The Project shall comply with this requirement.</p>	<p>The project proposes and locates trash bins within the garage area of each individual unit. None of the garage doors within the project swing out into any public right-of-way. The project site does not abut an alley.</p>	<p>Consistent</p>
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<p>10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS (J) FENCES AND WALLS (1) HEIGHT</p>	<p>The requirement is <i>“Except as otherwise provided for property located at an intersection, the height of walls, fences and hedges may not exceed:</i> <i>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.</i> <i>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.</i> <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> Applicant to comply with the fence/wall requirements. Site plan shall call out the proposed wall/fence location, height from natural grade, and material.</p>	<p>Please see sheet L-3 for proposed wall heights. The project complies with this standard.</p>	<p>Consistent</p>
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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> ” Project to comply with corner cut-off regulations.	Please see sheet L-3 for corner cut-off dimensions. The project complies with this standard.	Consistent
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.	N/A	N/A
10-1-1114: ART IN PUBLIC PLACES	The Project shall comply with this standard	The project will comply with this standard as required during plan check.	Consistent
10-1-1115: ARCADE DEVELOPMENT REGULATIONS	Not applicable to Project.	N/A	N/A
10-1-1116: ALCOHOLIC BEVERAGES - ON-PREMISES AND OFF-PREMISES; CONDITIONAL USE PERMIT REQUIRED	Not applicable to Project	N/A	N/A
10-1-1117: BILLIARD PARLOR DEVELOPMENT STANDARDS	Not applicable to Project.	N/A	N/A
10-1-1118: WIRELESS TELECOMMUNICATIONS FACILITIES. REGULATIONS AND DEVELOPMENT STANDARDS	Not applicable to Project.	N/A	N/A
10-1-1120: ADULT BUSINESSES: REGULATIONS AND DEVELOPMENT STANDARDS	Not applicable to Project.	N/A	N/A
10-1-1121: SHOPPING CART CONTAINMENT	Not applicable to Project.	N/A	N/A
10-1-1122: EMERGENCY SHELTER DEVELOPMENT STANDARDS	Not applicable to Project.	N/A	N/A
10-1-1123: TEMPORARY AID CENTER DEVELOPMENT STANDARDS	Not applicable to Project.	N/A	N/A

ARTICLE 11.5. RESIDENTIALLY ADJACENT USES 10-1-1150: RESIDENTIALLY ADJACENT PROPERTY AND USES: PURPOSE AND APPLICABILITY	Project does not require compliance with this article. The property is a residential use and does not propose any commercial or industrial uses.	N/A	N/A
10-1-1151: RESIDENTIALLY ADJACENT USES - CONDITIONAL USE PERMIT REQUIRED FOR NEW LATE NIGHT BUSINESS AND NEW OUTDOOR SPEAKERS	Not applicable to Project.	N/A	N/A
10-1-1152: RESIDENTIALLY ADJACENT USES - ADMINISTRATIVE USE PERMIT REQUIRED FOR NEW LATE NIGHT OPERATIONS	Not applicable to Project.	N/A	N/A
10-1-1153: RESIDENTIALLY ADJACENT USES - DEVELOPMENT STANDARDS FOR NEW CONSTRUCTION	The Project shall comply with this standard	The project is consistent with this section.	Consistent
10-1-1154: RESIDENTIALLY ADJACENT USES - OPERATIONAL REQUIREMENTS FOR ALL BUSINESSES	Not applicable to Project.	N/A	N/A
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> ” Project to comply with this requirement. See analysis for M-1 Zone setback requirements.	The project is consistent with this section.	Consistent

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> The project proposes multiple structures on one lot. Project would be required to comply with this requirement.	The project is consistent with this section.	Consistent
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.” Not applicable to Project.	N/A	
10-1-1205: UNDEDICATED STREETS	The requirement is <i>“All land within the undedicated portion of a partially dedicated or 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> Not applicable to Project	N/A	
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. Project to comply with utility requirements from City’s public utility requirement.	The project will comply with this section.	Consistent

<p>10-1-1211: MISCELLANEOUS ENCROACHMENTS (A) DEFINITION AND APPLICABILITY</p>	<p>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 M-1. Project is required to meet this regulation.</p>	<p>The project is consistent with this section.</p>	<p>Consistent</p>
<p>10-1-1211: MISCELLANEOUS ENCROACHMENTS (B) FIRE ESCAPES</p>	<p>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.</p>	<p>The project does not contain any fire escapes. The project will comply with City Fire Department requirements.</p>	<p>Consistent</p>
<p>10-1-1211: MISCELLANEOUS ENCROACHMENTS (C) EAVES, CORNICES, CANOPIES, ETC.</p>	<p><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> The submitted plans must detail eaves, cornices, canopies and any other encroachments into the permitted front yard</p>	<p>The project plans comply with this section.</p>	<p>Consistent</p>

<p>10-1-1211: MISCELLANEOUS ENCROACHMENTS (D) UNCOVERED PORCHES, PATIOS AND PLATFORMS</p>	<p>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.</p> <p>The setback is seven (7) feet and the Project does not propose any eaves, cornices, or architectural elements projecting into the front yard by more than four feet.</p>	<p>The average front yard setback is >7' and the project does not propose any eaves, cornices, or architectural elements projecting into the front yard by more than four feet.</p>	<p>Applicant provided front yard setback calculation on Site plan. Average front yard setback is 9.5' which exceeds the minimum required.</p>
<p>10-1-1211: MISCELLANEOUS ENCROACHMENTS (E) STAIRWAYS, HANDICAP RAMPS AND BALCONIES</p>	<p>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></p> <p>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.</p>	<p>The project does not contain any uncovered balconies and/or unenclosed stairways and ramps that project into a required yard.</p>	<p>Consistent</p>
<p>10-1-1211: MISCELLANEOUS ENCROACHMENTS (F) PORTE-COCHERE</p>	<p>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></p> <p>The Project does not propose a porte-cochere.</p>	<p>The project does not propose a porte-cochere.</p>	<p>N/A</p>

<p>10-1-1211: MISCELLANEOUS ENCROACHMENTS (G) UTILITY POLES</p>	<p>The requirement is “<i>Utility poles servicing the property may extend into the side yard two (2) feet from the lot line.</i>” Utility poles are not proposed for the Project, any required underground utilities would be subject to the review and approval of the City’s Burbank Water and Power department.</p>	<p>The project will comply with this section.</p>	<p>Consistent</p>
<p>10-1-1211: MISCELLANEOUS ENCROACHMENTS (H) GARAGE DOORS</p>	<p>The requirement is “<i>Garage doors shall not, when open or being opened, project beyond any lot line</i>” According to the Project plans, the garage doors do not project beyond any lot line.</p>	<p>The project does not propose any garage doors which would project beyond any lot line.</p>	<p>Consistent</p>
<p>10-1-1211: MISCELLANEOUS ENCROACHMENTS (I) ACCESSORY APPLIANCES</p>	<p>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 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.” Any proposed mechanical equipment shall be shown on the site plan. The Project shall comply with this requirement. It is encouraged that mechanical equipment be enclosed by screening and whenever possible avoid installing rooftop mechanical equipment.</p>	<p>The project is consistent with this section.</p>	<p>Consistent</p>

<p>10-1-1211: MISCELLANEOUS ENCROACHMENTS (J) CHIMNEYS</p>	<p>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>” According to the Project plans, there are no proposed chimneys.</p>	<p>The project does not propose any chimneys.</p>	<p>Consistent</p>
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<p>ARTICLE 13. GENERAL HEIGHT STANDARDS DIVISION 1. HEIGHTS FOR BUILDINGS, WALLS AND FENCES 10-1-1301: EXCEPTIONS TO BUILDING HEIGHT LIMITS</p>	<p>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 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> Refer to the Project’s building height analysis in accordance with the M-1 Zone.</p>	<p>The project is consistent with this section.</p>	<p>Consistent</p>
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<p>10-1-1303: CORNER CUTOFF</p>	<p>The requirement is <i>“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:</i></p> <p><i>A. STREETS.</i> <i>At intersecting streets, ten (10) feet from the intersection at the corner of a front or side property line.</i></p> <p><i>B. ALLEYS.</i> <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></p> <p><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></p> <p><i>Provide the corner cut-off dimensions and associated areas on the site plan at the locations of proposed driveways and street intersections.</i></p>	<p>Please refer to the project plans for corner-cut off dimensions. The project is consistent with this section.</p>	<p>Consistent</p>
<p>DIVISION 2. HEIGHTS SURROUNDING BOB HOPE AIRPORT 10-1-1305 through 10-1-1309</p>	<p>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.</p> <p><i>The Project’s proposed building heights do not exceed 35 feet.</i></p>	<p>Most of the project’s structure heights do not exceed the height limits allowed by code.</p> <p>The design of the two buildings on the western side of the site include stair housing plates (also known as “dormers”) which exceed the 35-foot height limit by approximately 7 feet, 9</p>	<p>Consistent</p>

		inches.	
		The project complies with this standard.	
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> PARKING BAY WIDTHS FOR TWO-WAY TRAFFIC AND DOUBLE LOADED AISLES <i>Minimum Stall Length = 18'-0"</i> <i>8'-6" width (90 degree angled parking): 63' - 4"</i> <i>9'-0" width (90-degree angled parking): 61' - 4"</i> Project plans should show the dimensions of the garage and open parking spaces.	All parking spaces have a minimum dimension of 8'6" in width and 18' in depth, such measurements are depicted on the project plans.	Consistent
10-1-1403: INGRESS AND EGRESS; BACKING INTO HIGHWAY	Proposed Project would not require vehicles to back out into major or secondary highways.	The proposed off-street parking backs into internal drives and no backing is necessary onto any public right-of-way.	N/A
10-1-1404: TANDEM PARKING	The Project does not propose tandem parking	N/A	N/A

10-1-1405: PARKING OR STORING AIRPLANES, BOATS, VEHICLES, ETC. WITHIN CERTAIN YARDS IN RESIDENTIAL ZONES	Project site is zoned M-1. Not applicable to the Project.	N/A	N/A
10-1-1405.5: BICYCLE PARKING SPACES	The Site plan does not show any bicycle parking spaces. Site plan should show bicycle parking spaces if bicycle parking is proposed.	Please see sheet A-1.0 (Site Plan) for location of bicycle parking.	Consistent
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 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.” The project shall comply with this standard.	The project is consistent with this section.	Consistent
10-1-1407: USE OF VACANT LOTS IN RESIDENTIAL AND COMMERCIAL ZONES FOR PARKING VEHICLES	Not applicable to the Project.	N/A	N/A
10-1-1407.01: USE OF PARKING AREAS FOR STORAGE	The requirement is “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.” Not applicable to the Project.	N/A	N/A
10-1-1407.1: CENTRAL BUSINESS DISTRICT DOWNTOWN PARKING AREA	Not applicable to the Project.	N/A	N/A

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>	Pursuant to SB35, CA Gov Code 65913.4(d)(2), the project is eligible for 1 parking space per unit. The project provides a total of 46 spaces at 2 spaces/du.	Consistent
10-1-1409: WAIVER WITHIN A PARKING DISTRICT	Not applicable to Project.	N/A	N/A
10-1-1410: WAIVER AS TO EXISTING USES	Not applicable to Project.	N/A	
10-1-1411: MUST SERVE ONE USE; EXCEPTIONS	The requirement is <i>“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.”</i> Only one use, residential, is proposed on the site.	Only one use, residential, is proposed on the site.	Consistent
10-1-1413: MEASUREMENT OF DISTANCES	The requirement is <i>“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.”</i> Each residential unit is proposed to have a parking garage.	Each residential unit is proposed to have a parking garage.	Consistent
10-1-1414: OFF-SITE PARKING AGREEMENT FOR NON-SHARED AND EXCLUSIVE PARKING 10-1-1415: SHARED PARKING AGREEMENT - ON OR OFF-SITE	Project is not proposing off-site parking.	The project does not propose off- site parking.	Consistent

10-1-1416: APPLICABILITY OF PARKING AREA REQUIREMENTS	The requirement is <i>“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.”</i> Project would have to comply with this Section.	The project is consistent with this section.	Consistent
10-1-1417: PARKING LOT DESIGN STANDARDS	The Project does not propose a parking lot. Parking is proposed within garages and individual parking spaces reserved for guests.	The project does not propose a parking lot. Parking is proposed within garages and individual parking spaces reserved for guests.	Consistent
10-1-1417.1: SETBACKS AND WALLS	Project does not propose subterranean-level parking spaces.	The project does not propose subterranean-level parking spaces.	N/A
10-1-1417.2: PARKING LOTS ABUTTING AND ADJACENT TO RESIDENTIAL ZONES	Not applicable	N/A	N/A
10-1-1418: LANDSCAPING	Not applicable	N/A	N/A
10-1-1419: PARKING STRUCTURES	Not applicable	N/A	N/A

10-1-1420: LIGHTING	<p>The requirement is <i>“All off-street parking areas shall be provided with lighting as follows:</i></p> <ol style="list-style-type: none"> <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> <i>2. All lighting shall be arranged to prevent glare or direct illumination on adjoining properties and streets.”</i> <p>A photometric plan can be provided</p> 	<p>Please see sheet L-5 (Lighting Plan) for schematic design. Photometric plan will be provided during the CD phase. The project will comply with this standard.</p>	Consistent
10-1-1421: MAINTENANCE	<p>Applicant to make sure the parking area is in good condition for the life of the development.</p>	<p>The project will comply with this section.</p>	Consistent
10-1-1422: PREREQUISITES TO IMPROVEMENT AND USE	<p>Applicant to make sure applicable city permits are obtained for parking area improvements.</p>	<p>The project will comply with this section.</p>	Consistent
<p>ARTICLE 15. GENERAL OFF-STREET LOADING STANDARDS 10-1-1501: LOADING SPACES REQUIRED 10-1-1502: LOADING SPACE DIMENSIONS</p>	<p>Not applicable to the Project.</p>	<p>N/A</p>	<p>N/A</p>
10-1-1503: LOCATION OF AND ACCESS TO LOADING SPACES			
<p>ARTICLE 16. GENERAL VEHICULAR ACCESS STANDARDS 10-1-1601: ACCESS TO STREET</p>	<p>The requirement is <i>“Every lot shall be provided with permanent vehicular access to a street or an alley upon which it abuts.”</i></p> <p>The Project site would provide vehicular access from Mariposa Street.</p>	<p>The project site will provide vehicular access from Mariposa Street.</p>	Consistent

<p>10-1-1602: CURB CUTS</p>	<p>The requirement is <i>“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.”</i></p> <p>Project plans indicate that the vehicular access way is located more than 30 feet away from Valleyheart Drive. The project is located in the M-1 Zone and the curb cut is approximately 26 feet wide, which is permitted. Final design is subject to review and approval by the City’s Fire, Public Works, and Community Development Departments to ensure adequate ingress and egress of private vehicles and City emergency and public utility vehicles as necessary.</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 ~21 feet from the southerly property line and ~48 feet from the northerly property line. The nearest intersecting street is Valleyheart. Vehicular access to the site is located more than 30 feet away from Valleyheart Drive.</p>	<p>Consistent</p>
<p>10-1-1603: DRIVEWAY WIDTH</p>	<p>The requirement is <i>“Every driveway shall be at least 10 feet wide, and a maximum as approved by the Director.”</i></p> <p>Proposed Project meets this requirement.</p>	<p>The project is consistent with this section.</p>	<p>Consistent</p>

10-1-1604: DRIVEWAY SLOPES	<p>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></p> <p>Provide the driveway slope for any areas providing access to a garage.</p>	The project is consistent with this section. Refer to project plans for further details.	Consistent
10-1-1605: PROTECTIVE BARRIER IN NONRESIDENTIAL ZONES	<p>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></p> <p>Project must comply with this requirement.</p>	The project will have a three (3) foot high masonry wall along the frontage of the lot.	Consistent
10-1-1606: TURN AROUND AREAS	<p>The requirement is <i>“A 24 foot turning radius shall be provided for access to driveways and right- angle parking stalls.”</i></p> <p>The project plans must show a 24-foot turning radius for garage access areas and open parking spaces.</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.	Consistent
10-1-1607: APPROVAL BY PUBLIC WORKS DIRECTOR	<p>The requirement is <i>“All vehicular accessways to the street must be approved by the Public Works Director.”</i></p> <p>The Project would have to comply with this requirement.</p>	The project will comply with this section.	Consistent

10-1-1608: DRIVE-THROUGH RESTAURANTS 10-1-1609: RESIDENTIALLY ADJACENT DRIVE-THROUGH ESTABLISHMENTS	Not applicable to Project.	N/A	N/A
Article 17. PROTECTION AGAINST NUISANCES 10-1-1701-1707	Project shall comply with the standards of this article.	The project will comply with this section.	Consistent
DIVISION 8. TRANSPORTATION DEMAND MANAGEMENT	Not applicable to the project	N/A	N/A
Article 24. RANCHO MASTER PLAN ZONES			
Division 2 – 7 (NB – RBP Zones)	Not applicable to the project	N/A	N/A
Division 9. Commercial Stables	The property has commercial stables that currently exist on the property. However, they are proposed to be demolished. This division is not applicable to the project. The project must comply with this standard.	N/A	N/A
TITLE 11 SUBDIVISION			
ARTICLE 2 TENTATIVE MAP FILING	The Project is proposing for-sale units. A tentative tract map is required to be submitted. This standard is not met.	Please see the Subdivision application and TTM contained within SB-35 application package. The project is consistent with this section.	Consistent
ARTICLE 3 TENTATIVE MAP APPROVAL	The Project is proposing for-sale units. A tentative tract map is required to be submitted. This standard is not met.	Please see the Subdivision application and TTM contained within SB-35 application package. The project is consistent with this section.	Consistent
ARTICLE 3.2 TENTATIVE MAP APPROVAL FOR CONDOMINIUM MAPS AND FOR PARCEL MAPS	The Project is proposing for-sale units. A tentative tract map is required to be submitted. This standard is not met.	Please see the Subdivision application and TTM contained within SB-35 application package. The project is consistent with this section.	Consistent

ARTICLE 11 LOT DESIGN	The Project is proposing for-sale units. A tentative tract map is required to be submitted. This standard is not met.	Please see the Subdivision application and TTM contained within SB-35 application package. The project is consistent with this section.	Consistent
ARTICLE 12 DEDICATIONS GENERALLY	The Project is proposing for-sale units. A tentative tract map is required to be submitted. This standard is not met.	Please see the Subdivision application and TTM contained within SB-35 application package. The project is consistent with this section.	Consistent
ARTICLE 15 IMPROVEMENTS	The Project is proposing for-sale units. A tentative tract map is required to be submitted. This standard is not met.	Please see the Subdivision application and TTM contained within SB-35 application package. The project is consistent with this section.	Consistent
BURBANK2035 GENERAL PLAN			
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. The proposed project is consistent with the Rancho Commercial Land Use designation which allows for a variety of low-intensity multi-family residential and commercial uses at a density of 20 units/acre	The project is consistent with this section.	Consistent
Policy 2.3	Require that new development pay its fair share for infrastructure improvements. Ensure that needed infrastructure and services are available prior to or at project completion Provide adequate open space and amenities in residential projects that encourage residents to gather and that supplement public open spaces.	The project is consistent with this section.	Consistent

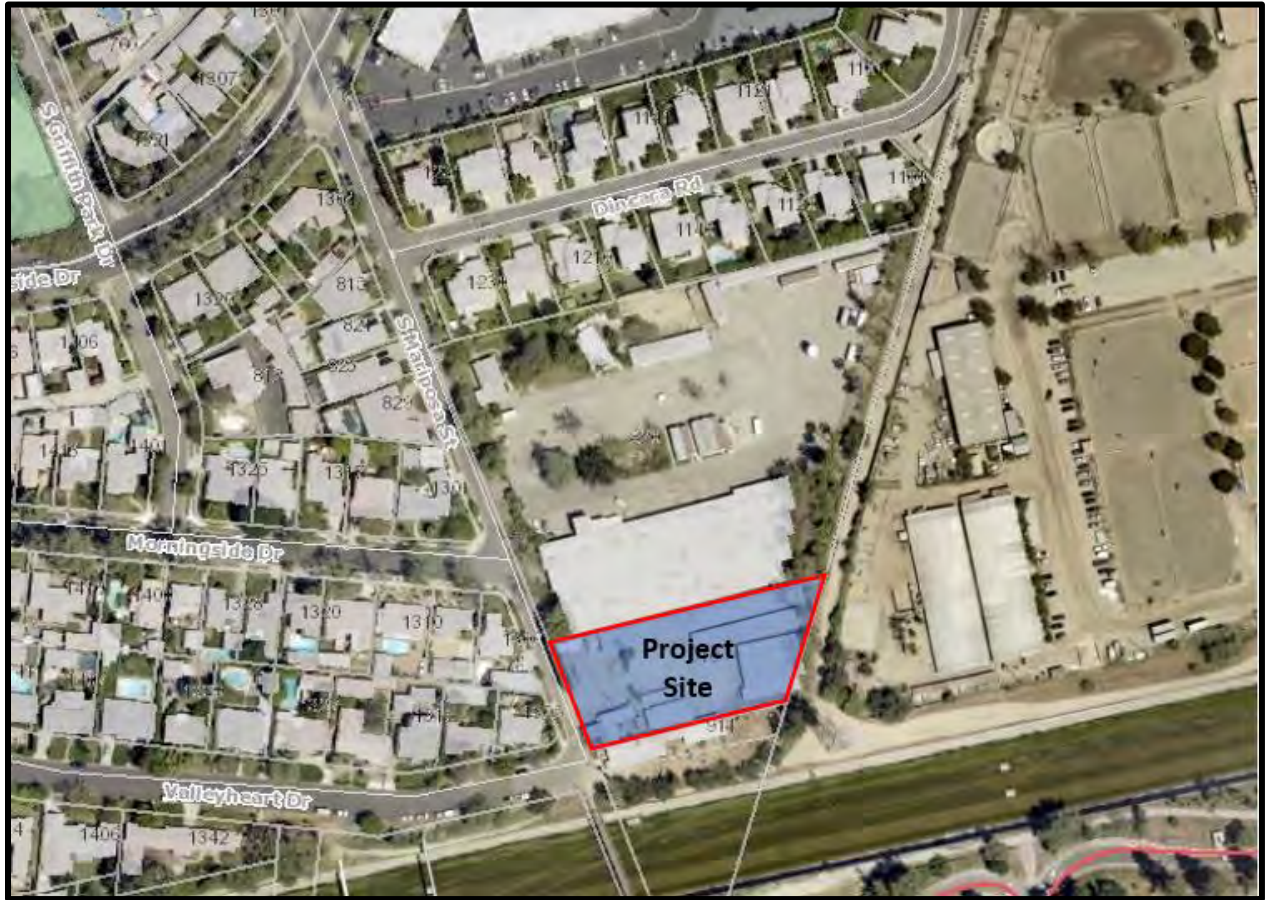
Policy 2.5	Require the use of sustainable construction practices, building infrastructure, and materials in new construction and substantial remodels of existing buildings. This standard must apply.	The project is consistent with this section.	Consistent
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Policy 4.6	Provide adequate open space and amenities in residential projects that encourage residents to gather and that supplement public open spaces. The project provides open space and amenities. The common open space and amenities provided is located along the northern property line between the two central triplex units. The applicant should include additional amenities with the project, using other common space areas located on site.	The project is consistent with this section.	Consistent
MOBILITY ELEMENT CHAPTER – TABLE M-2, SIDEWALK STANDARD, RANCHO COMMERCIAL	Standard Sidewalk Width – 15 feet (10 feet minimum) The Project plans shall show the public right-of-way information including the required public right-of-way width for the Project per City’s Public Works Department and Transportation Division’s comments.	Please see sheet L-3 for Right of Way and Equestrian trail dimensions, per comments received from the Public Works and Transportation Division during the NOI process.	Consistent
BURBANK GREENHOUSE GAS REDUCTION PLAN (GGRP) UPDATE (ADOPTED BY CITY COUNCIL ON MAY 3, 2022)	Project shall comply with the City’s updated GGRP.	The project will comply with this section.	Consistent

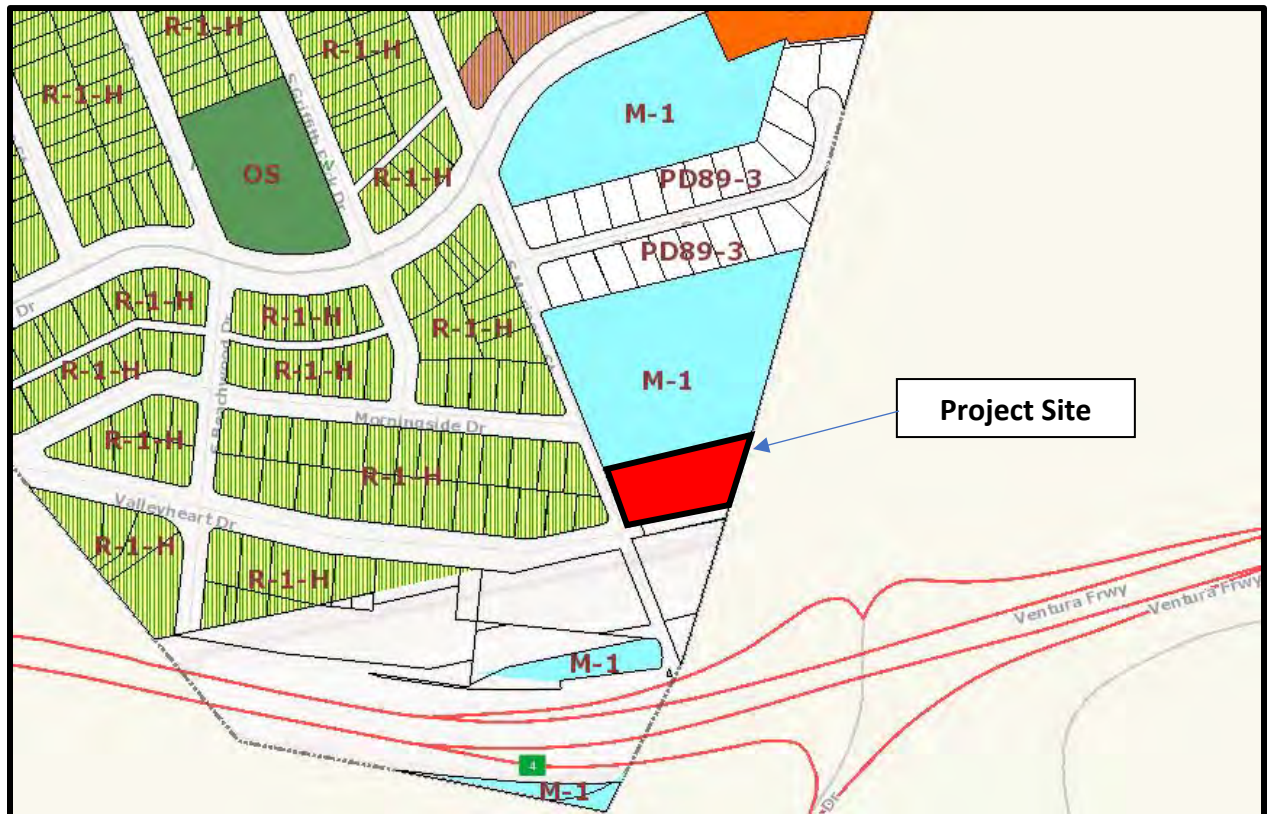
EXHIBIT C
INFORMATIONAL MAPS

EXHIBIT C

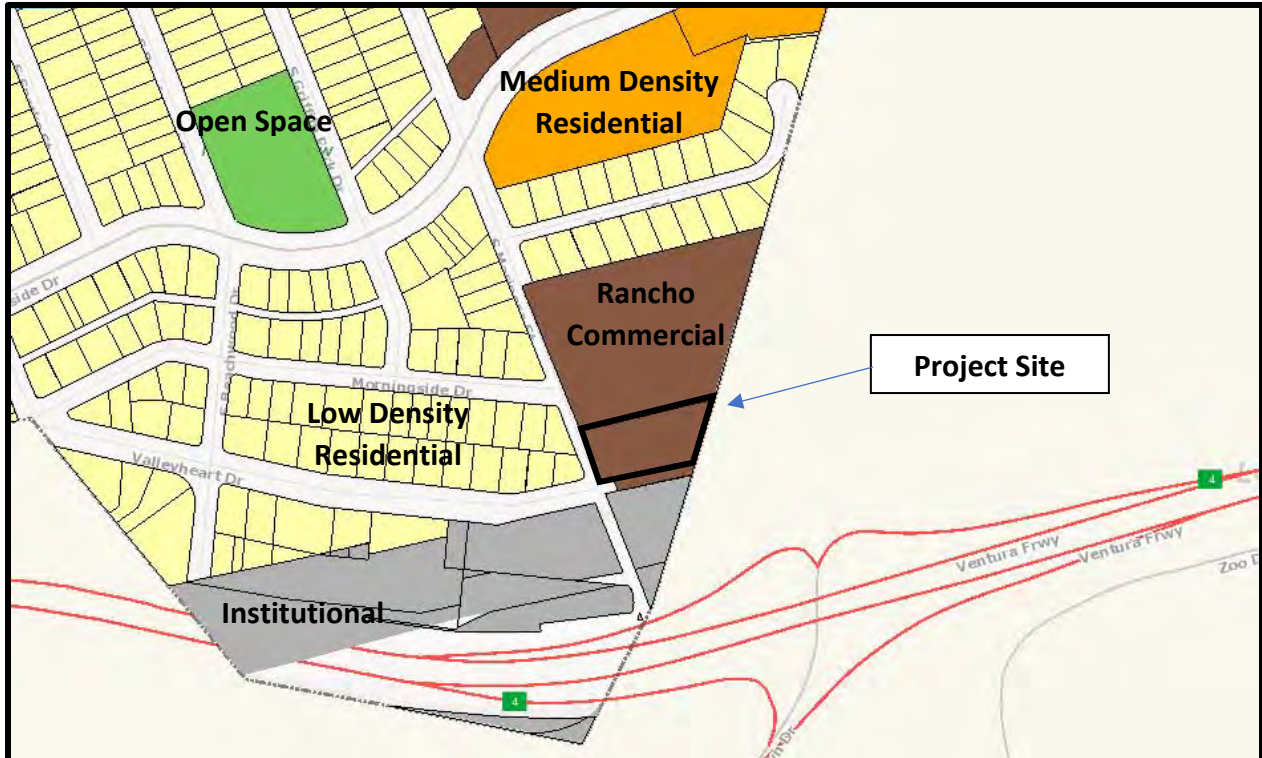
SITE AERIAL MAP



ZONING MAP



GENERAL PLAN LAND USE DESIGNATION MAP



Details

Basemap

Share

Print

Measure

Bookm

About

Content

Legend

Legend

Final Linear Features



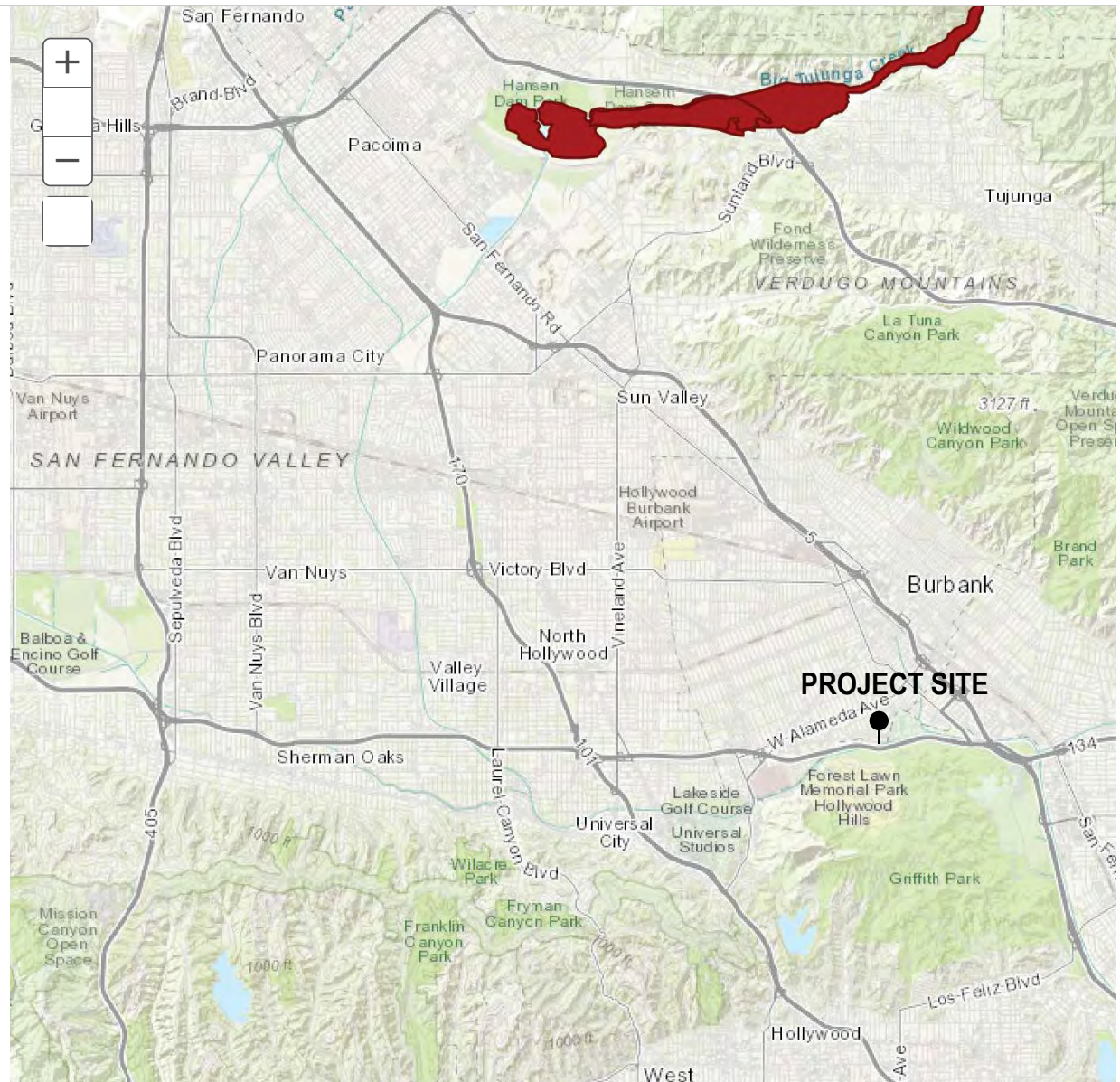
Final Polygon Features



Proposed Linear Features



Proposed Polygon Features

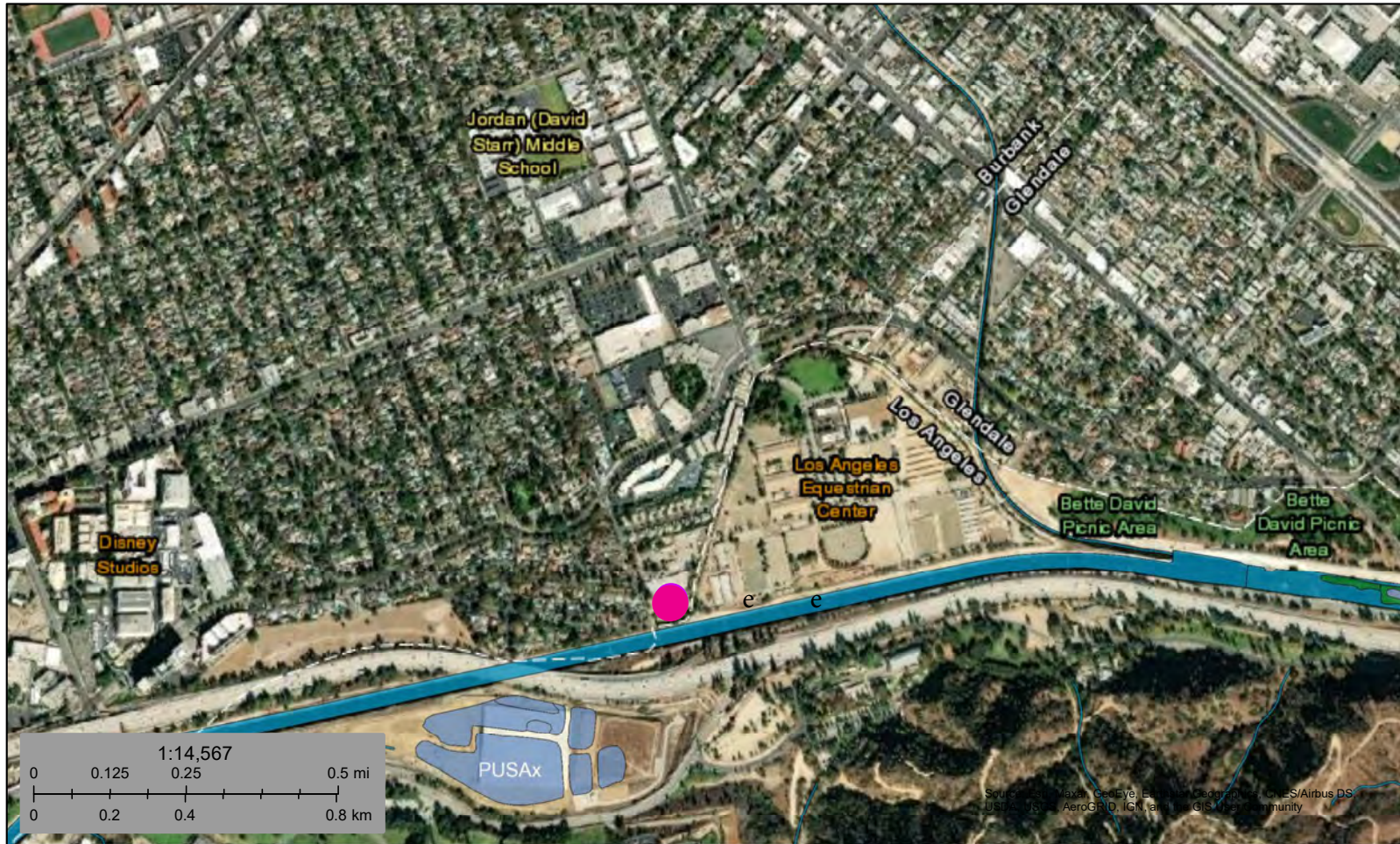


NTS





U.S. Fish and Wildlife Service
National Wetlands Inventory



Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

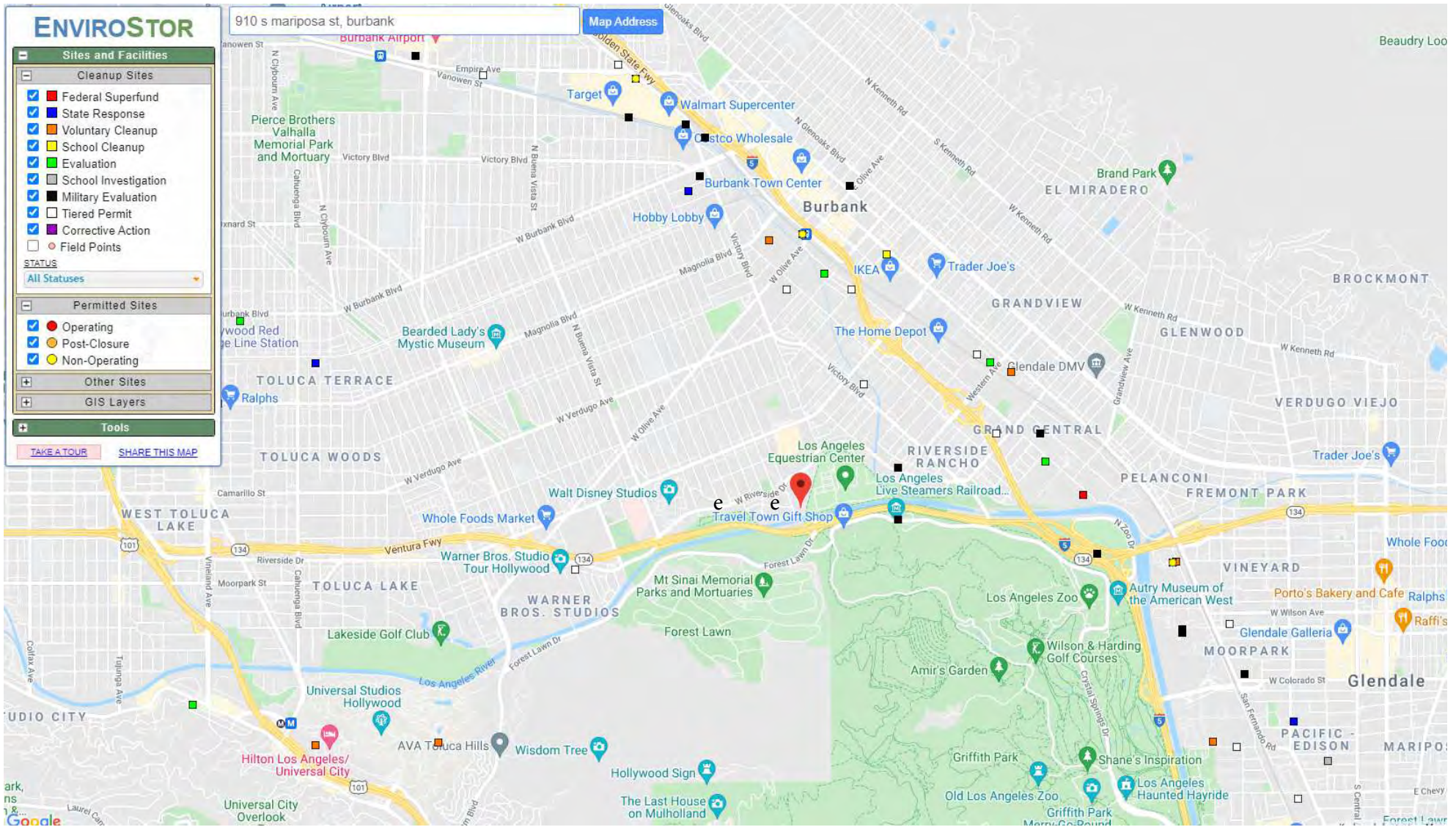
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

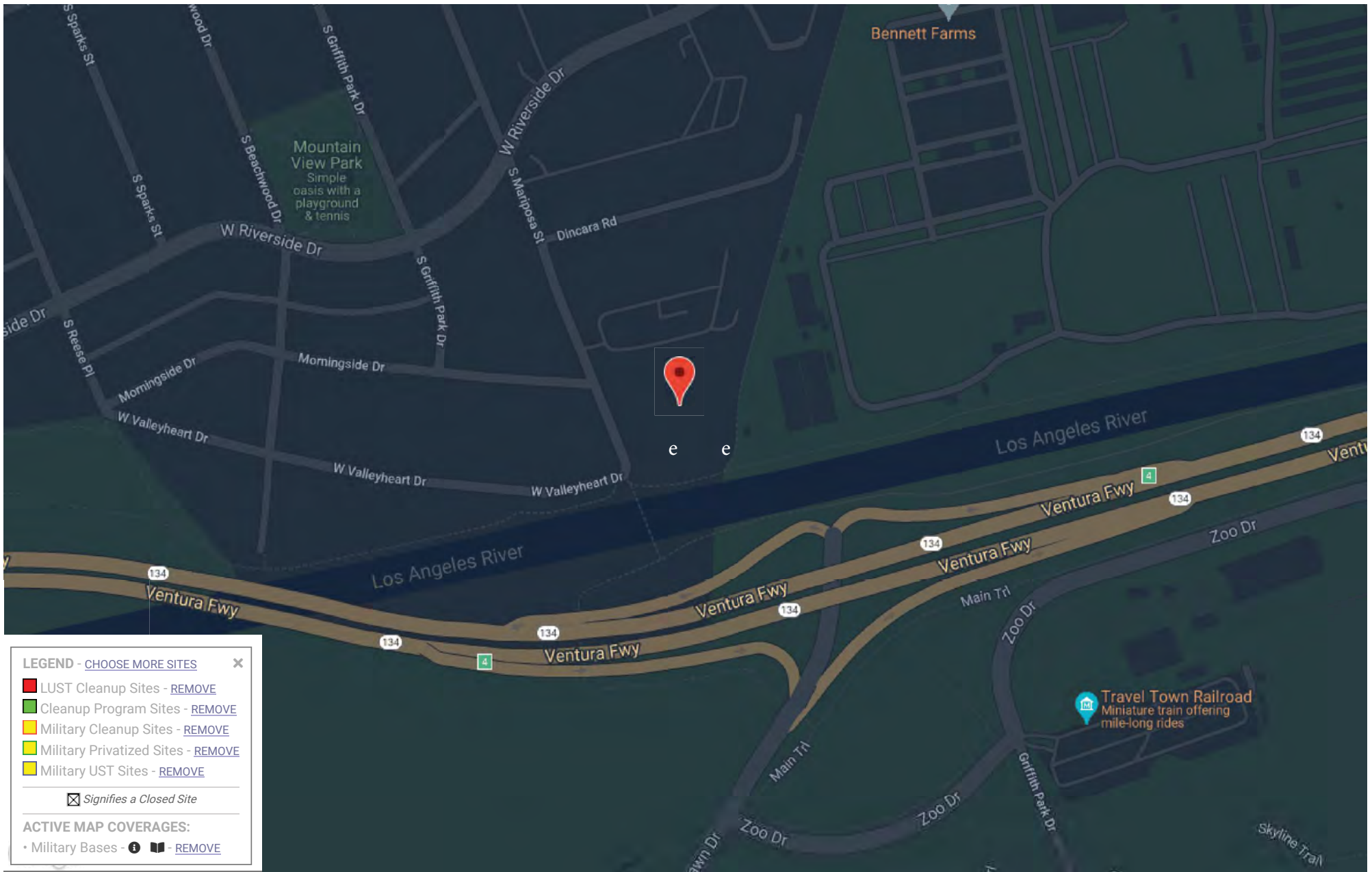
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
 This page was produced by the NWI mapper

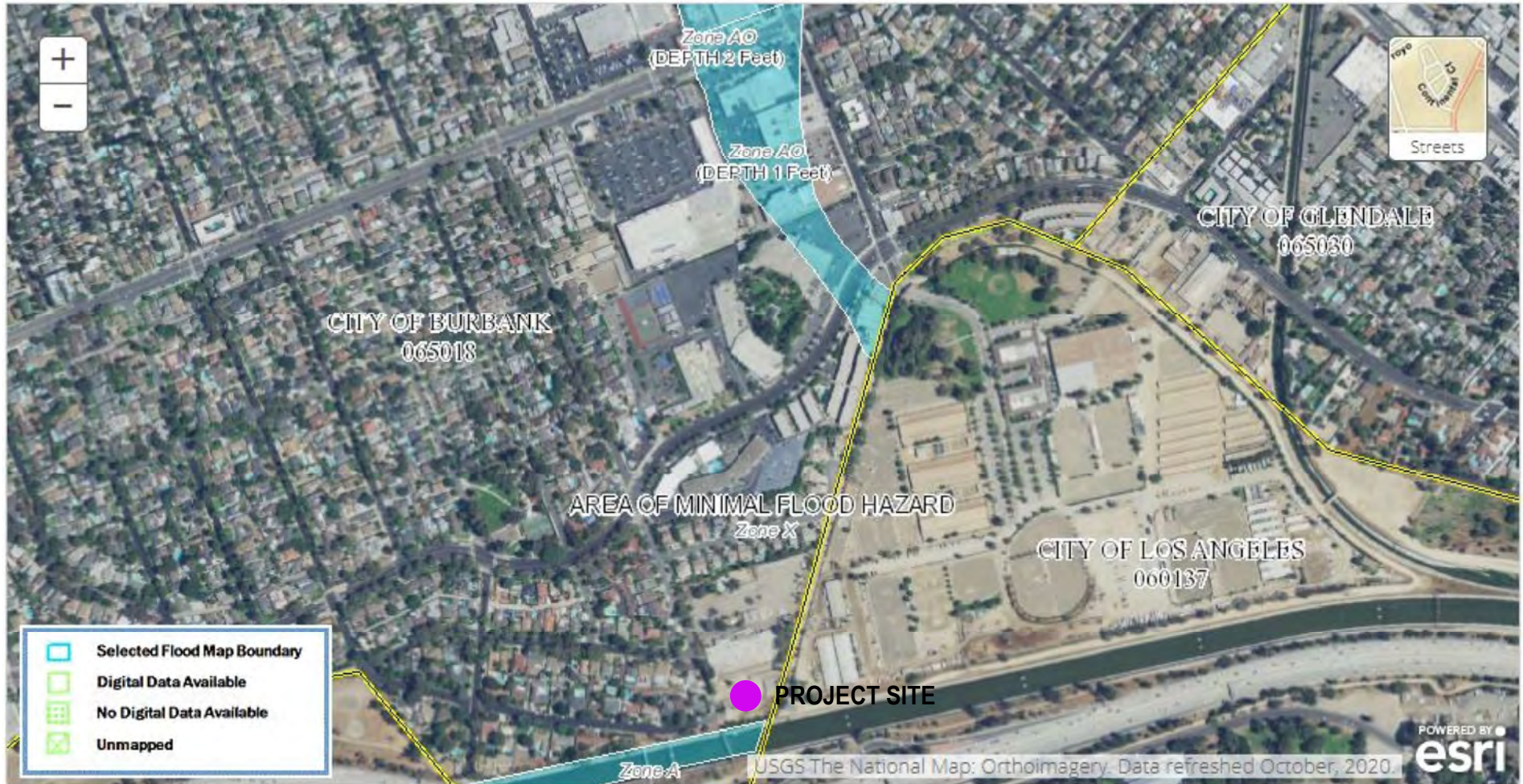




**ENVIROSTOR DATABASE MAP
ATTACHMENT 1 - 99**

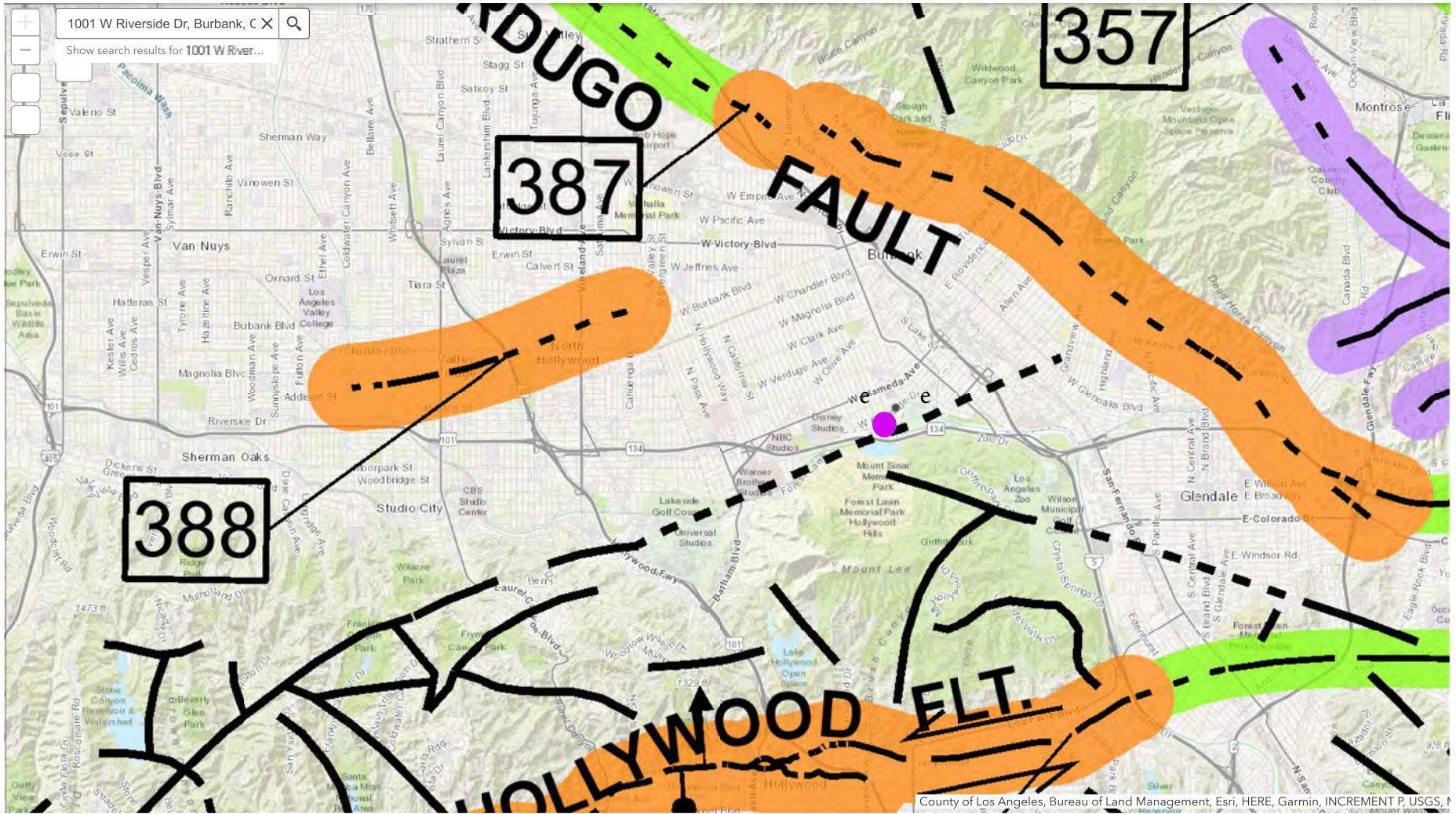


**GEOTRACKER DATABASE MAP
ATTACHMENT 1 - 100**



Fault Activity Map of California

California Geological Survey



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

1mi
-118.338 34.219 Degrees

<https://maps.conservation.ca.gov/cgs/fam/app/>

1/1



FAULT ACTIVITY MAP, CALIFORNIA GEOLOGICAL SOCIETY ATTACHMENT 1 - 102

NTS

EXHIBIT D

PREVAILING WAGE LETTER

EXHIBIT D

Butterfly Gardens LLC
1812 W. Burbank Blvd #7350
Burbank, CA 91506
info@butterflygardensburbank.com

**RE: Compliance with SB 35 Prevailing Wage Requirements
910 S. Mariposa Avenue – SB 35 Project**

Butterfly Gardens LLC, is the applicant of a housing development located at 910 S. Mariposa Street in the City of Burbank. The project includes the demolition of all existing structures on the site and the new construction of six three-story residential structures, containing a total of 23 for-sale townhomes ranging from 1,329 to 2,030 square feet in size and a total of 44 enclosed parking spaces and two open parking spaces (the "Project").

As the developer of the Project, Butterfly Gardens LLC certifies that it will comply with the prevailing wage requirements of Senate Bill ("SB") 35 and set forth in Section 65913.4(a)(8) of the Government Code, including that 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.


Specifically, Butterfly Gardens LLC certifies that:

1. The prevailing wage requirement of SB 35 will be included in all contracts for the performance of the work;

2. All contractors and subcontractors shall be required to pay to all construction workers and apprentices at least the general prevailing rate of per diem wages or apprenticeship wages, as applicable;

3. 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 therein; and

4. 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 development, 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.

Signed: 
Butterfly Gardens LLC
Garen Gozumian, Managing Member

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 April 19, 2023 before me, Yvonne Ruiz, A Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Garen Gozumian
Name(s) of Signer(s)

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.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer -- Title(s): _____

Partner -- Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer -- Title(s): _____

Partner -- Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

EXHIBIT E
PROJECT PLANS

EXHIBIT E



MARIPOSA AND VALLEYHEART
BURBANK, CALIFORNIA

BUILDER/DEVELOPER:
Butterfly Gardens LLC
1812 W. BURBANK BLVD.
SUITE 7350
BURBANK, CA 91506

ARCHITECT:
KTGY GROUP, INC
17911 VON KARMAN AVE
SUITE 200
IRVINE, CA 92614

CIVIL:
KHR ASSOCIATES
17530 VON KARMAN AVE
SUITE 200
IRVINE, CA 92614

LANDSCAPE:
STUDIO PAD, INC
23282 MILL CREEK DRIVE
SUITE 200
LAGUNA HILLS, CA 92653

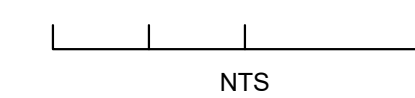


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949.851.2133
ktgy.com

Butterfly Gardens LLC
1812 W. Burbank Blvd, Su. 7350
Burbank, CA 91506



Plot Date: 6/16/2023
3rd Planning Submittal: 06/16/2023



TITLE SHEET

A0.0

SHEET INDEX

LANDSCAPE

- L1 SCHEMATIC LANDSCAPE PLAN
- L2 SCHEMATIC ENLARGEMENT PLAN
- L3 SCHEMATIC WALL & FENCE PLAN
- L4 SCHEMATIC PLANTING PLAN
- L5 SCHEMATIC LIGHTING PLAN
- L6 SCHEMATIC OPEN SPACE EXHIBIT
- L7 SCHEMATIC TRASH EXHIBIT & HAULER CIRCULATION PLAN

ARBORIST SHEET

- I TREE INVENTORY/TOPOGRAPHY & BOUNDARY SURVEY

CIVIL

- C1 PRELIMINARY GRADING AND DRAINAGE PLAN
- C2 PRELIMINARY UTILITY PLAN
DEMOLITION PLAN
- (1 of 2) TENTATIVE TRACT MAP No. 84060
- (2 of 2) TENTATIVE TRACT MAP No. 84060

HYDROLOGY AND LID REPORTS
(UNDER SEPARATE COVER)

ARCHITECTURE

- A0.0 COVER SHEET
- A0.1 SHEET INDEX

- I TOPOGRAPHY & BOUNDARY SURVEY

- A1.0 CONCEPTUAL SITE PLAN
- A1.1 CONCEPTUAL FRONT STREET ELEVATION
- A1.2 CONCEPTUAL RENDERING
- A1.3 CONCEPTUAL RENDERING

- A2.0 CT-300 - 3 PLEX COMPOSITE ELEVATIONS
- A2.1 CT-300 - 3 PLEX COMPOSITE PLANS
- A2.2 CT-300 - 3 PLEX CONCEPTUAL SECTION D-D

- A3.0 CT-400 - 4 PLEX COMPOSITE ELEVATIONS
- A3.1 CT-400 - 4 PLEX COMPOSITE PLANS
- A3.2 CT-400 - 4 PLEX CONCEPTUAL SECTION C-C

- A4.0 CT-401 - 4 PLEX COMPOSITE ELEVATIONS
- A4.1 CT-401 - 4 PLEX COMPOSITE PLANS
- A4.2 CT-401 - 4 PLEX CONCEPTUAL SECTION B-B

- A5.0 CT-500 - 5 PLEX COMPOSITE ELEVATIONS
- A5.1 CT-500 - 5 PLEX COMPOSITE PLANS
- A5.2 CT-500 - 5 PLEX CONCEPTUAL SECTION A-A

- A6.0 PLAN 1/2 - UNIT PLANS
- A6.1 PLAN 3/6 - UNIT PLANS
- A6.2 PLAN 3/6 - UNIT PLANS
- A6.3 PLAN 4 - UNIT PLANS
- A6.4 PLAN 5 - UNIT PLANS
- A6.5 PLAN 5ALT - UNIT PLANS
- A6.6 PLAN 7 - UNIT PLANS
- A6.7 PLAN 7X - UNIT PLANS
- A6.8 PLAN 7XALT - UNIT PLANS

- A7.0 ENLARGED DETAILS BOARD

- A8.0 COLOR AND MATERIALS BOARD

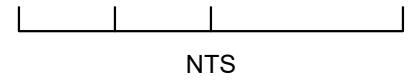


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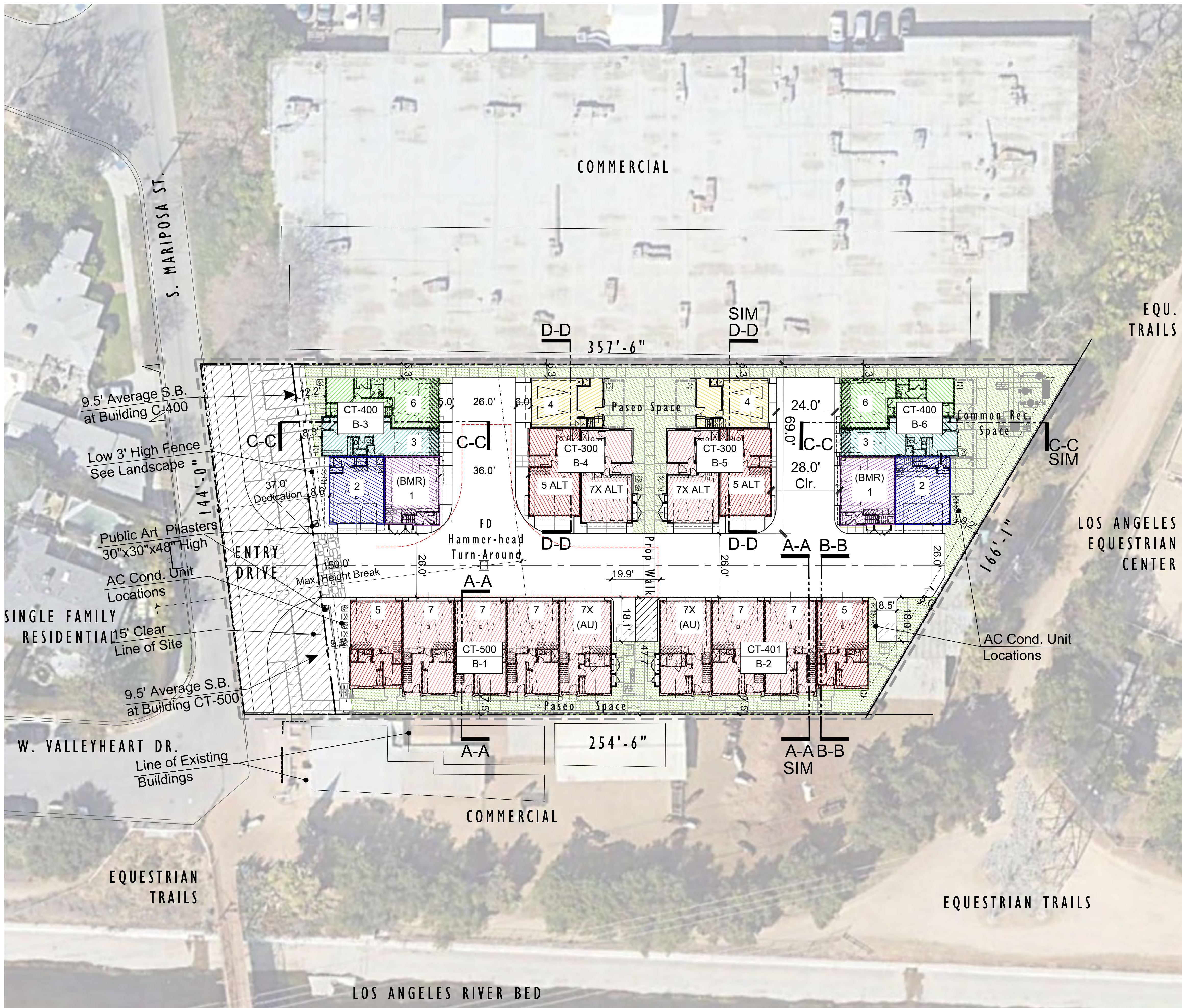


Plot Date: 6/16/2023
3rd Planning Submittal: 06/16/2023



SHEET INDEX

A0.1



SITE INFORMATION

Address: Mariposa and Valleyheart
 Site Area: +1.0 ac (Gross)
 City: Burbank
 County: Los Angeles County
 Existing Zone: M-1 Limited Industrial
 Occupancy Type: R3
 General Plan: Rancho Commercial
 Fire Code: California Fire Code
 Construction Type/ Fire Rating: V-B
 Fire Sprinkler Type: NFPA 13-D

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

Site Plan Summary

Site Area: +1.0 ac (Gross)
 Gross Density: 23 du/ac
 Mariposa St Dedication: +0.12 ac
 Net Area: +0.88 ac
 Units: 23 du
 FAR: 0.99
 Lot Coverage: 35.09%

Units (Gross Areas)

P 1	(1,329sf - 3bd/2.5ba) - 61sf Deck	2 du (2,658sf)
P 2	(1,437sf - 3bd/2.5ba) - 71sf Deck	2 du (2,874sf)
P 3	(1,602sf - 3bd/3.5ba)* - 82sf Deck	2 du (3,204sf)
P 4	(1,427sf - 2bd/2.5ba) - 76sf Deck	2 du (2,854sf)
P 5	(1,805sf - 3bd/3.5ba)	2 du (3,610sf)
P 5ALT	(1,896sf - 3bd/3.5ba)*	2 du (3,792sf)
P 6	(1,984sf - 3bd/3.5ba)* - 86sf Deck	2 du (3,968sf)
P 7	(1,997sf - 4bd/3.5ba)* - 68sf Deck	5 du (9,985sf)
P 7X	(1,961sf - 4bd/3.5ba) - 68sf Deck	2 du (3,922sf)
P 7XALT	(2,030sf - 4bd/3.5ba)* - 64sf Deck	2 du (4,060sf)
Total		23 du (40,927sf) (Avg. - 1,779sf/Unit)

* Roof Deck

(AU) - Accessible Unit at Plan 7X (2 Units, 17 Units x 10% = 2)
 (BMR) - Below Market Rate

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

Parking Provided	
Garage	44 spaces
Open Parking	2 spaces
Total	46 spaces (2.0 spaces/du)

OPEN SPACE

For Open Space and Landscape Areas refer to Landscape Sheet L-6

AVERAGE SETBACK CALCULATION

(Min. Average = 42.75' Bldg.Ht. x 20% = 8.55')

CT-400 (B-3)
 $(P6 - 16.16'w \times 12.2') + (P3 - 16'w \times 8.3') + (P1 - 27.83'w \times 8.6') / 60' = 9.49 [9.5']$

CT-500 (B-1)
 $(37' \times 9.5') / 37' = 9.5' [9.5']$

(For SB-35 Submittal)

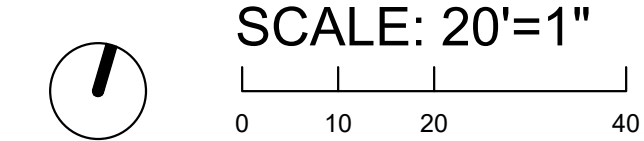


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SITE PLAN

A1.0



CT-500

CT-401

CONCEPTUAL FRONT ELEVATION

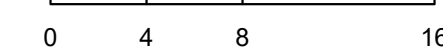


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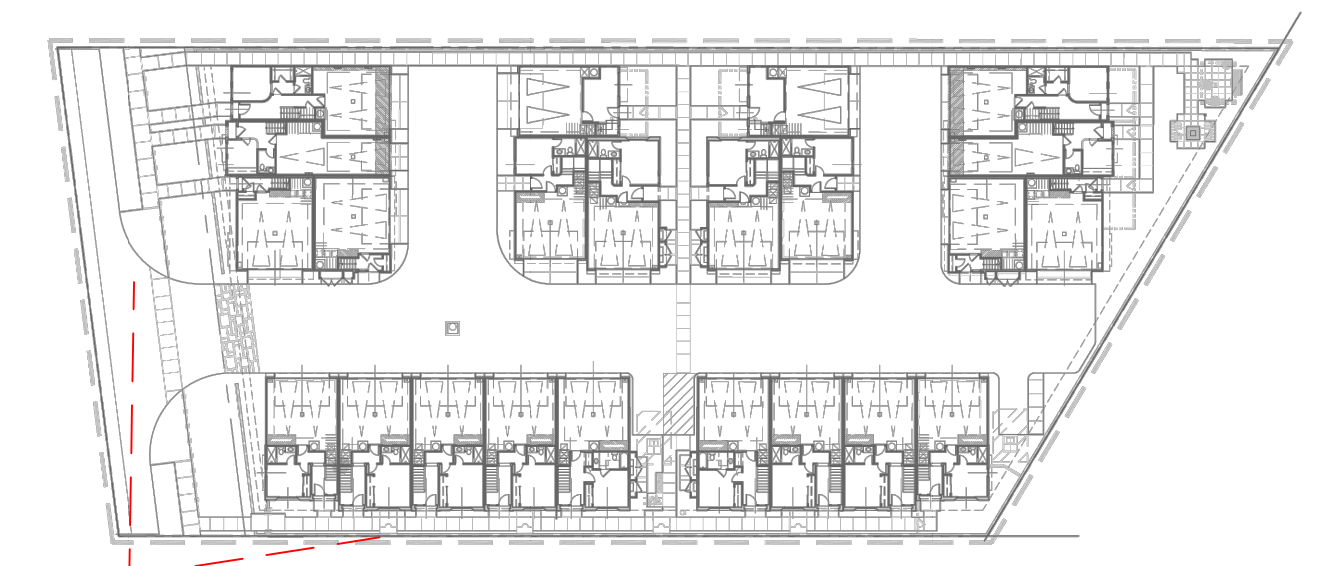


Plot Date: 6/16/2023
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CONCEPTUAL FRONT STREET ELEVATION

A1.1



VIEW 01

VICINITY MAP

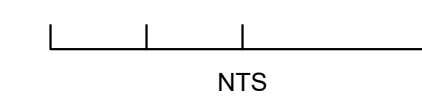


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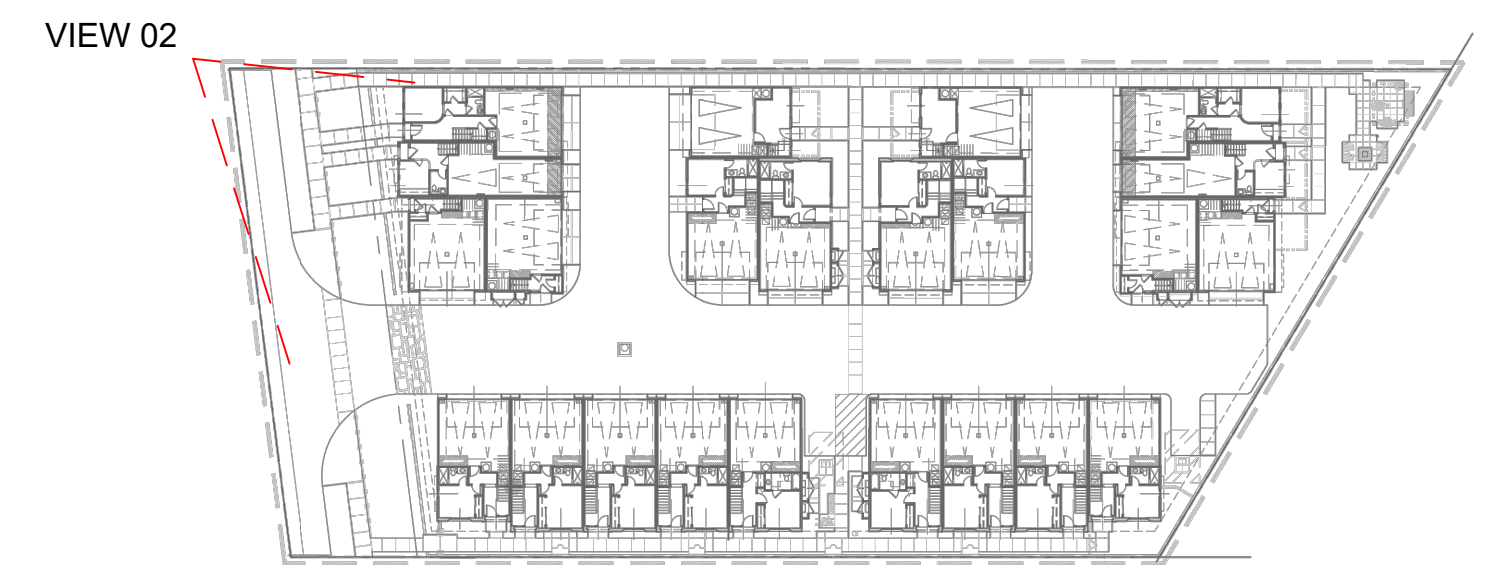


Plot Date: 6/16/2023
 3rd Planning Submittal: 06/16/2023



CONCEPTUAL RENDERING
 VIEW 1

A1.2



VICINITY MAP

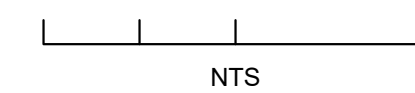


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CONCEPTUAL RENDERING
 VIEW 2

A1.3

LEGEND

- | | | |
|---|---|--|
| 1 Stucco, 16/20 Sand Finish | 9 Recess Faux Wood Panel Insert | 19 Decorative Shutters |
| 2 Concrete 'S' Tiles | 10 Decorative Scalloped Stucco Sill Trim | 20 Decorative Stucco Chimney/Stucco Finial |
| 3 Gable End Faux Decorative Vent (Recesses) | 11 Decorative Simulated Wood Corbel | 21 Decorative Tube and Wood Plank Pot Holder |
| 4 Recessed 1" Stucco /Simulated Wood Header Trim | 12 Decorative Canvas/Metal Spear Awning | 22 Decorative Stucco Corbel |
| 5 Recessed Beam/Trim (Wrap Color as Needed) with Simulated Wood Corbels | 13 Fiberglass Decorative Front Door | 23 Accent Battered Ceramic Tile Surround |
| 6 Stucco Recess/Reveal | 14 Vinyl Windows | 24 Metal Decorative Sectional Garage Door |
| 7 Exposed Wood Truss Tails with 2x3 Wood Fascia | 15 Fiber Cement Trim at Bay Window | 25 Decorative Exterior Lights & Address |
| 8 Decorative Stucco Eave | 16 Fiber Cement Bd. Panel | 26 Metal Utility Door |
| | 17 Stucco Arch | 27 Metal Juliet Railing/Guard Rail |
| | 18 Low Stucco Barranca w/ Concrete Tile Cap | 28 Decorative HD Stucco/Foam Surround |



P4 RIGHT

23



P4 PSALT REAR

24

25



PSALT P7XALT LEFT

21

22

12



P7XALT P4 FRONT

26

15

11

16

13

28

27

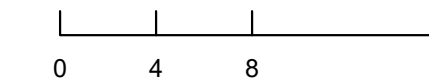


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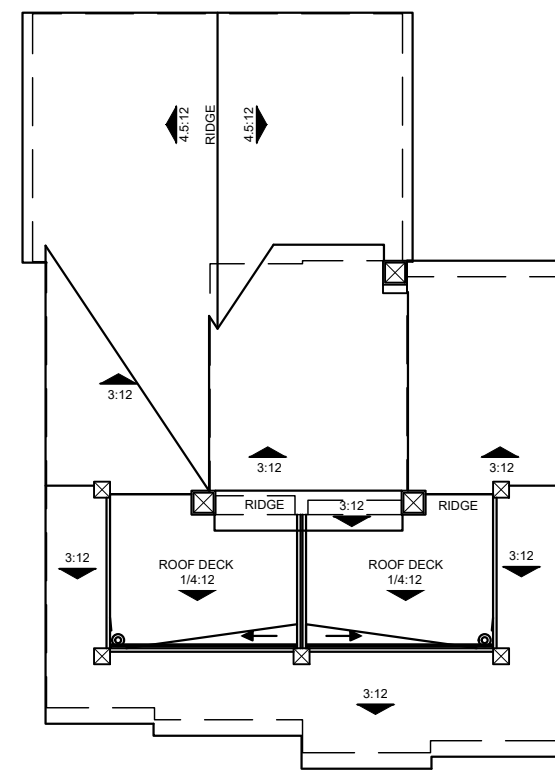


Plot Date: 6/16/2023
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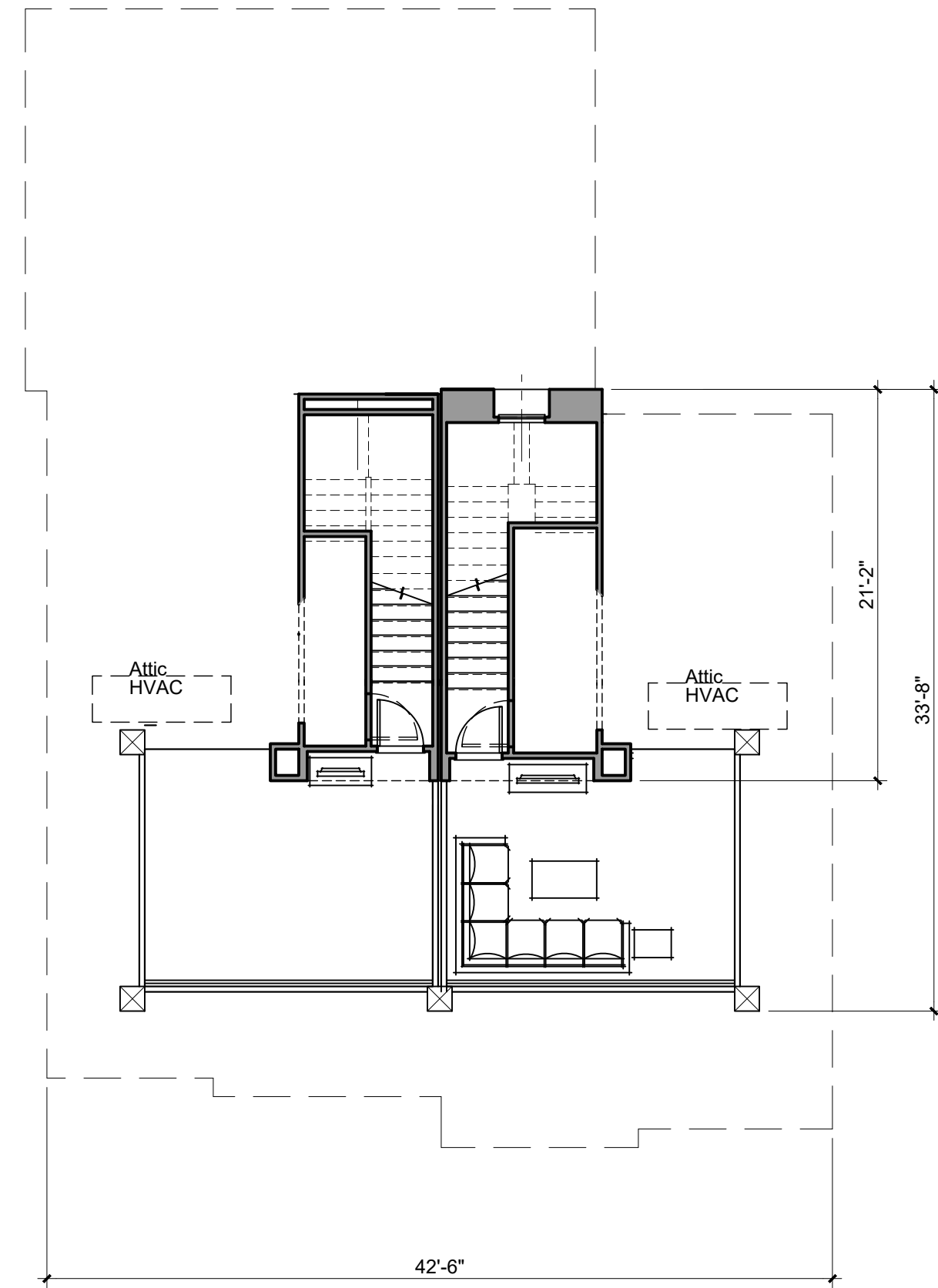


CT-300 (3-PLEX)
ELEVATIONS

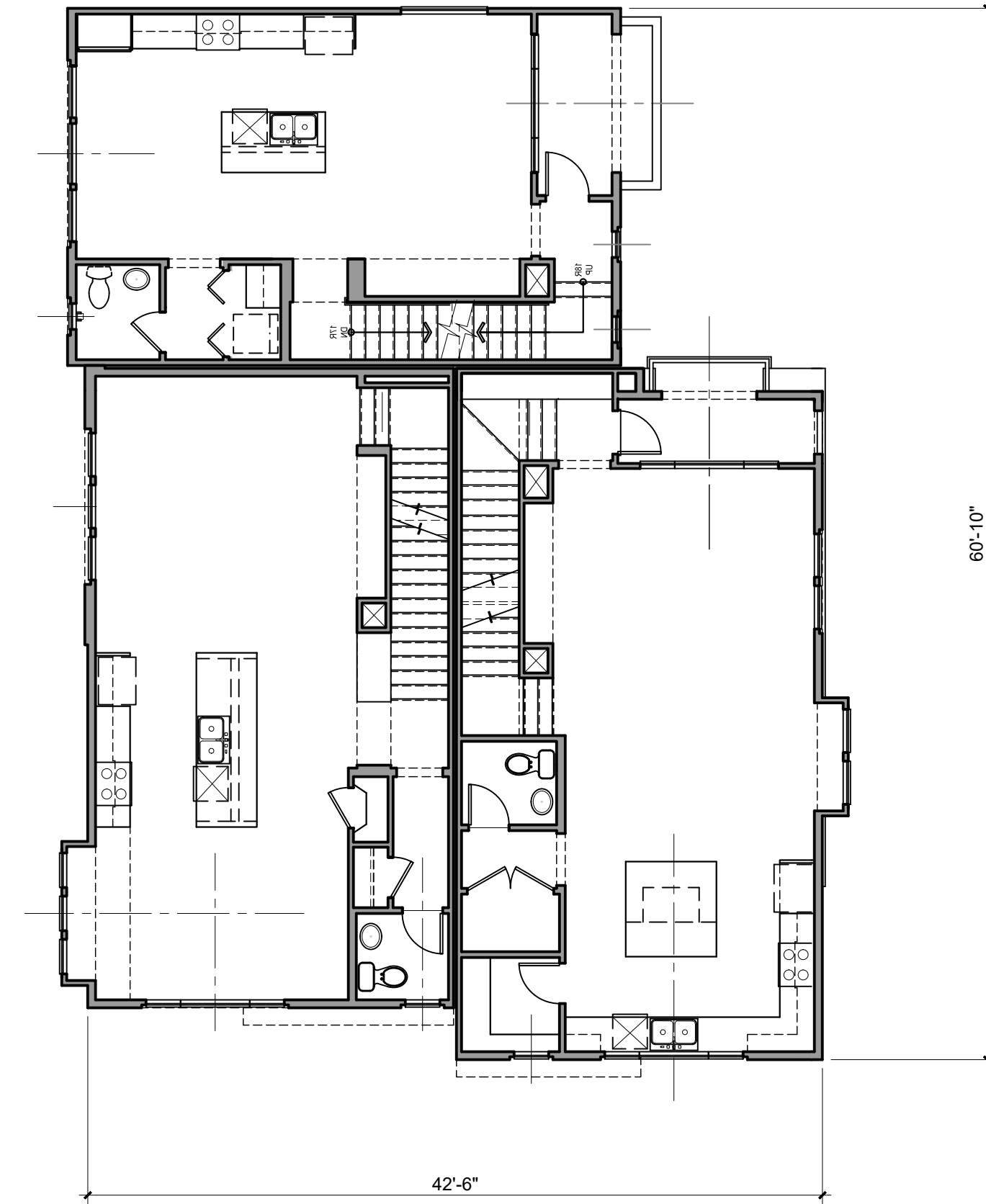
A2.0



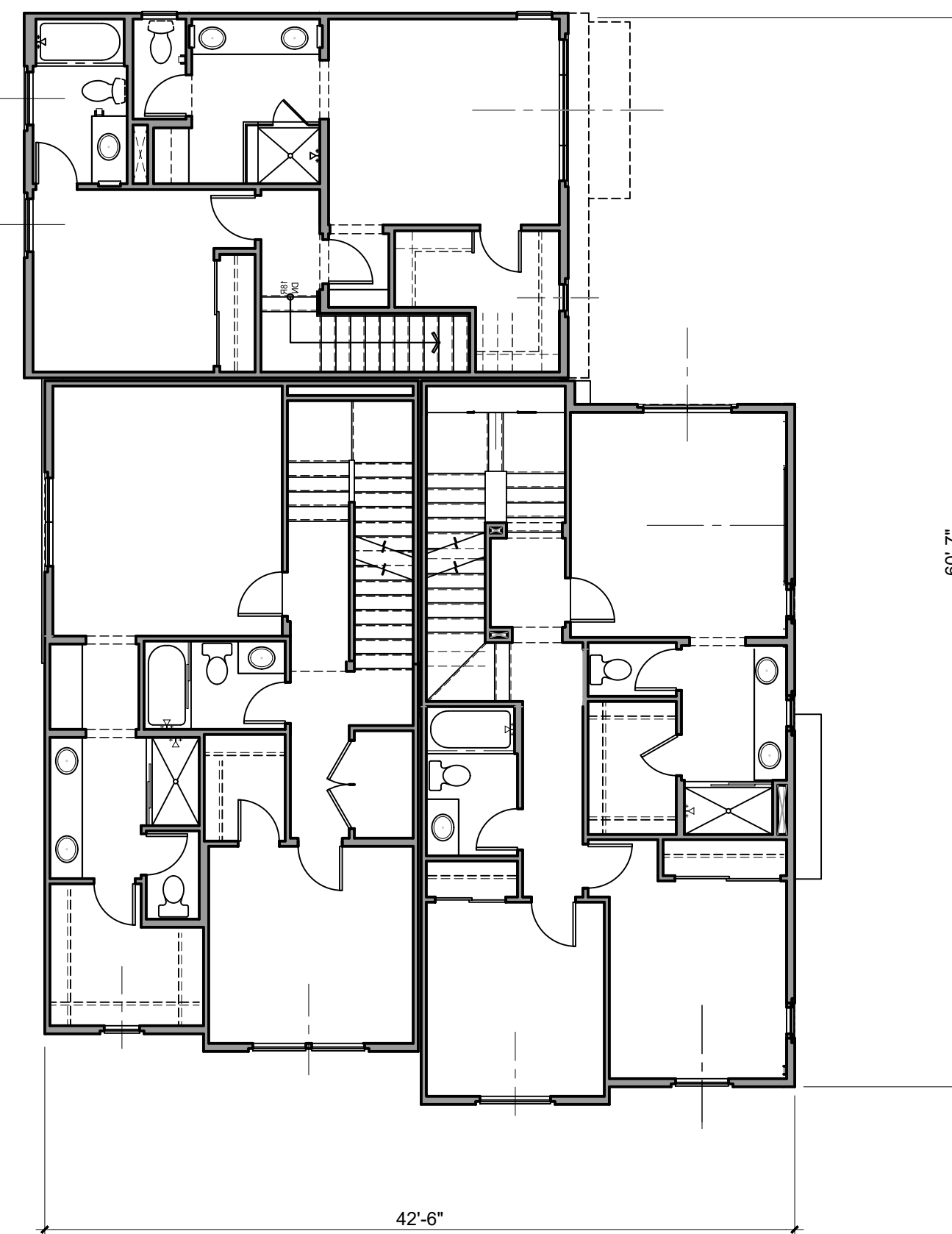
ROOF (1/16" = 1'-0")



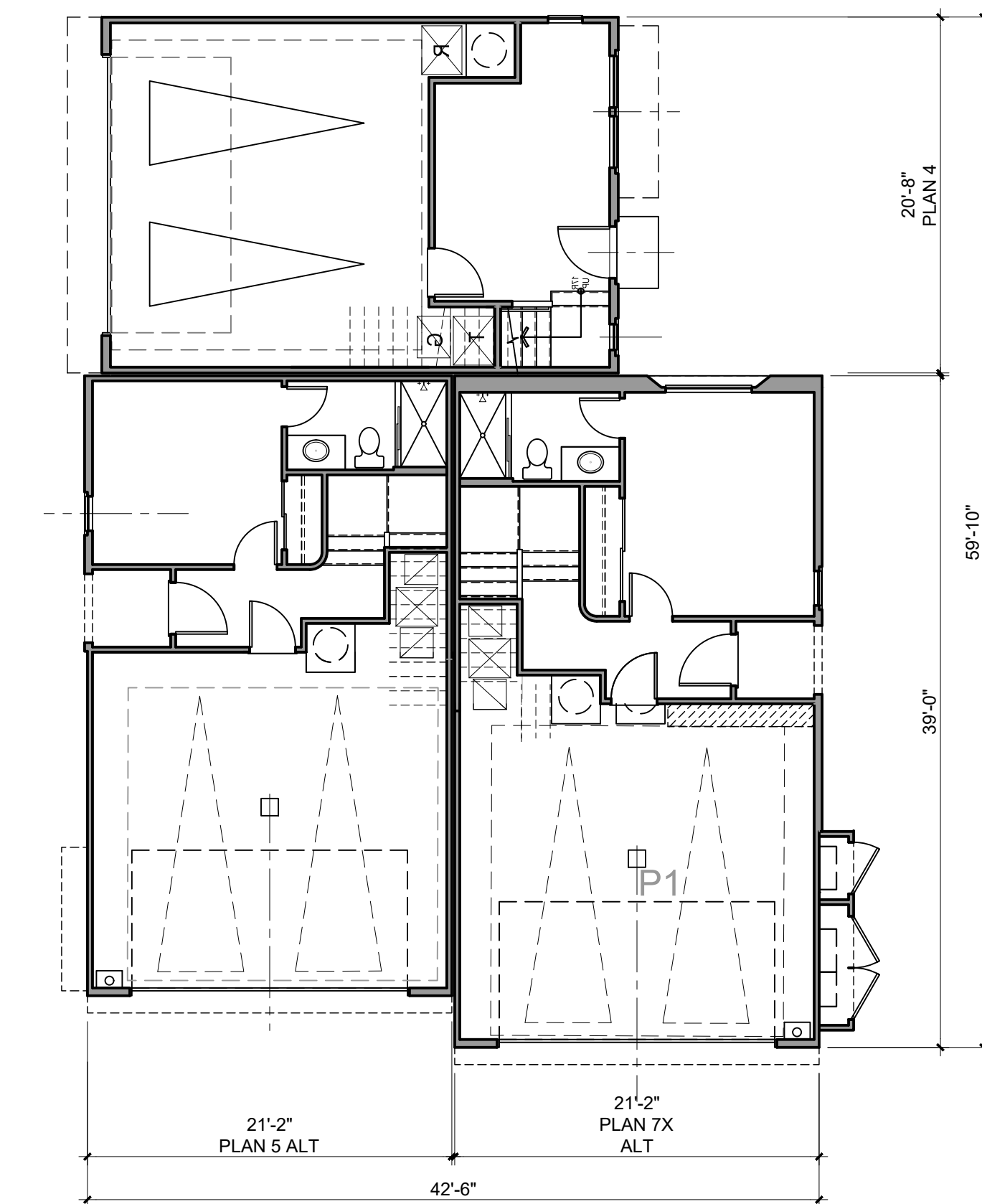
ROOF DECK



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

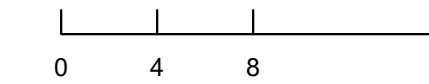


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Burbank, CA 91506

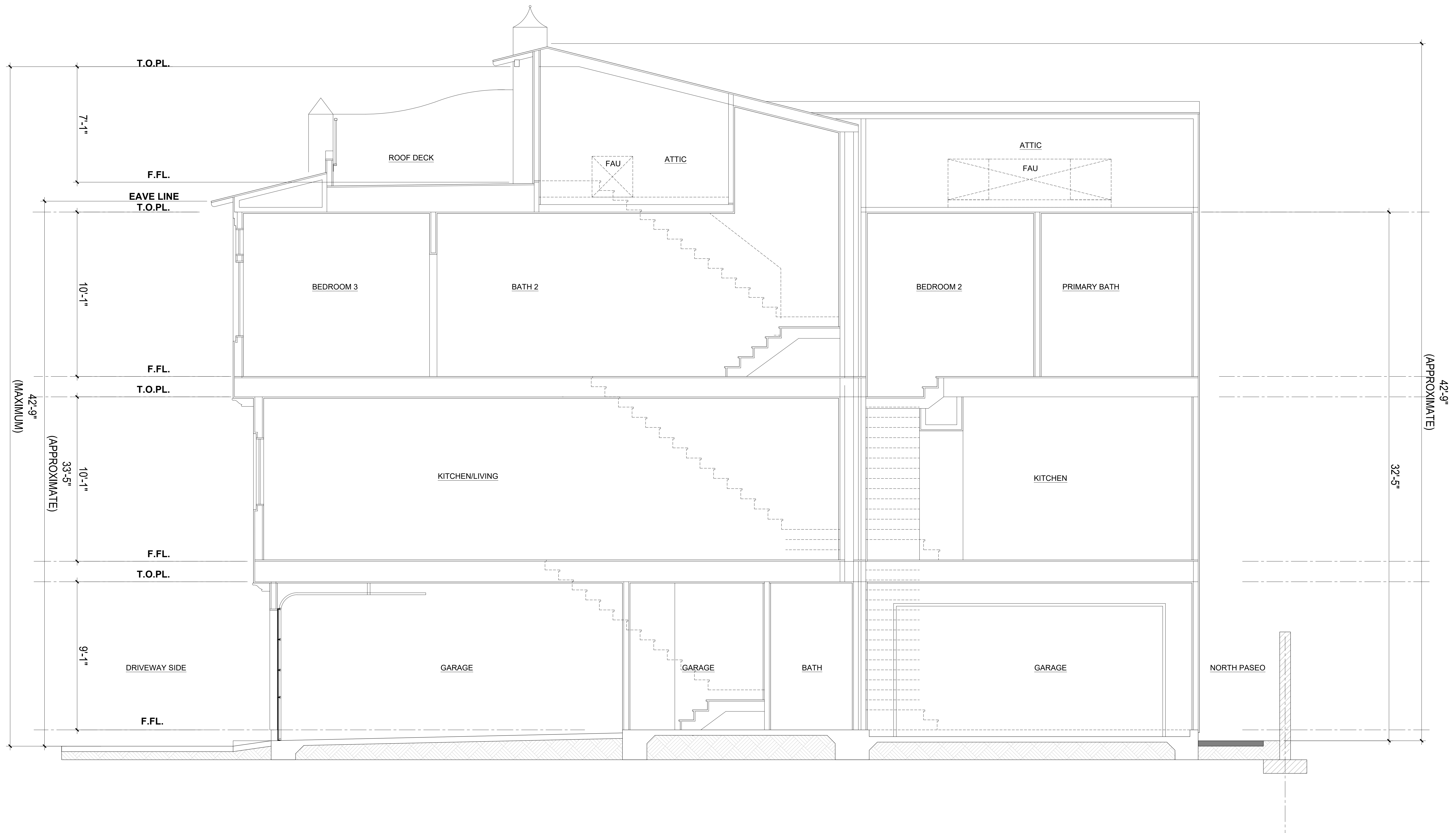


Plot Date: 6/16/2023
3rd Planning Submittal: 06/16/2023



CT-300 (3-PLEX)
BUILDING PLAN

A2.1

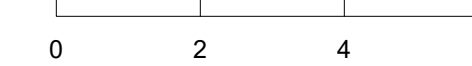


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 Burbank, CA 91506



Plot Date: 6/16/2023
 3rd Planning Submittal: 06/16/2023



CONCEPTUAL SECTION (CT-300)
 SECTION D-D

A2.2

LEGEND

- | | | |
|---|---|--|
| 1 Stucco, 16/20 Sand Finish | 9 Recess Faux Wood Panel Insert | 19 Decorative Shutters |
| 2 Concrete 'S' Tiles | 10 Decorative Scalloped Stucco Sill Trim | 20 Decorative Stucco Chimney/Stucco Finial |
| 3 Gable End Faux Decorative Vent (Recesses) | 11 Decorative Simulated Wood Corbel | 21 Decorative Tube and Wood Plank Pot Holder |
| 4 Recessed 1" Stucco /Simulated Wood Header Trim | 12 Decorative Canvas/Metal Spear Awning | 22 Decorative Stucco Corbel |
| 5 Recessed Beam/Trim (Wrap Color as Needed) with Simulated Wood Corbels | 13 Fiberglass Decorative Front Door | 23 Accent Battered Ceramic Tile Surround |
| 6 Stucco Recess/Reveal | 14 Vinyl Windows | 24 Metal Decorative Sectional Garage Door |
| 7 Exposed Wood Truss Tails with 2x3 Wood Fascia | 15 Fiber Cement Trim at Bay Window | 25 Decorative Exterior Lights & Address |
| 8 Decorative Stucco Eave | 16 Fiber Cement Bd. Panel | 26 Metal Utility Door |
| | 17 Stucco Arch | 27 Metal Juliet Railing/Guard Rail |
| | 18 Low Stucco Barranca w/ Concrete Tile Cap | 28 Decorative HD Stucco/Foam Surround |



P2 P1 RIGHT



P6 LEFT



P1 P3 P6 REAR



P6 P3 P2 FRONT

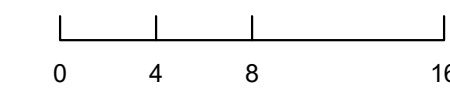


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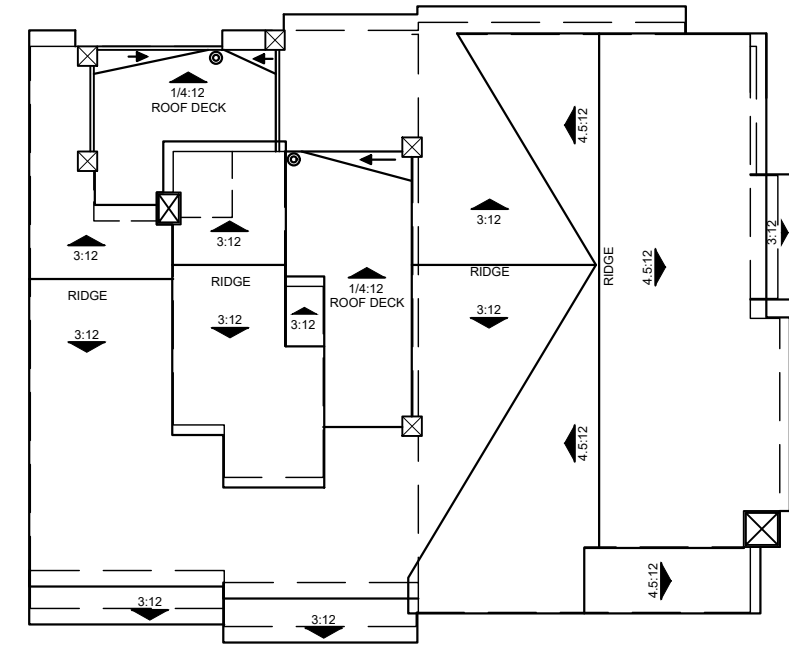


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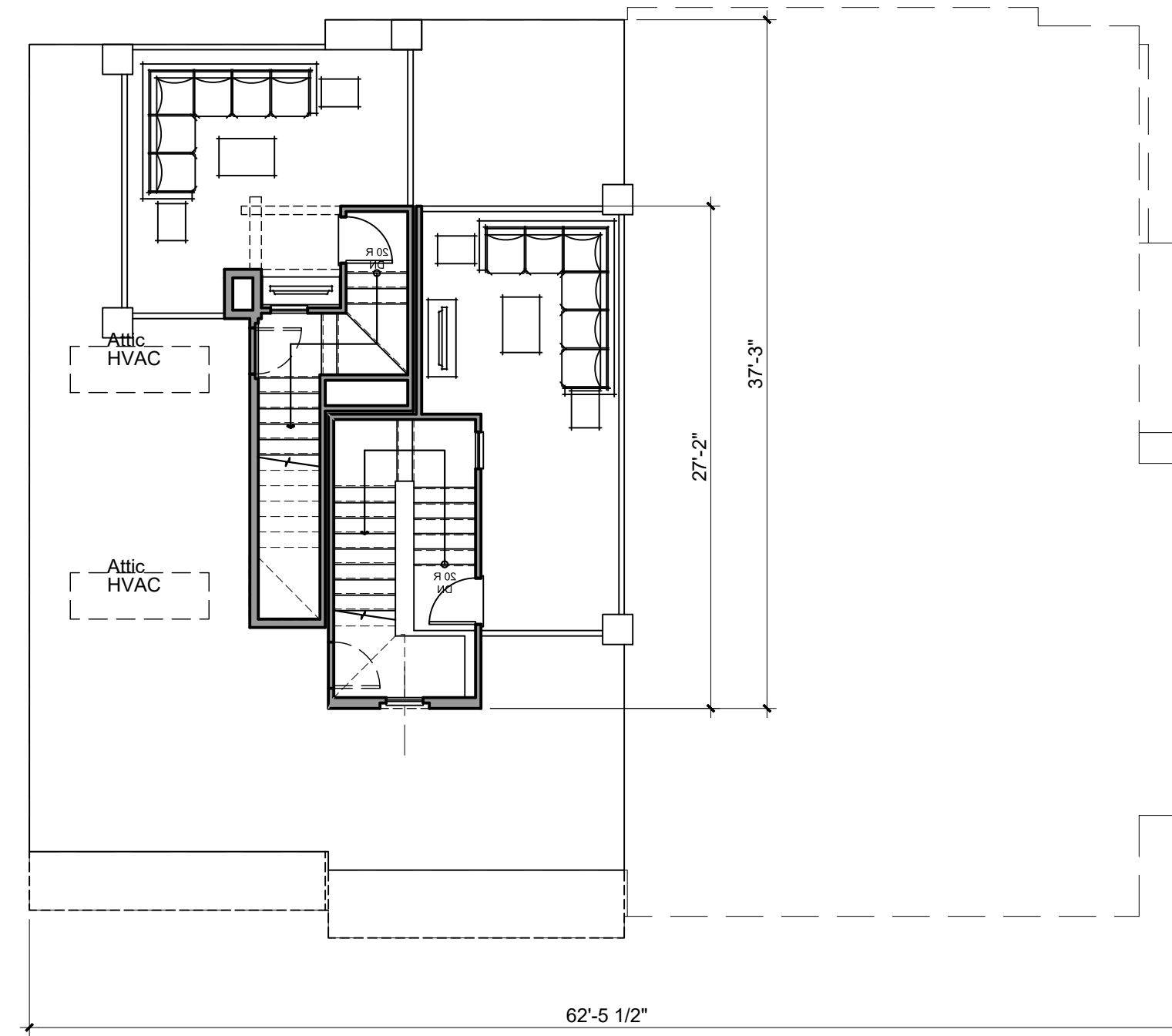


CT-400 (4-PLEX)
ELEVATIONS

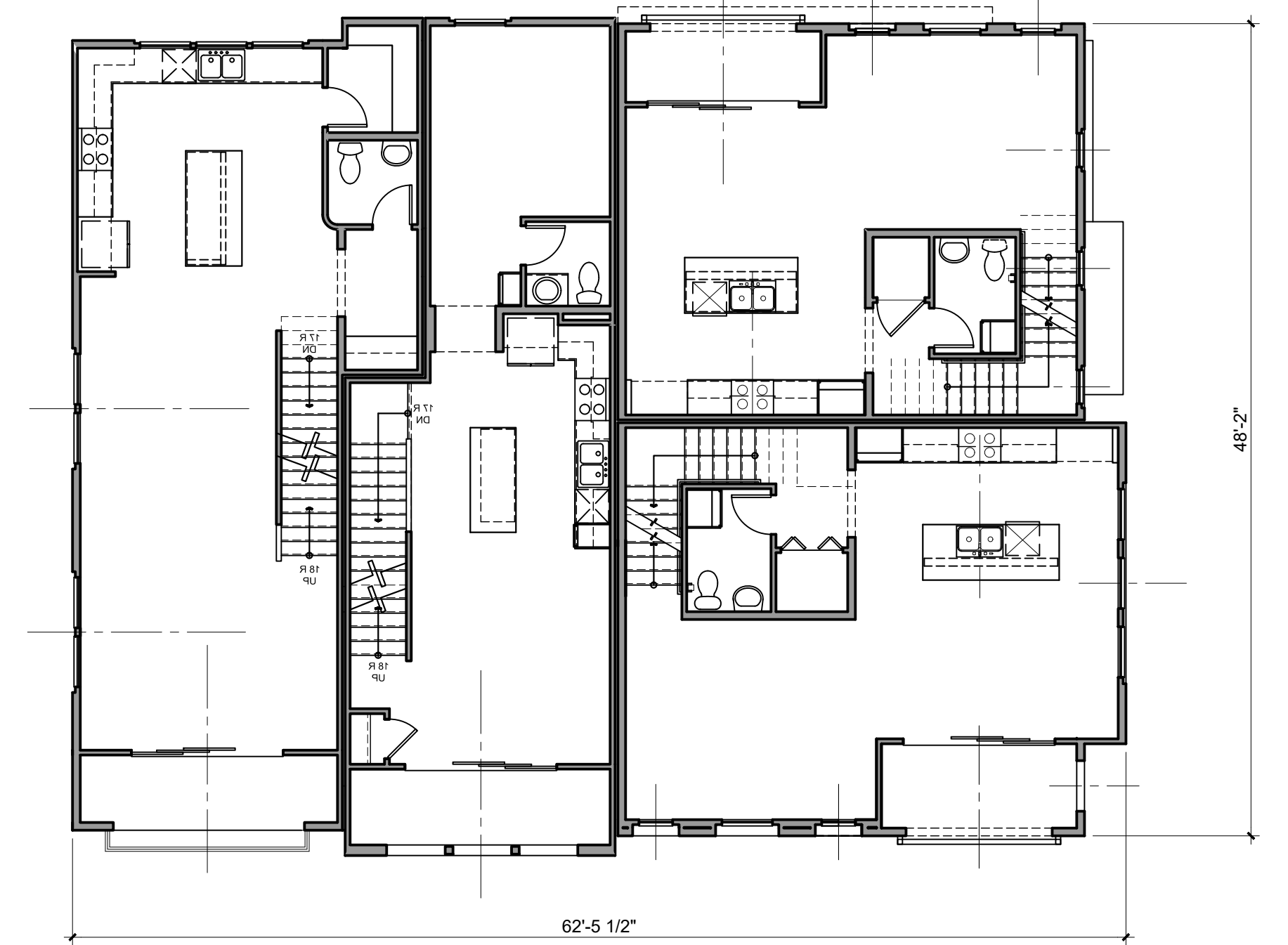
A3.0



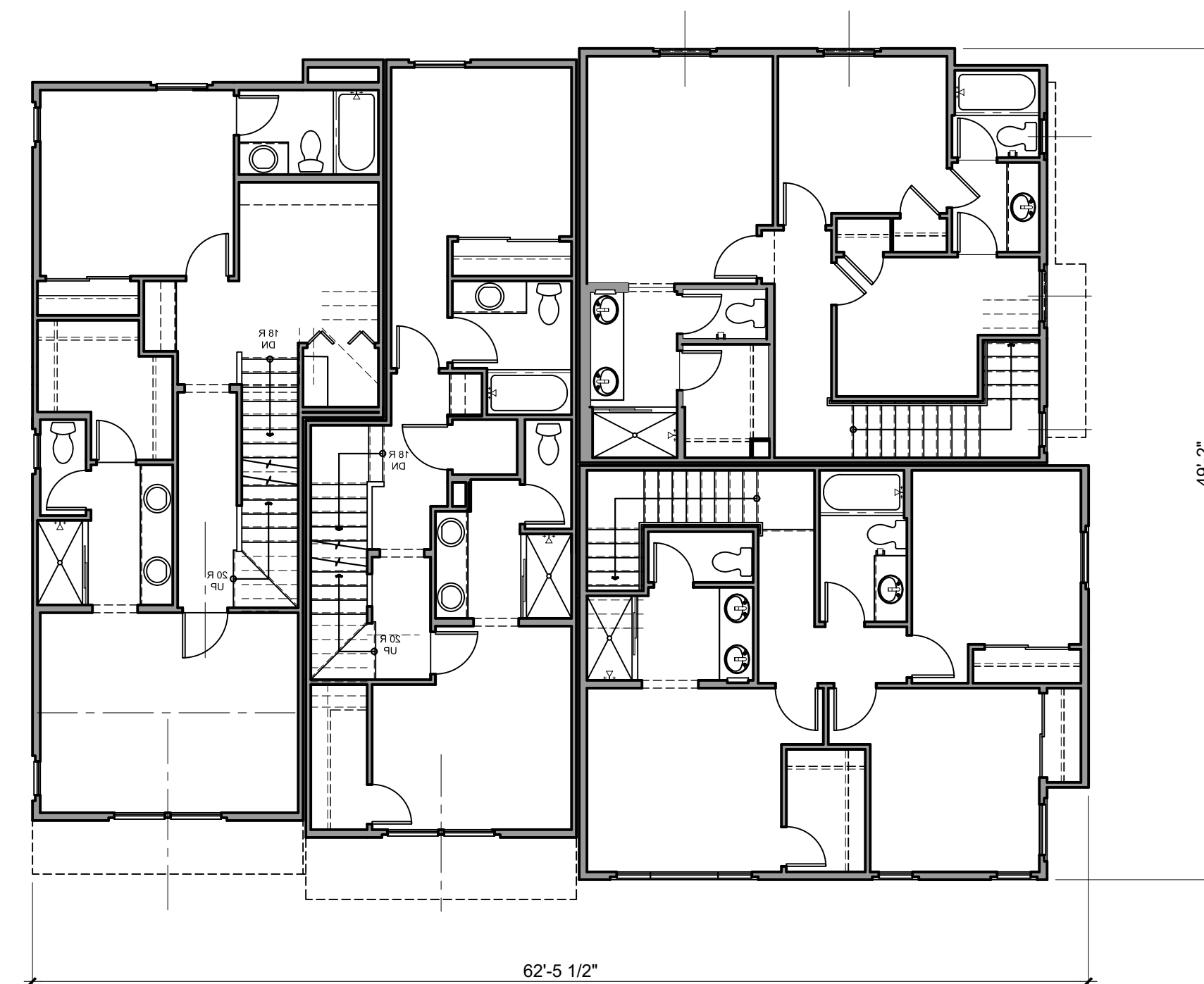
ROOF (1/16" = 1'-0")



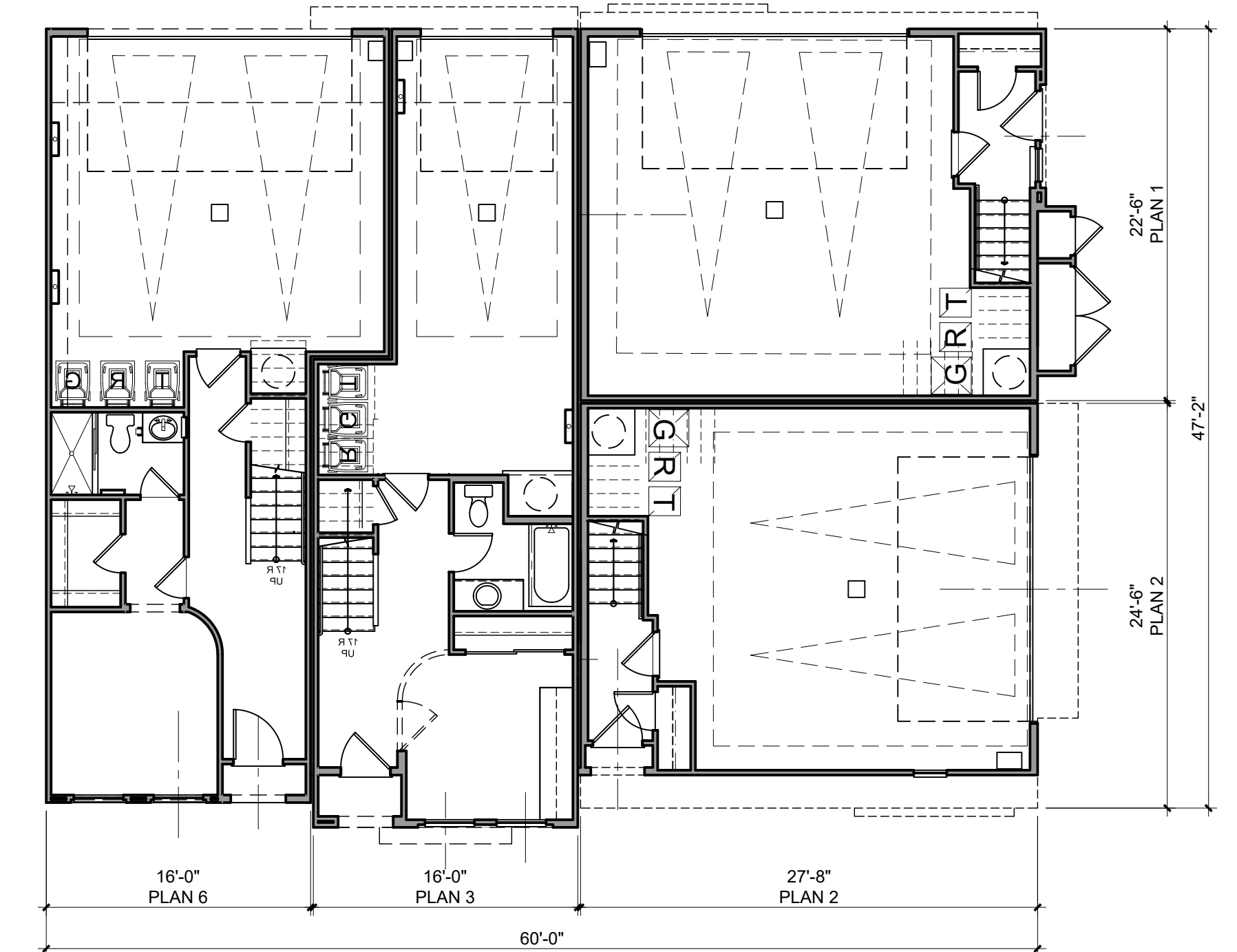
ROOF DECK



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

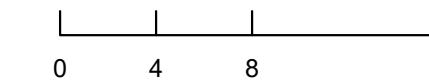


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CT-400 (4-PLEX)
COMPOSITE PLAN

A3.1



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CONCEPTUAL SECTION (CT-400)
 SECTION C-C

A3.2

- LEGEND**
- | | | |
|---|---|--|
| 1 Stucco, 16/20 Sand Finish | 9 Recess Faux Wood Panel Insert | 19 Decorative Shutters |
| 2 Concrete 'S' Tiles | 10 Decorative Scalloped Stucco Sill Trim | 20 Decorative Stucco Chimney/Stucco Finial |
| 3 Gable End Faux Decorative Vent (Recesses) | 11 Decorative Simulated Wood Corbel | 21 Decorative Tube and Wood Plank Pot Holder |
| 4 Recessed 1" Stucco /Simulated Wood Header Trim | 12 Decorative Canvas/Metal Spear Awning | 22 Decorative Stucco Corbel |
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| 6 Stucco Recess/Reveal | 14 Vinyl Windows | 24 Metal Decorative Sectional Garage Door |
| 7 Exposed Wood Truss Tails with 2x3 Wood Fascia | 15 Fiber Cement Trim at Bay Window | 25 Decorative Exterior Lights & Address |
| 8 Decorative Stucco Eave | 16 Fiber Cement Bd. Panel | 26 Metal Utility Door |
| | 17 Stucco Arch | 27 Metal Juliet Railing/Guard Rail |
| | 18 Low Stucco Barranca w/ Concrete Tile Cap | 28 Decorative HD Stucco/Foam Surround |



P5 RIGHT



P5 P7 P7 P7X REAR



P7X LEFT



P7X P7 P7 P5 FRONT

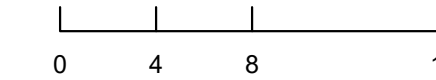


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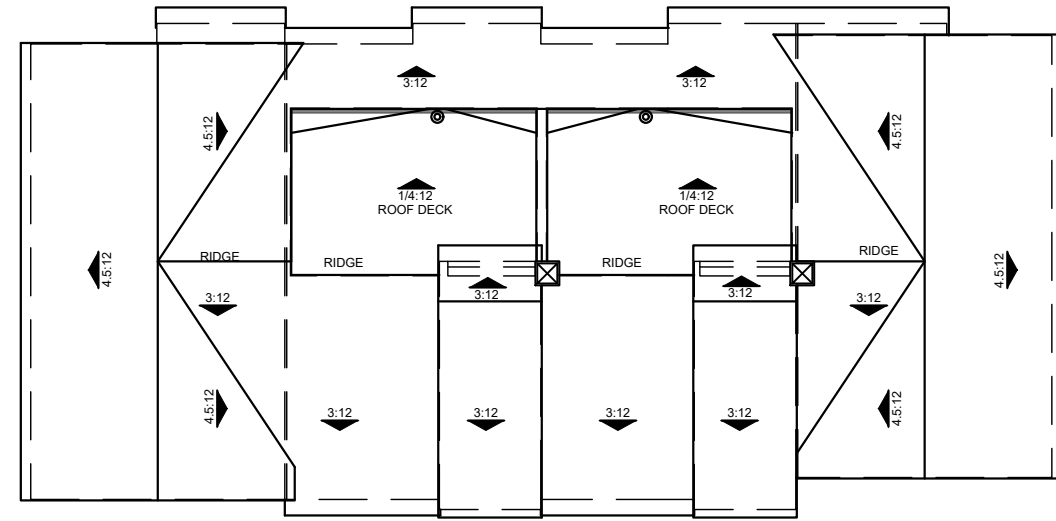


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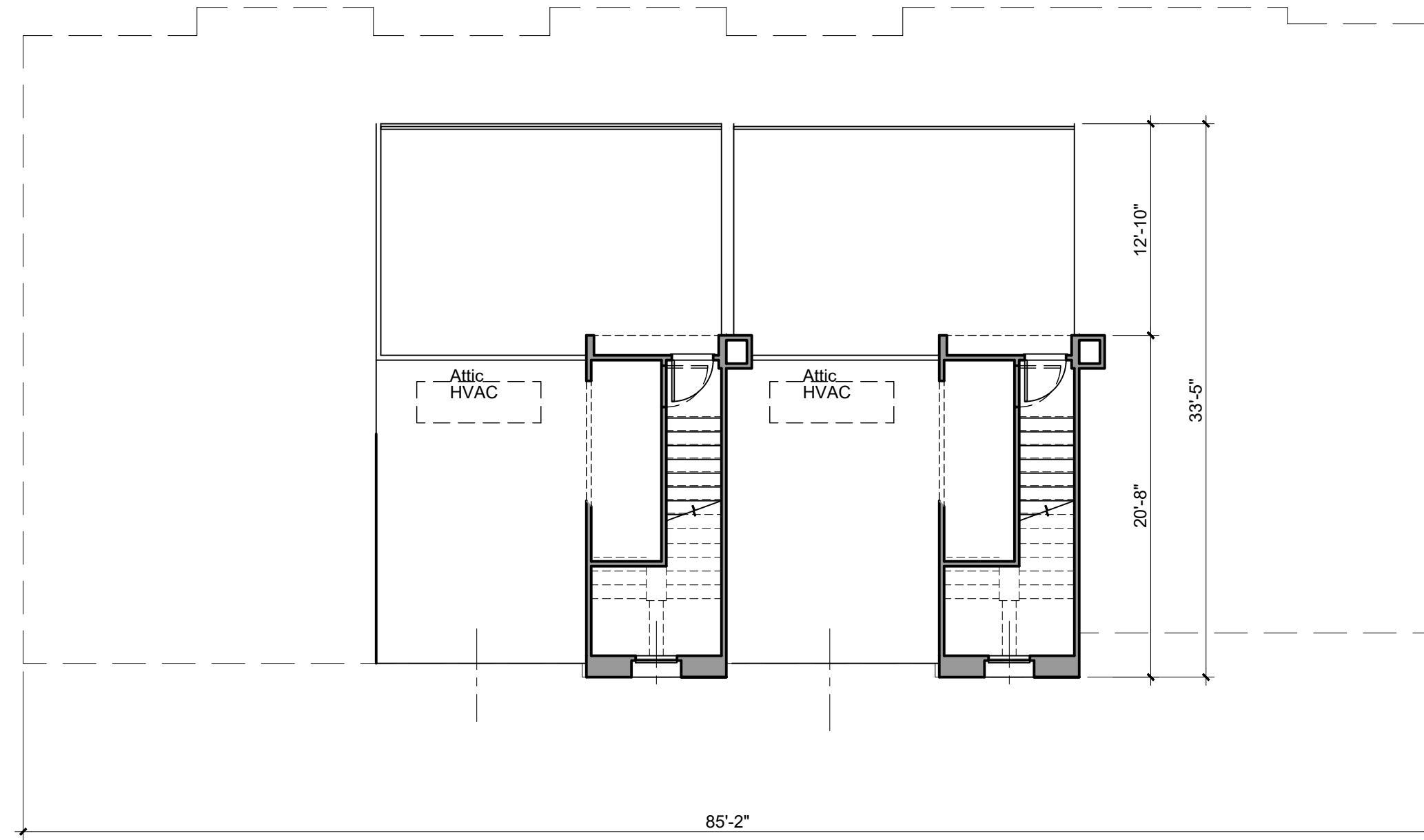


CT-401 (4-PLEX)
ELEVATIONS

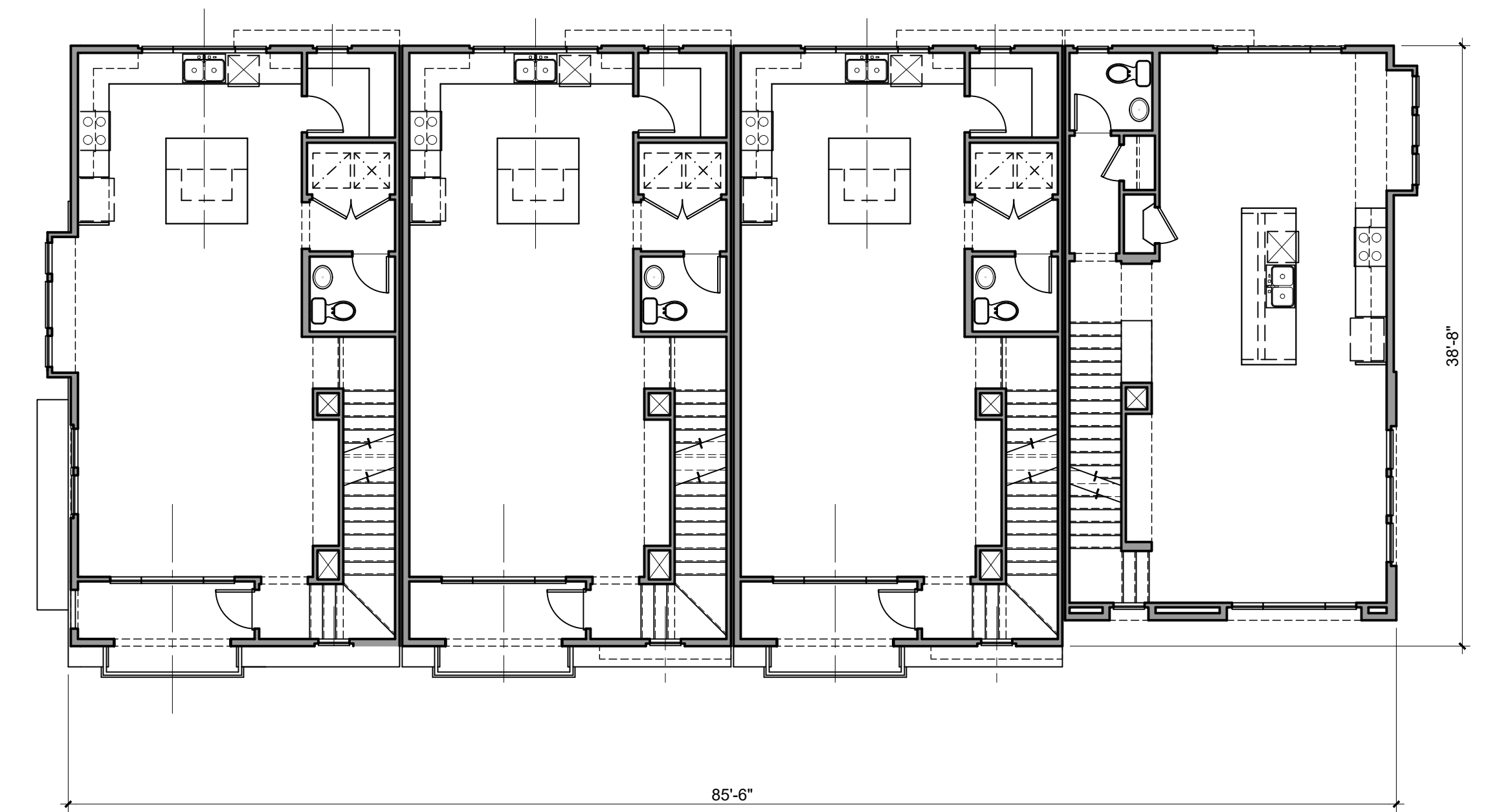
A4.0



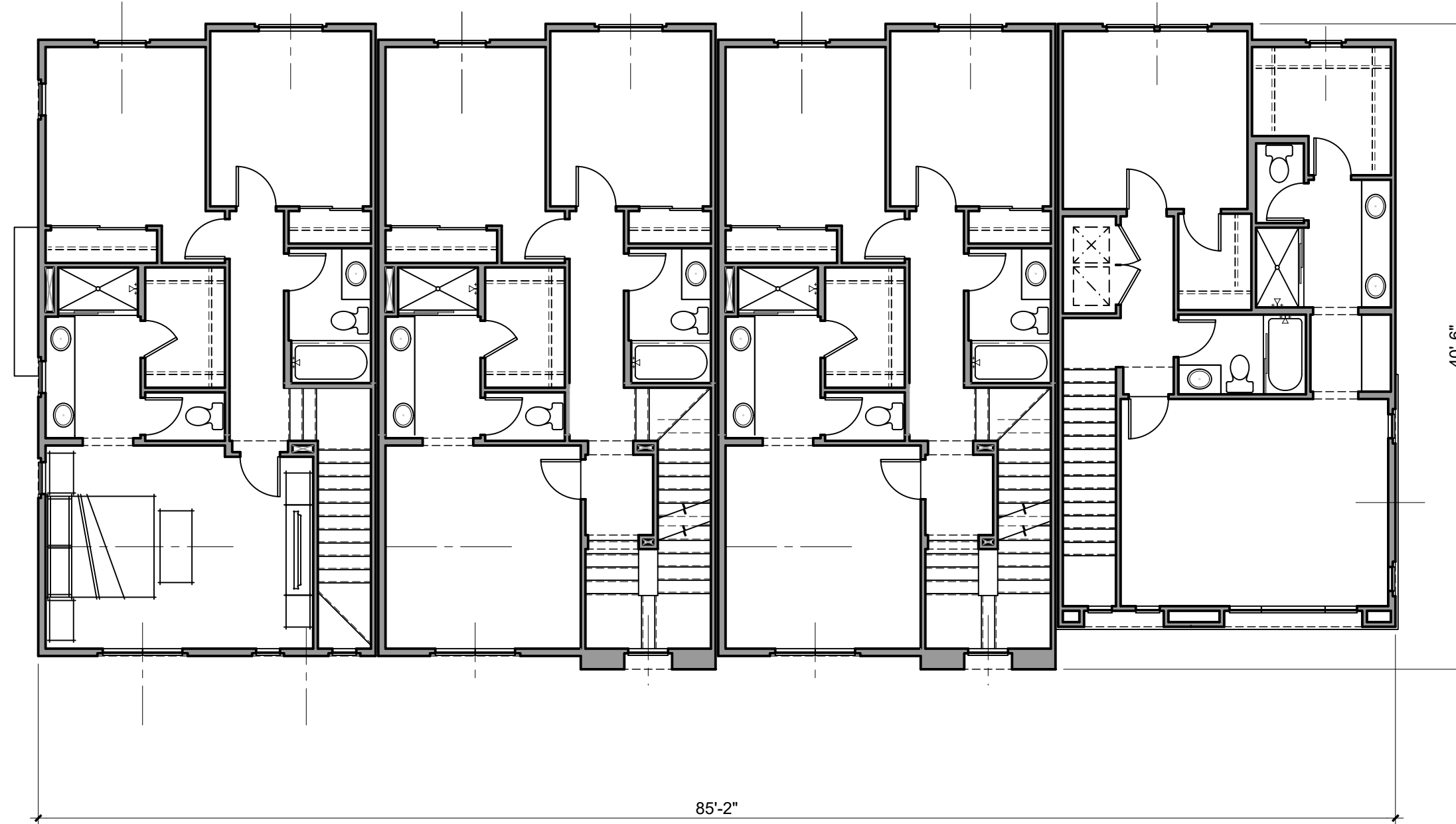
ROOF (1/16" = 1'-0")



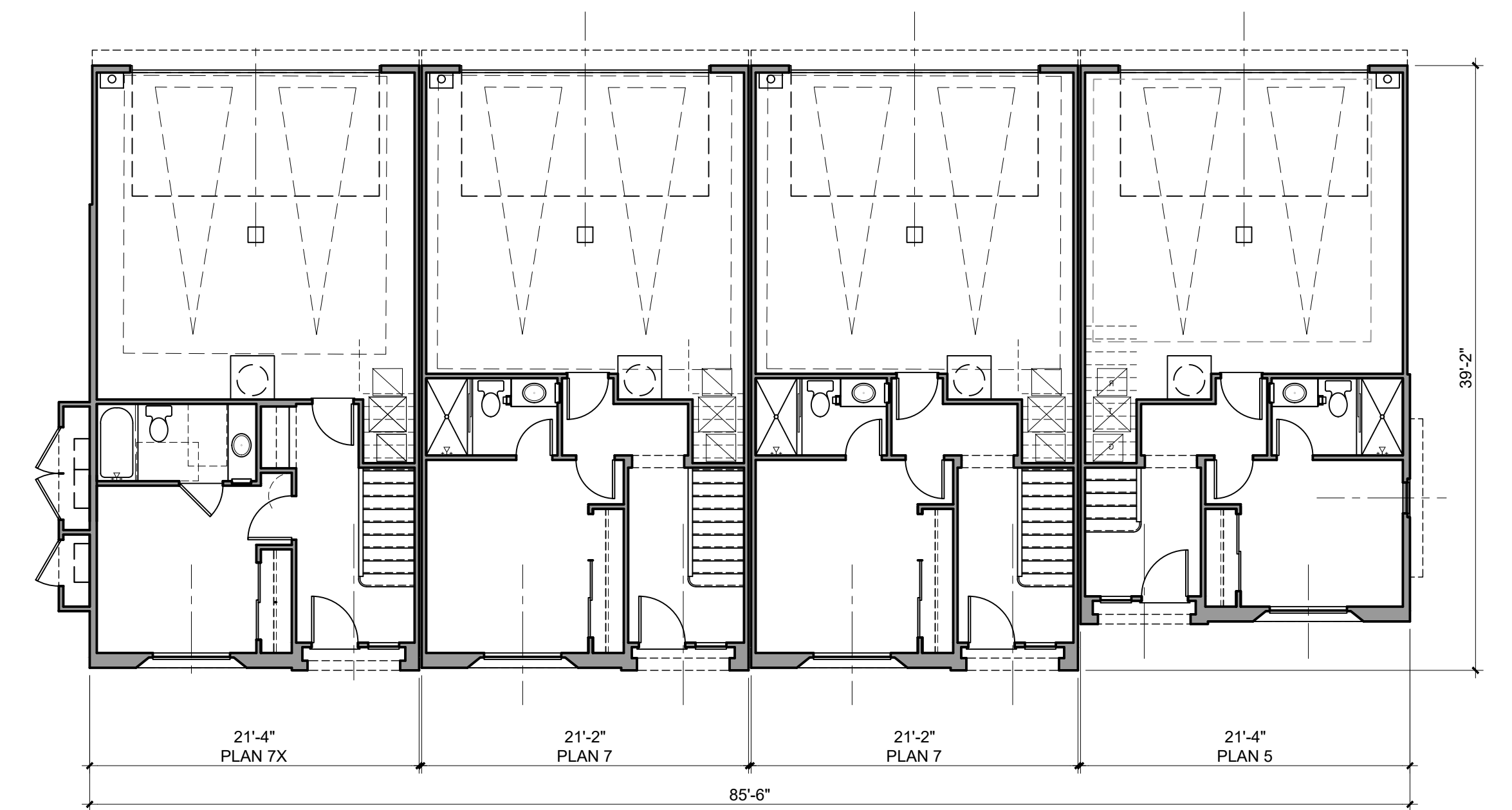
ROOF DECK



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

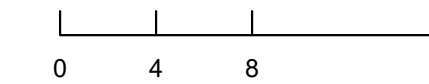


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CT-401 (4-PLEX)
COMPOSITE PLAN

A4.1



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CONCEPTUAL SECTION (CT-401)
 SECTION B-B

A4.2

- LEGEND**
- 1 Stucco, 16/20 Sand Finish
 - 2 Concrete 'S' Tiles
 - 3 Gable End Faux Decorative Vent (Recesses)
 - 4 Recessed 1" Stucco /Simulated Wood Header Trim
 - 5 Recessed Beam/Trim (Wrap Color as Needed) with Simulated Wood Corbels
 - 6 Stucco Recess/Reveal
 - 7 Exposed Wood Truss Tails with 2x3 Wood Fascia
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 - 14 Vinyl Windows
 - 15 Fiber Cement Trim at Bay Window
 - 16 Fiber Cement Bd. Panel
 - 17 Stucco Arch
 - 18 Low Stucco Barranca w/ Concrete Tile Cap
 - 19 Decorative Shutters
 - 20 Decorative Stucco Chimney/Stucco Finial
 - 21 Decorative Tube and Wood Plank Pot Holder
 - 22 Decorative Stucco Corbel
 - 23 Accent Battered Ceramic Tile Surround
 - 24 Metal Decorative Sectional Garage Door
 - 25 Decorative Exterior Lights & Address
 - 26 Metal Utility Door
 - 27 Metal Juliet Railing/Guard Rail
 - 28 Decorative HD Stucco/Foam Surround



P7X RIGHT



P7X P7 P7 P7 P5 REAR



P5 LEFT



P5 P7 P7 P7 P7X FRONT

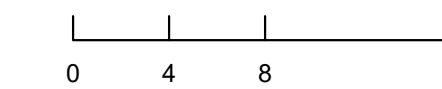


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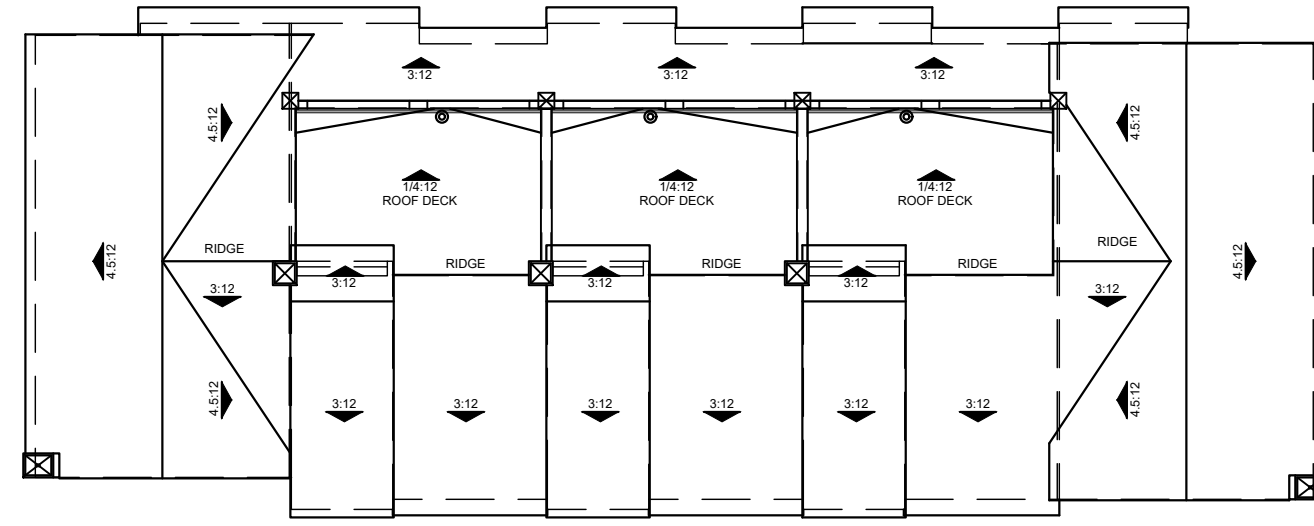


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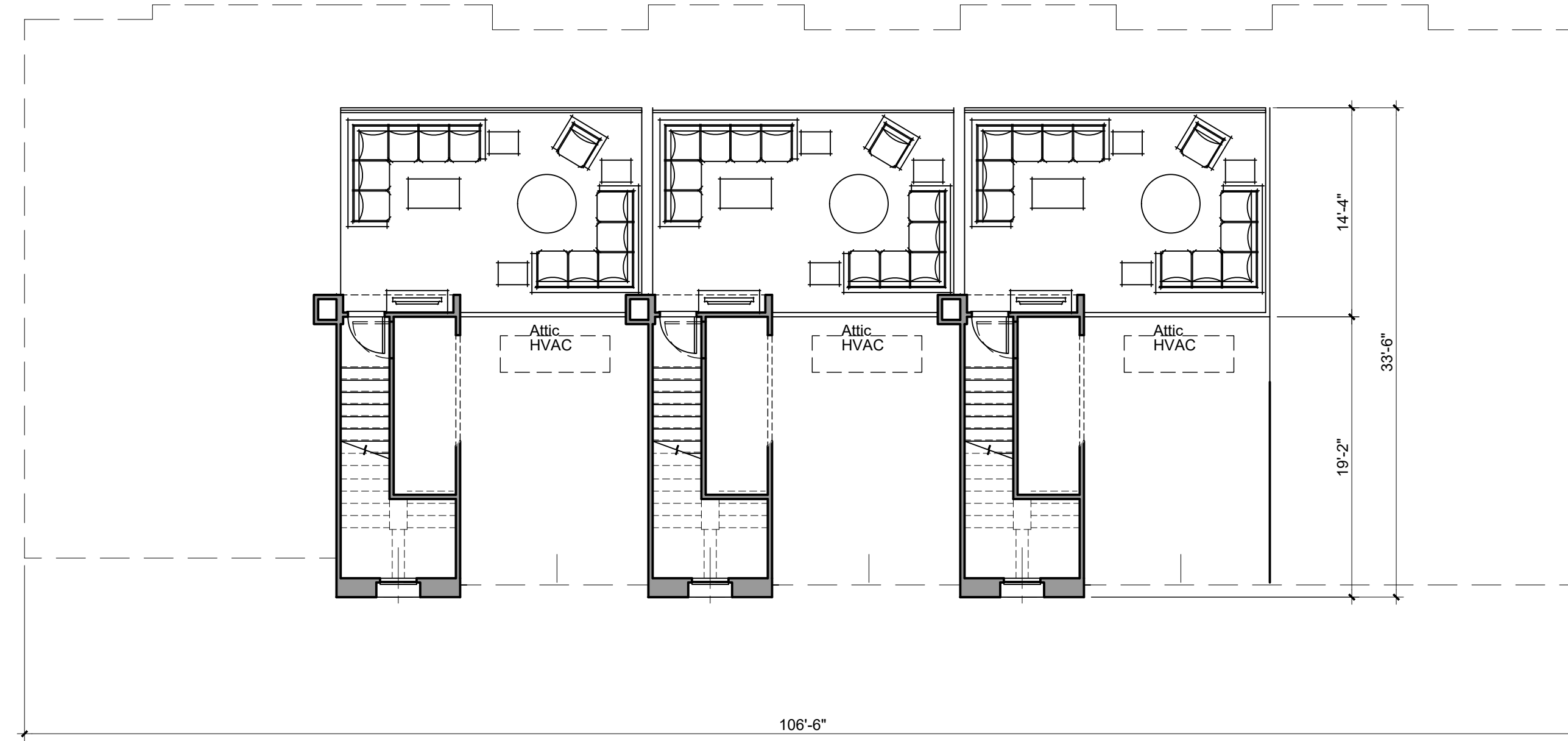


CT-500 (5-PLEX)
ELEVATIONS

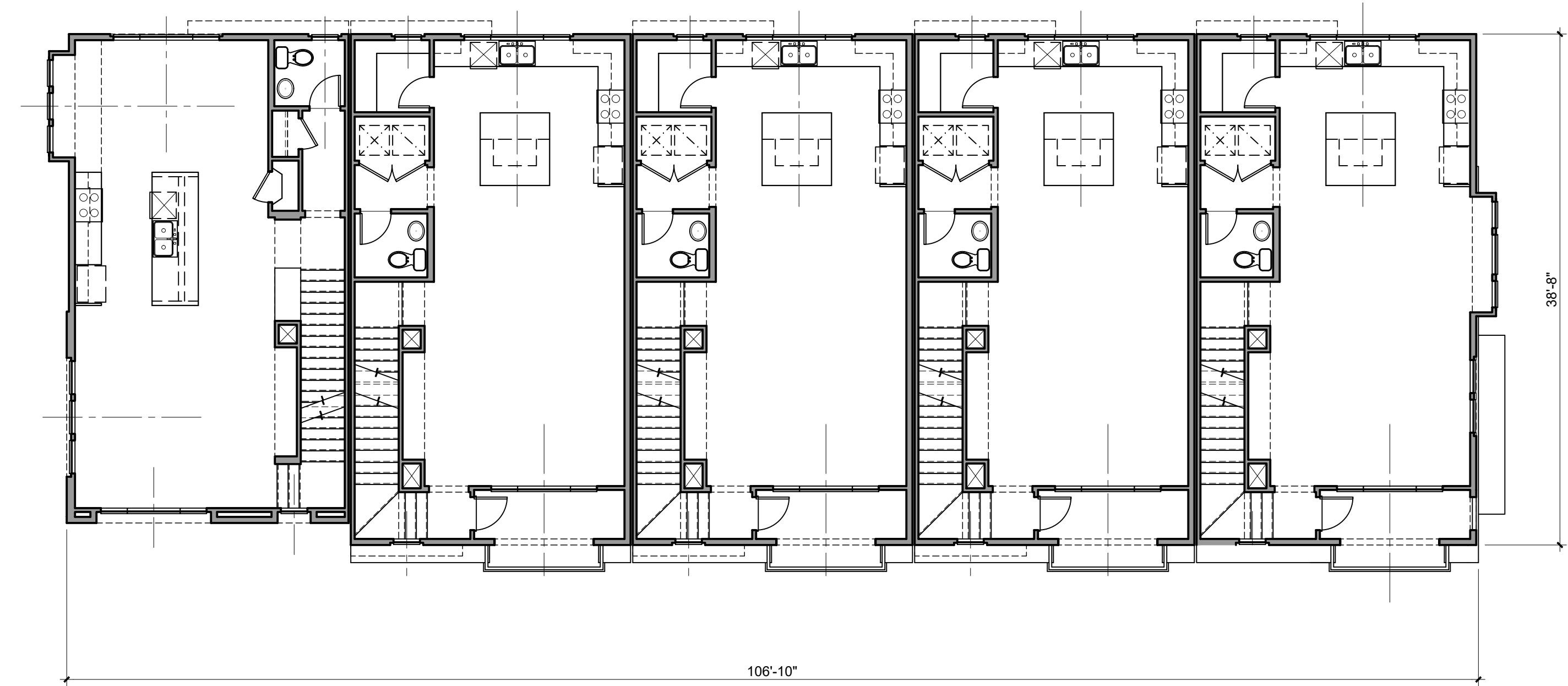
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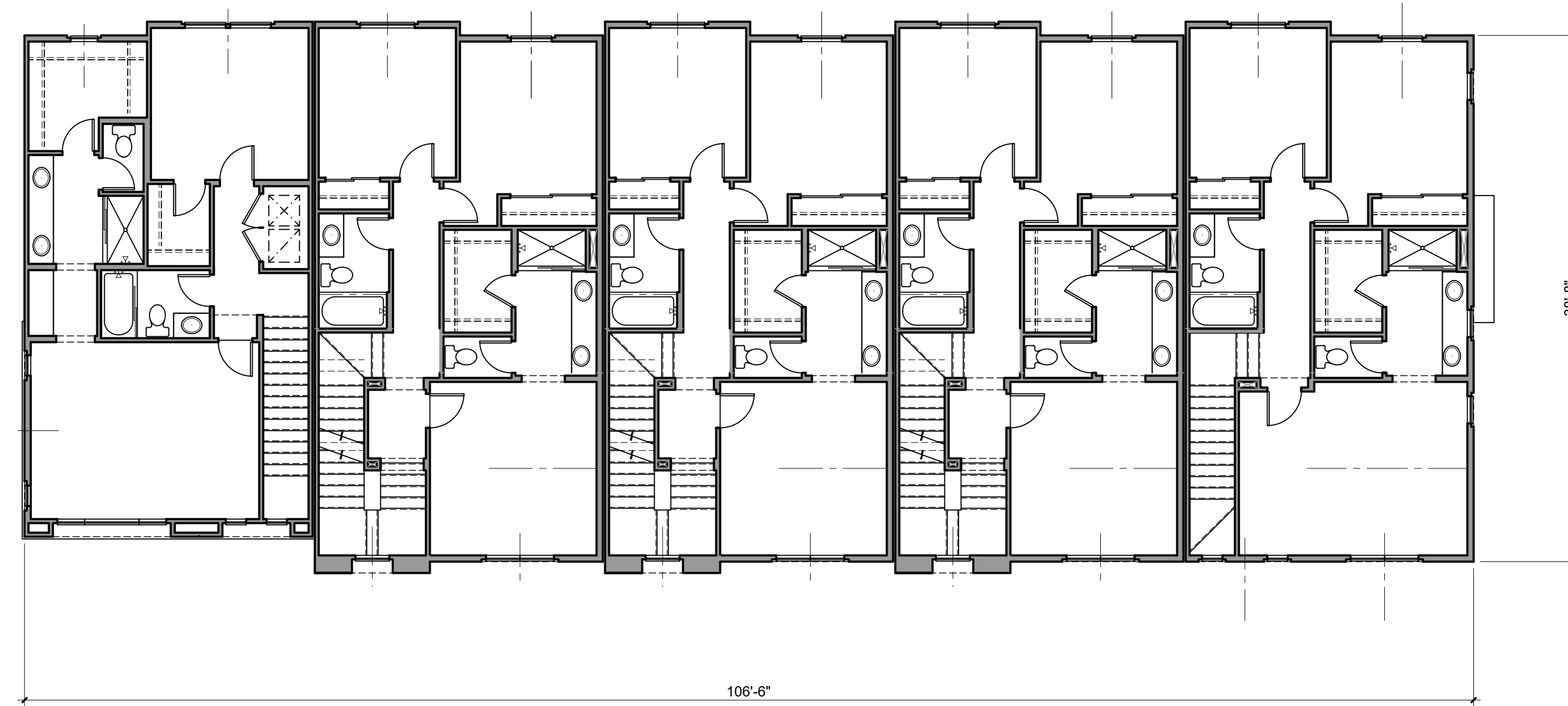
ROOF ($\frac{1}{16}'' = 1'-0''$)



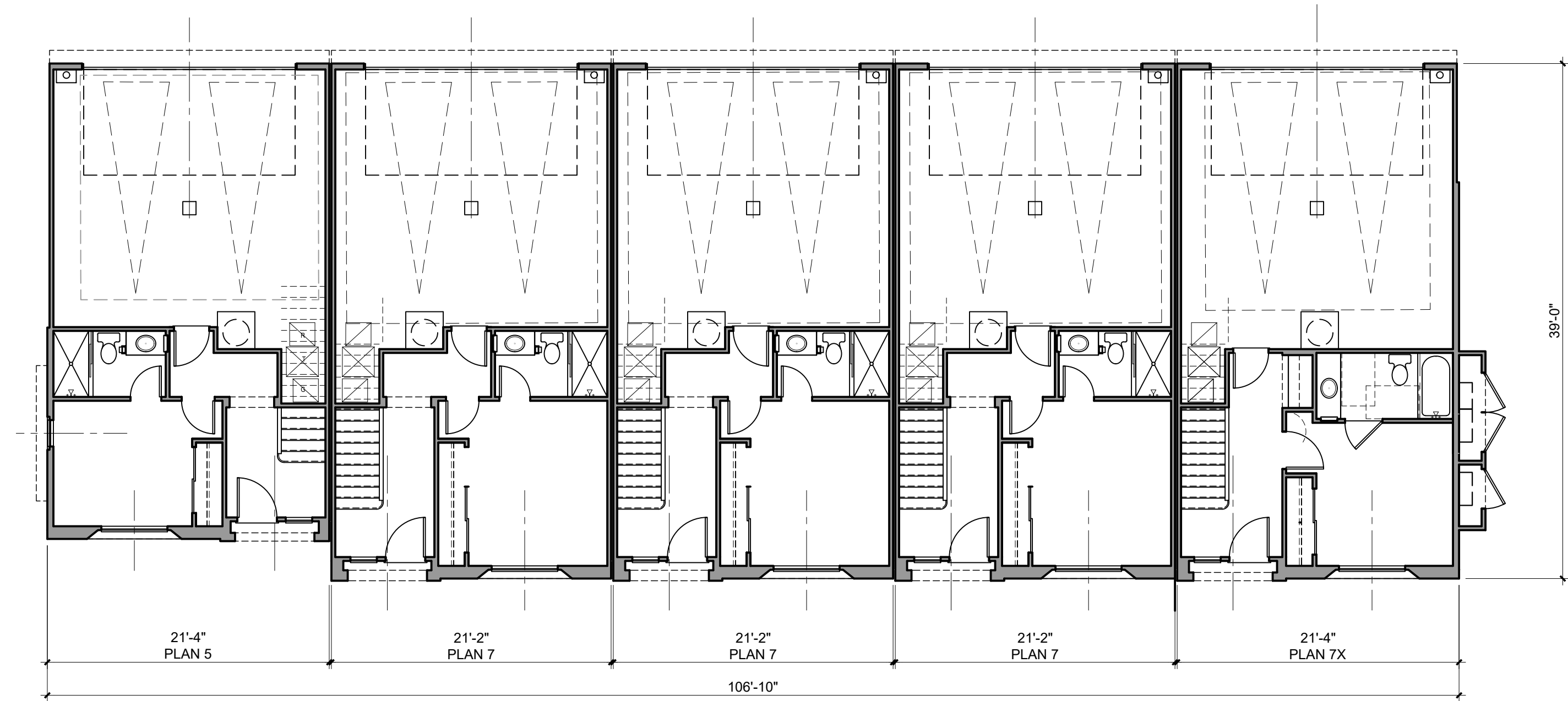
ROOF DECK



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR

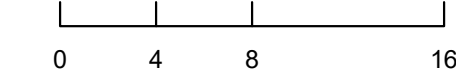


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CT-500 (5-PLEX)
COMPOSITE PLAN

A5.1



(NOTE: SECTION SIM ON BUILDING CT-401)

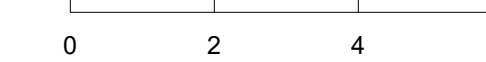


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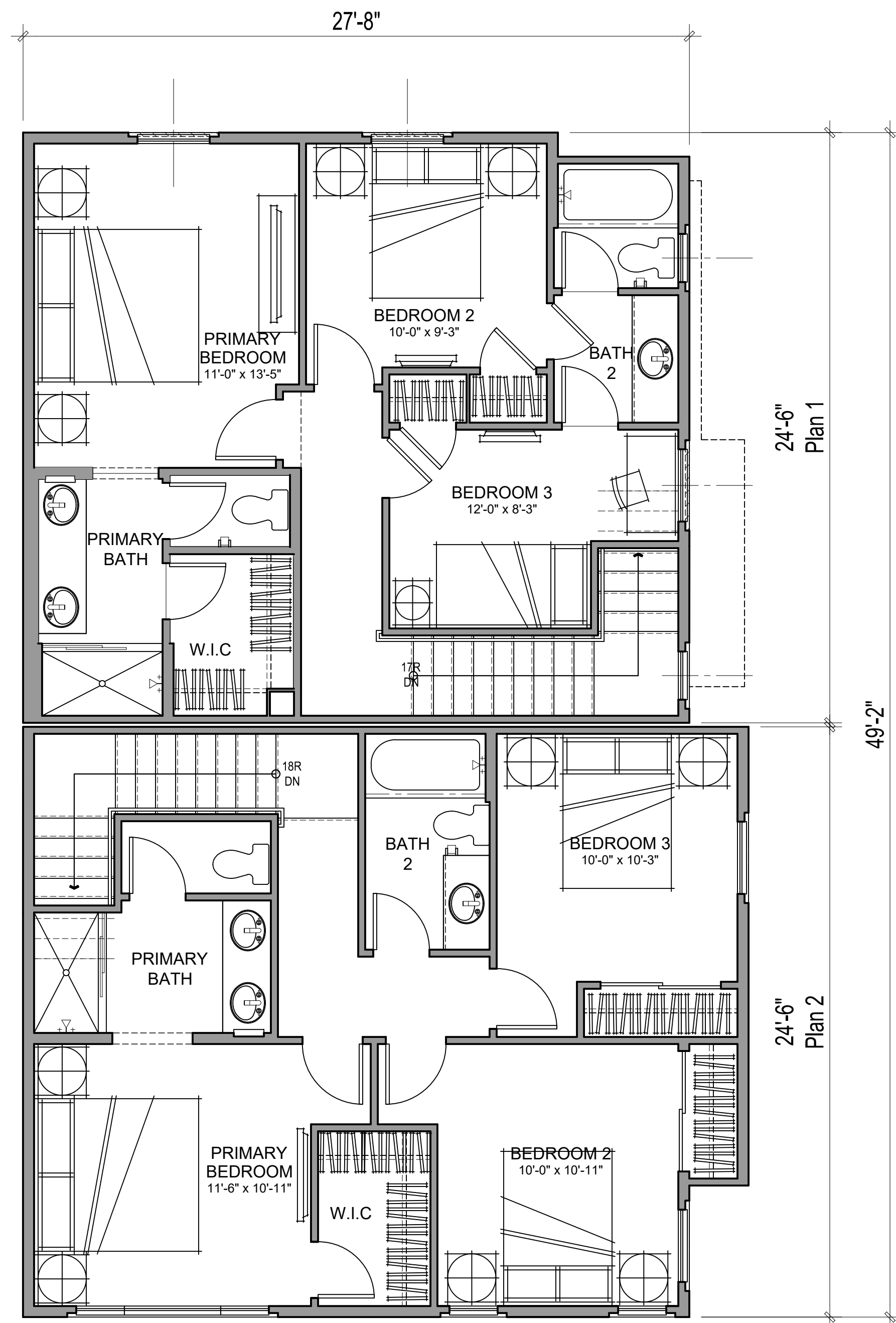


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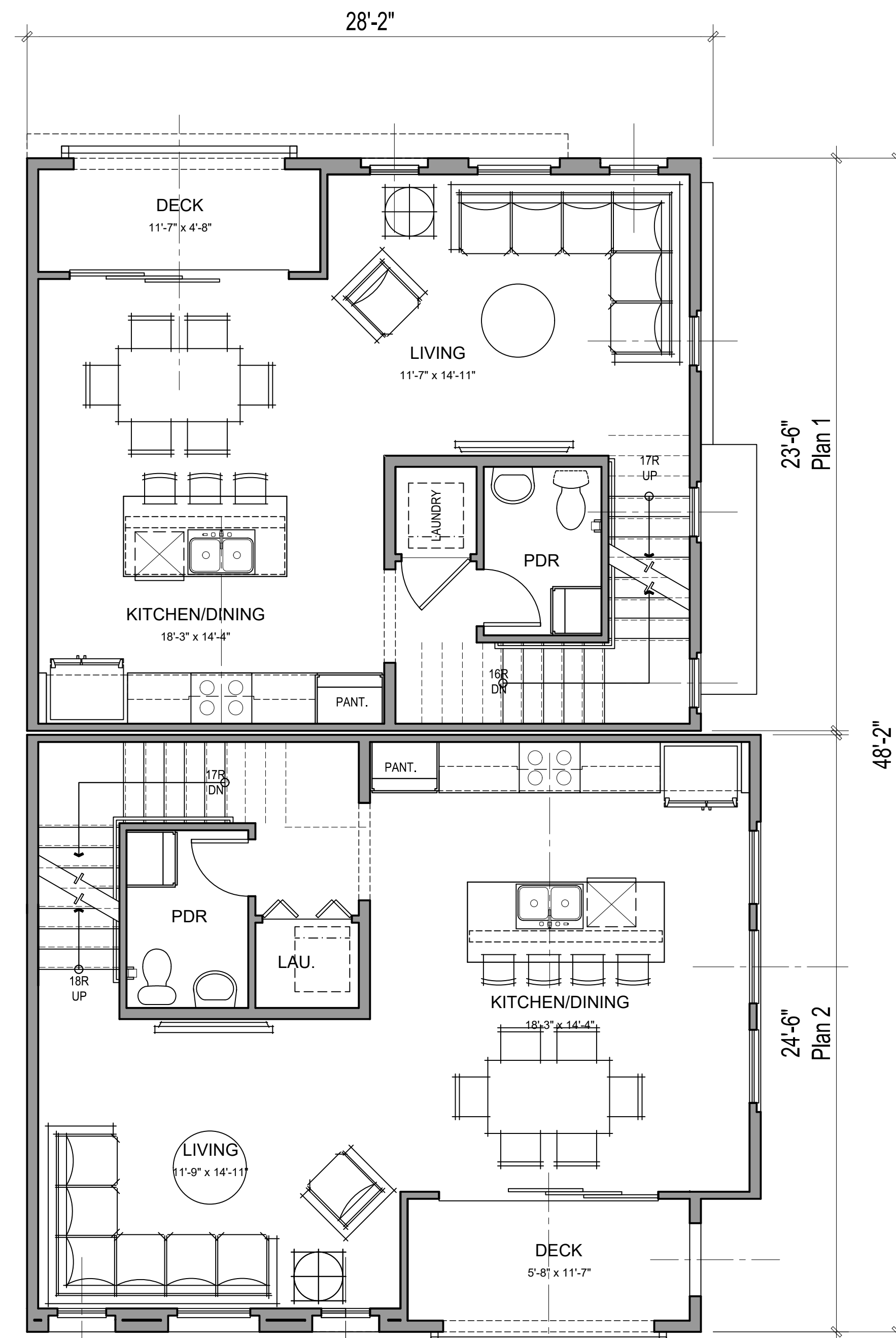


CONCEPTUAL SECTION (CT-500)
 SECTION A-A

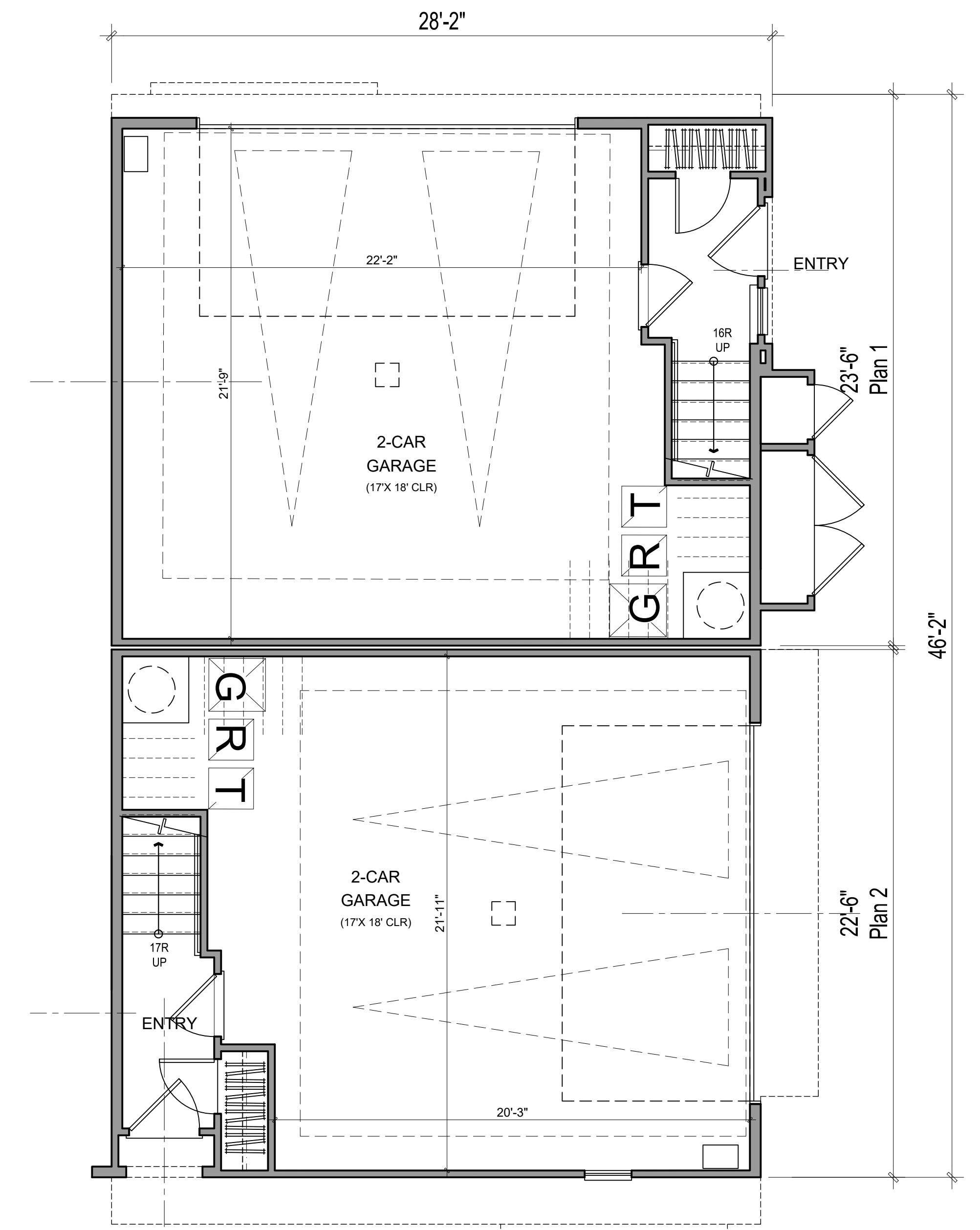
A5.2



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

P2 - GROSS AREA		P2 - NET AREA	
1ST FLOOR	117 SQ. FT.	1ST FLOOR	97 SQ. FT.
2ND FLOOR	648 SQ. FT.	2ND FLOOR	610 SQ. FT.
3RD FLOOR	672 SQ. FT.	3RD FLOOR	634 SQ. FT.
TOTAL LIVING	1437 SQ. FT.	TOTAL LIVING	1341 SQ. FT.
PORCH	8 SQ. FT.	PORCH	5 SQ. FT.
DECK	71 SQ. FT.	DECK	64 SQ. FT.
GARAGE	540 SQ. FT.	GARAGE	513 SQ. FT.

P1 - GROSS AREA		P1 - NET AREA	
1ST FLOOR	118 SQ. FT.	1ST FLOOR	99 SQ. FT.
2ND FLOOR	594 SQ. FT.	2ND FLOOR	552 SQ. FT.
3RD FLOOR	617 SQ. FT.	3RD FLOOR	582 SQ. FT.
TOTAL LIVING	1329 SQ. FT.	TOTAL LIVING	1233 SQ. FT.
PORCH	N/A	PORCH	N/A
DECK	61 SQ. FT.	DECK	53 SQ. FT.
GARAGE	549 SQ. FT.	GARAGE	517 SQ. FT.

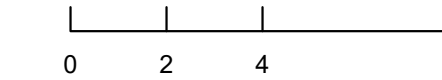


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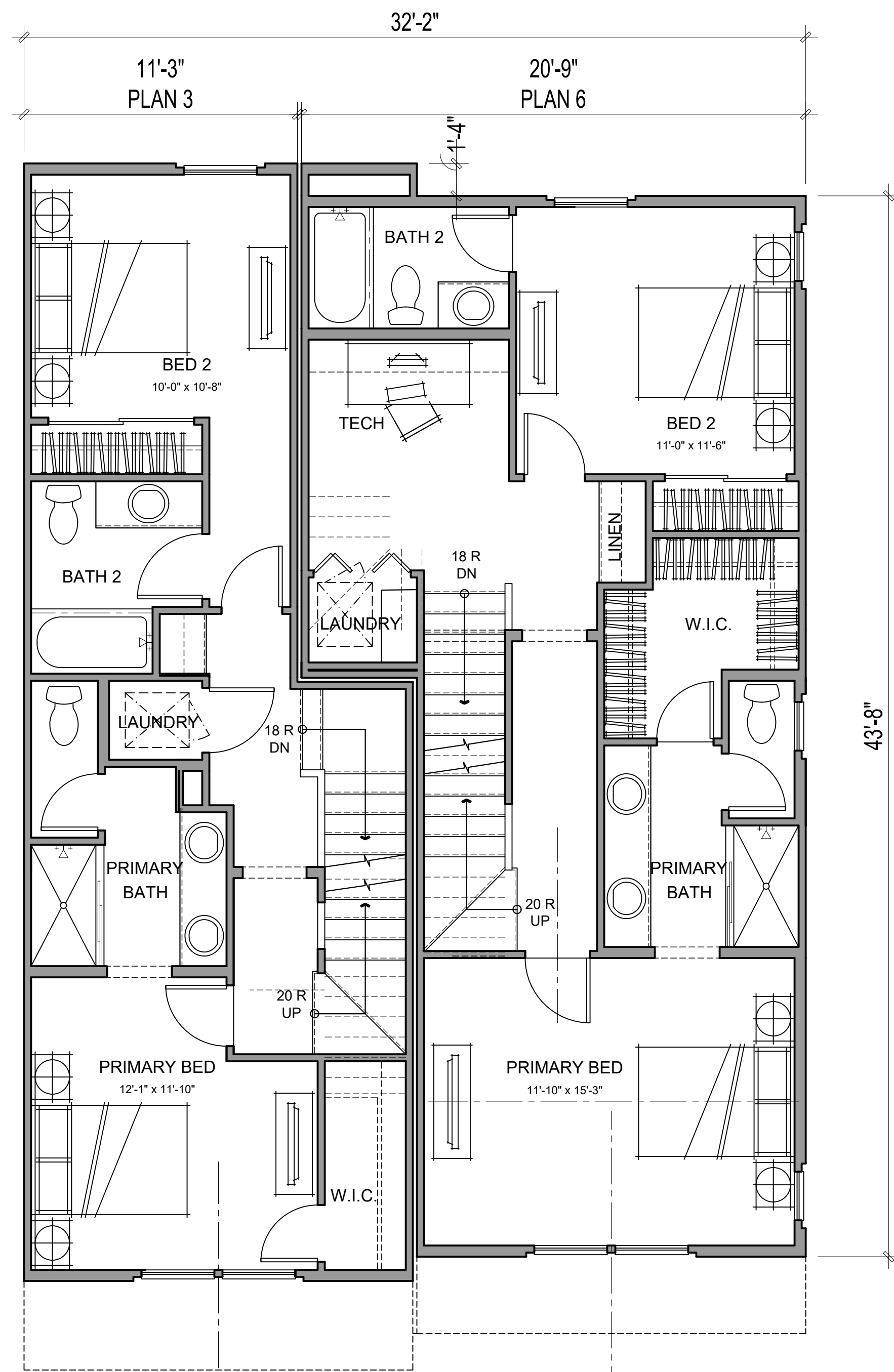


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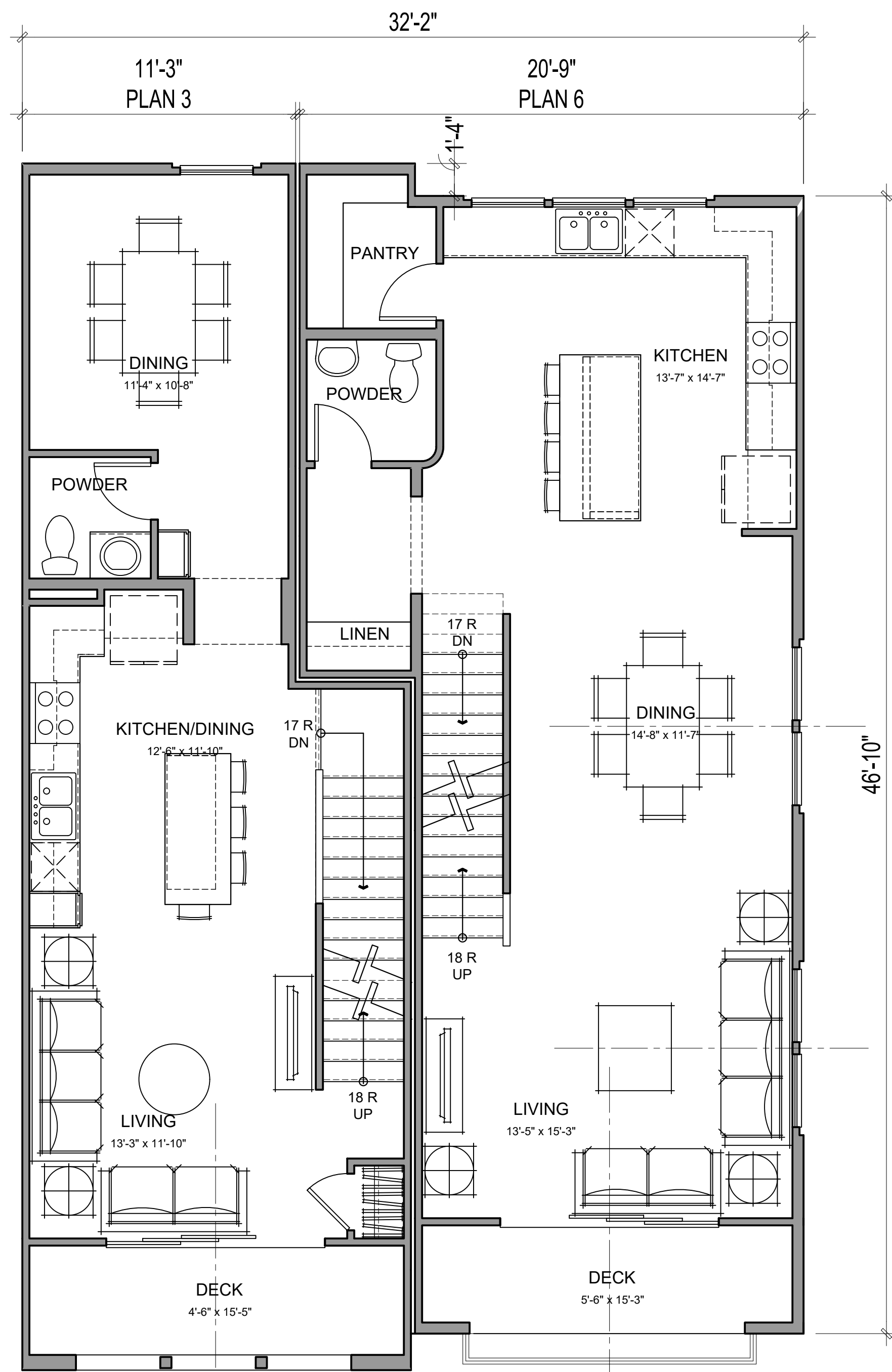


PLAN 1 & 2 UNIT PLANS

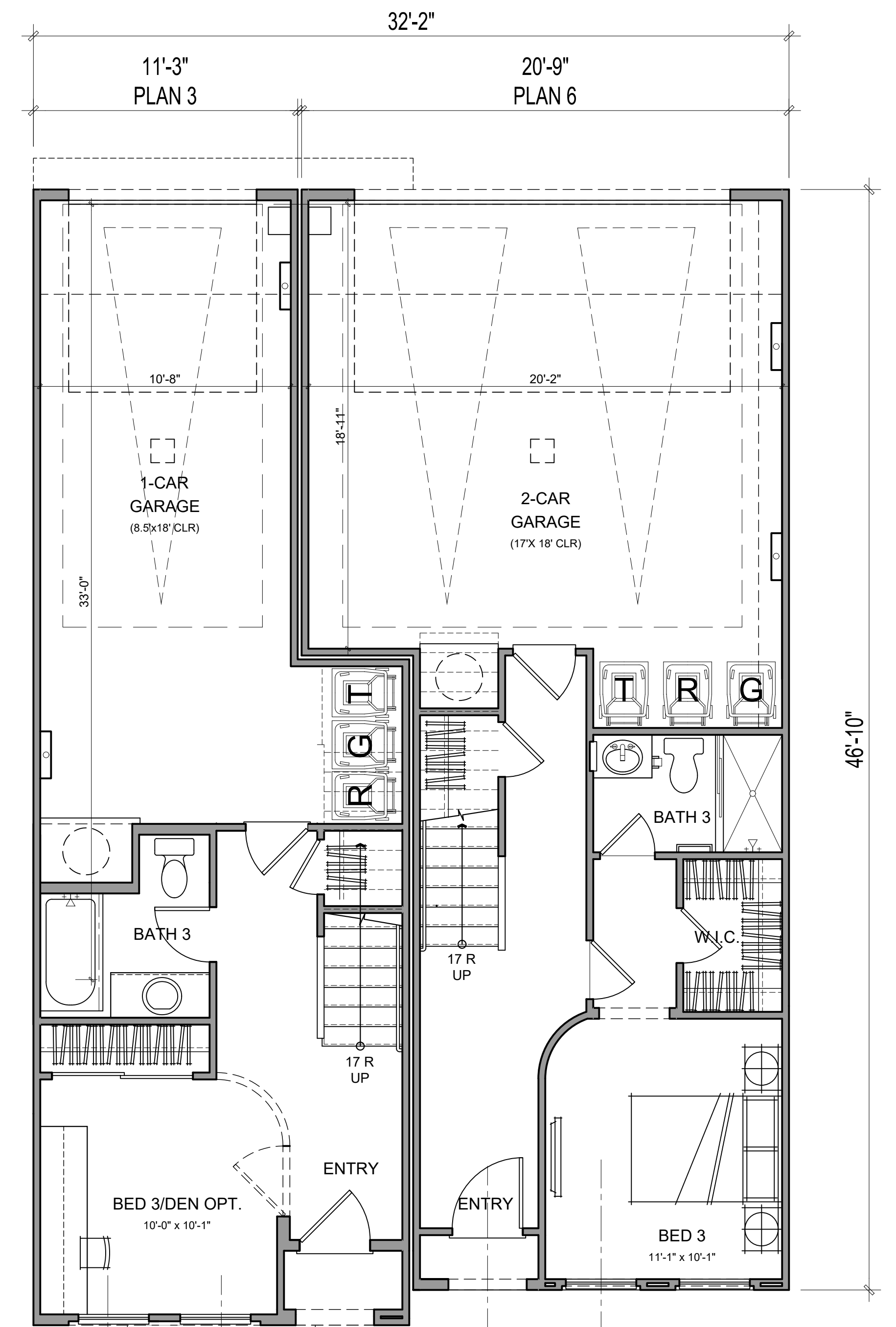
A6.0



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

P3 - GROSS AREA		P3 - NET AREA	
1ST FLOOR	337 SQ. FT.	1ST FLOOR	312 SQ. FT.
2ND FLOOR	612 SQ. FT.	2ND FLOOR	575 SQ. FT.
3RD FLOOR	635 SQ. FT.	3RD FLOOR	594 SQ. FT.
STAIR TOWER	18 SQ. FT.	STAIR TOWER	12 SQ. FT.
TOTAL LIVING	1602 SQ. FT.	TOTAL LIVING	1493 SQ. FT.
PORCH	17 SQ. FT.	PORCH	13 SQ. FT.
DECK	82 SQ. FT.	DECK	69 SQ. FT.
GARAGE	348 SQ. FT.	GARAGE	324 SQ. FT.
ROOF DECK	225 SQ. FT.	ROOF DECK	207 SQ. FT.

P6 - GROSS AREA		P6 - NET AREA	
1ST FLOOR	398 SQ. FT.	1ST FLOOR	372 SQ. FT.
2ND FLOOR	779 SQ. FT.	2ND FLOOR	734 SQ. FT.
3RD FLOOR	793 SQ. FT.	3RD FLOOR	746 SQ. FT.
STAIR TOWER	14 SQ. FT.	STAIR TOWER	11 SQ. FT.
TOTAL LIVING	1984 SQ. FT.	TOTAL LIVING	1863 SQ. FT.
PORCH	12 SQ. FT.	PORCH	9 SQ. FT.
DECK	86 SQ. FT.	DECK	78 SQ. FT.
GARAGE	444 SQ. FT.	GARAGE	420 SQ. FT.
ROOF DECK	205 SQ. FT.	ROOF DECK	189 SQ. FT.

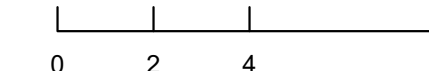


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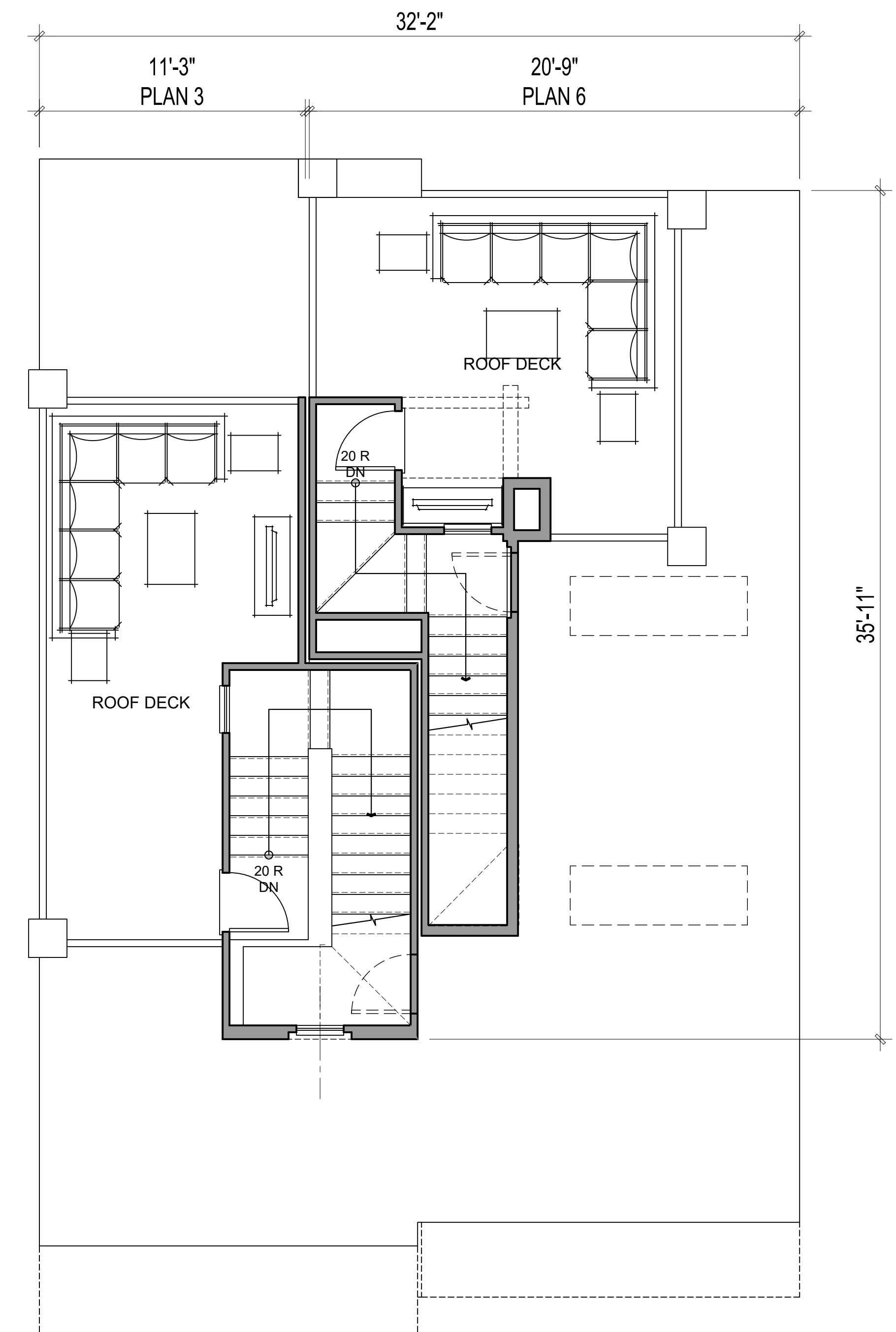


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PLAN 3 & 6 UNIT PLANS

A6.1



ROOF DECK

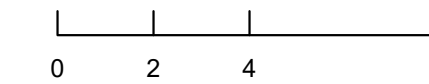


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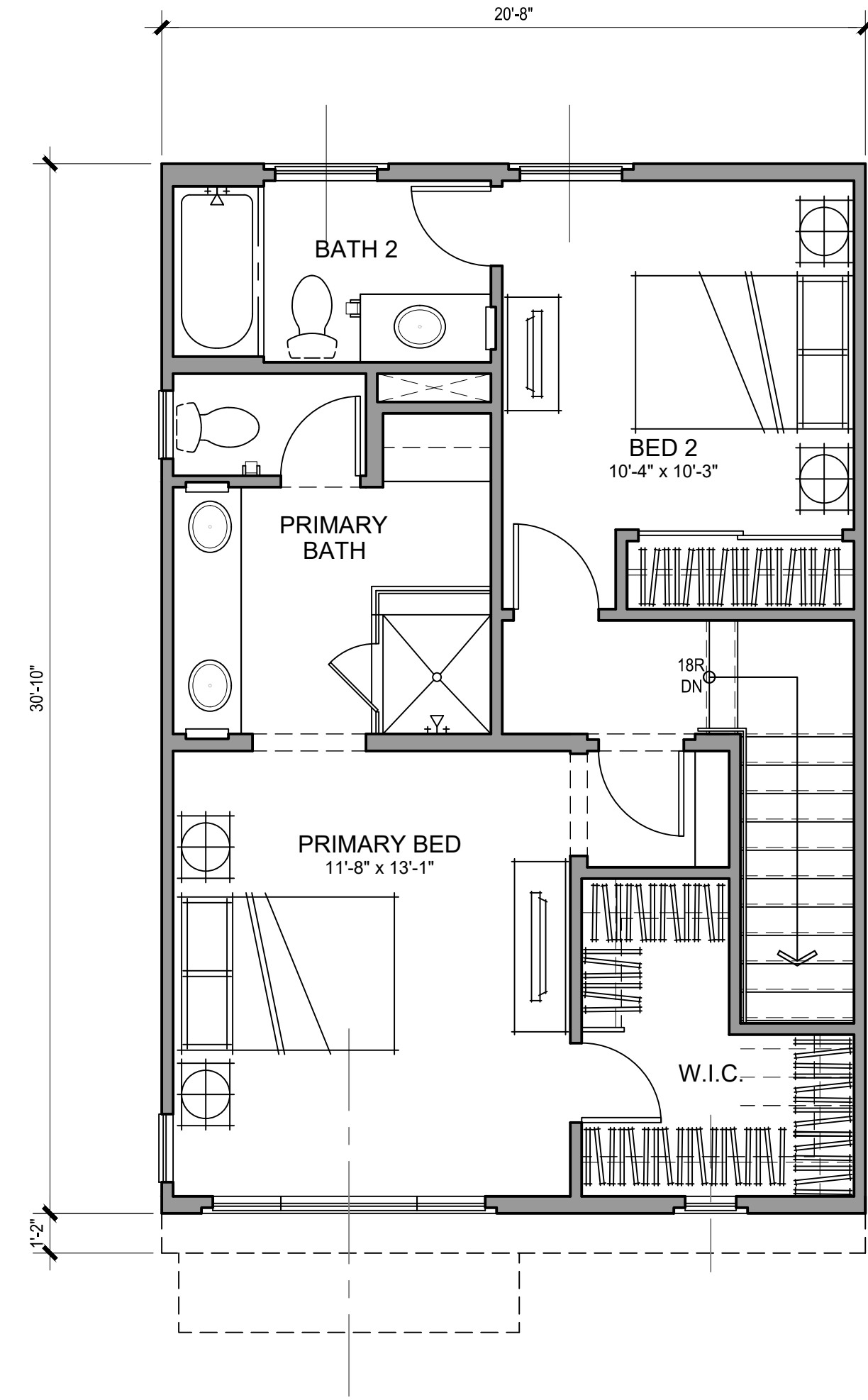


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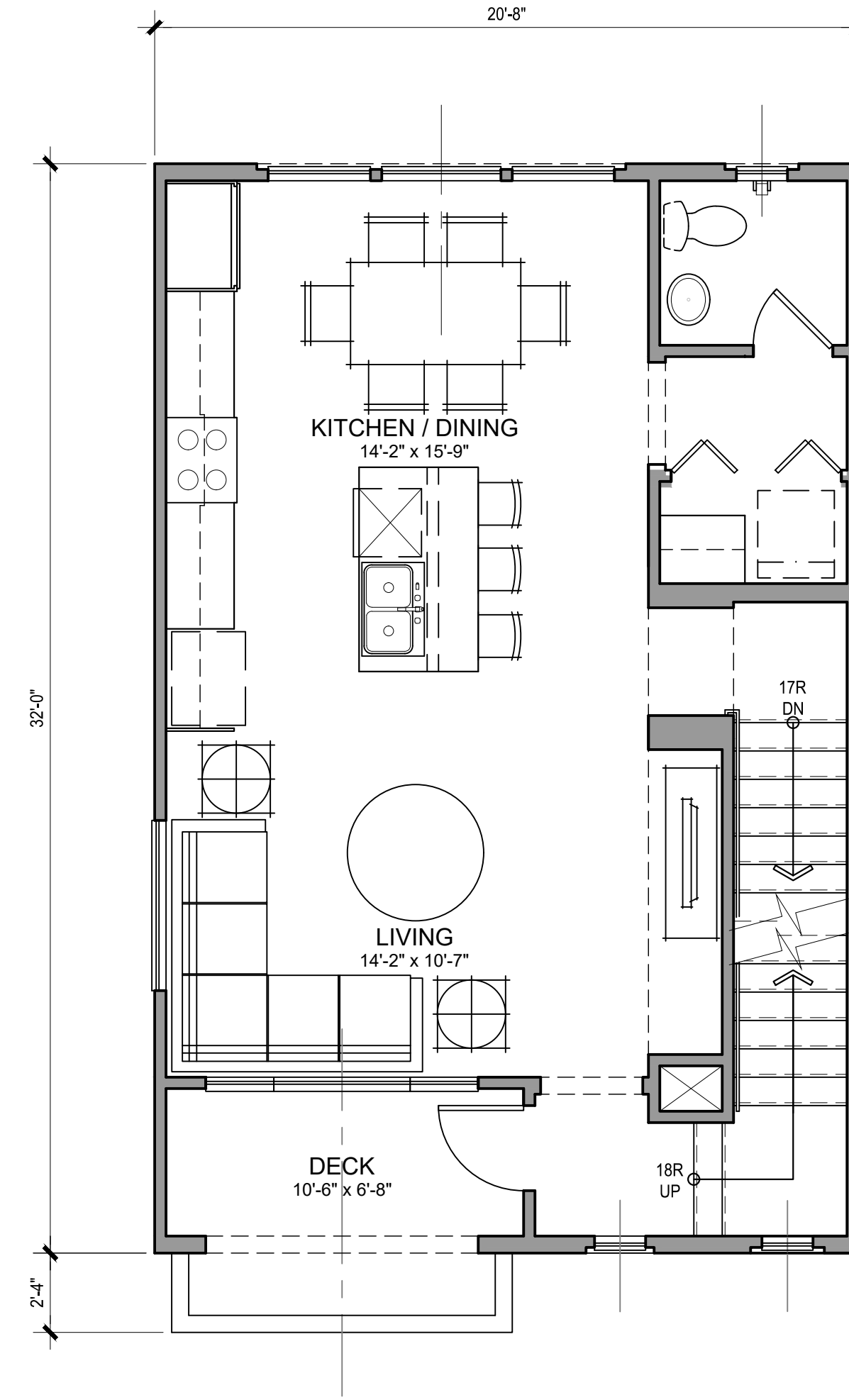


PLAN 3 & 6 UNIT PLANS

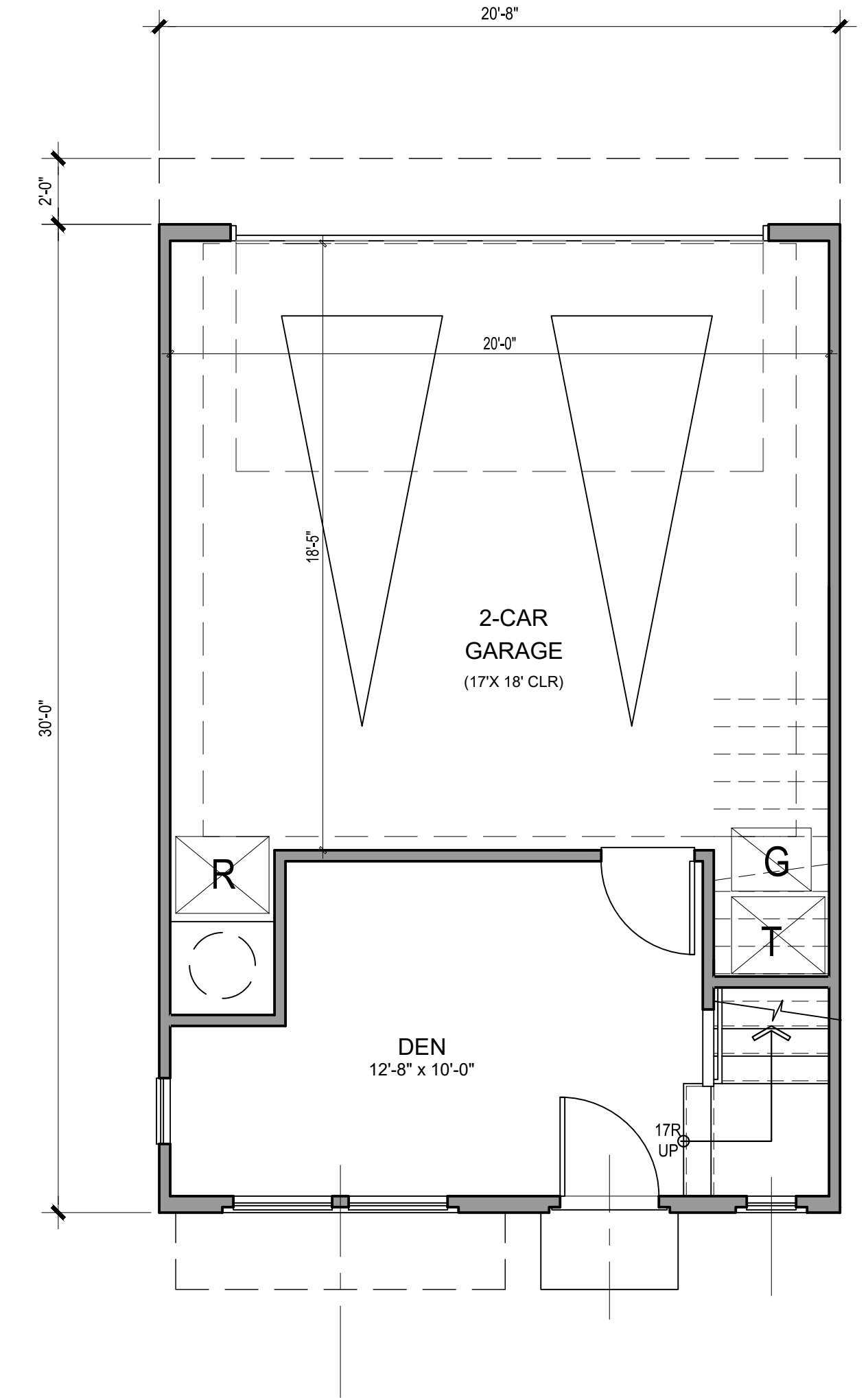
A6.2



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

P4 - GROSS SF		P4 - NET SF	
1ST FLOOR	227 SQ. FT.	1ST FLOOR	203 SQ. FT.
2ND FLOOR	609 SQ. FT.	2ND FLOOR	569 SQ. FT.
3RD FLOOR	591 SQ. FT.	3RD FLOOR	554 SQ. FT.
TOTAL LIVING	1427 SQ. FT.	TOTAL LIVING	1326 SQ. FT.
GARAGE	425 SQ. FT.	GARAGE	399 SQ. FT.
DECK	76 SQ. FT.	DECK	66 SQ. FT.

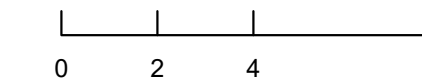


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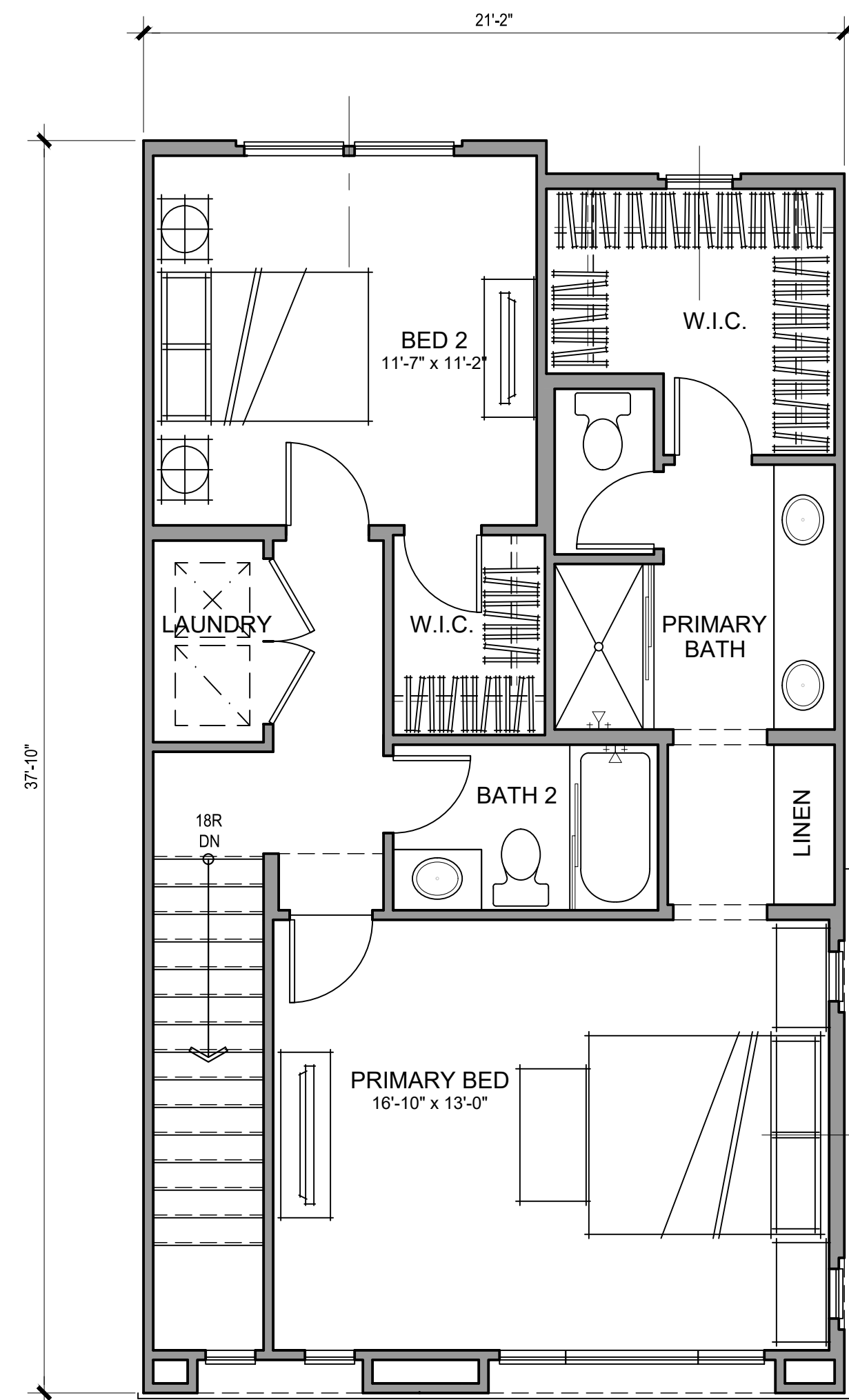


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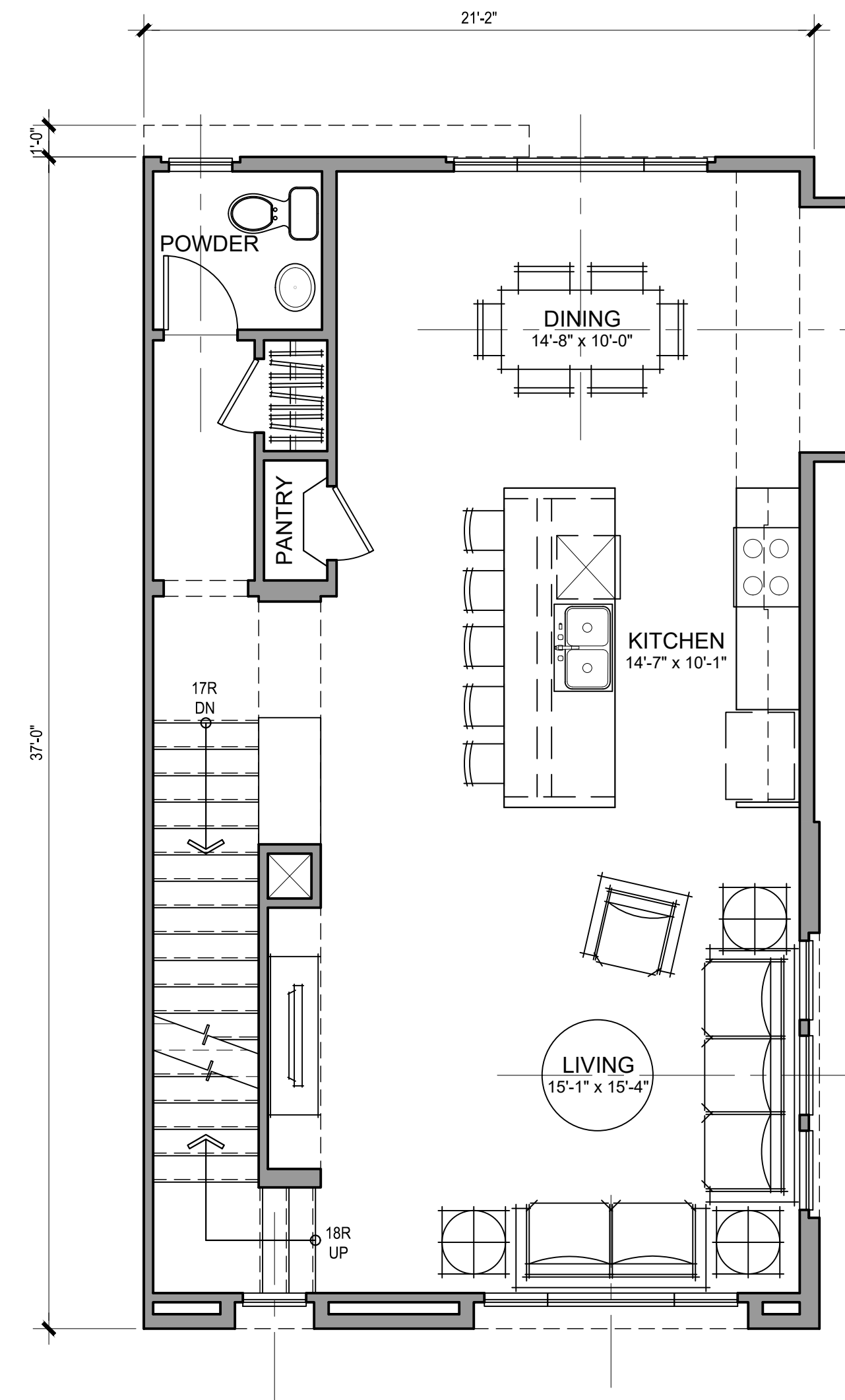


PLAN 4 UNIT PLANS

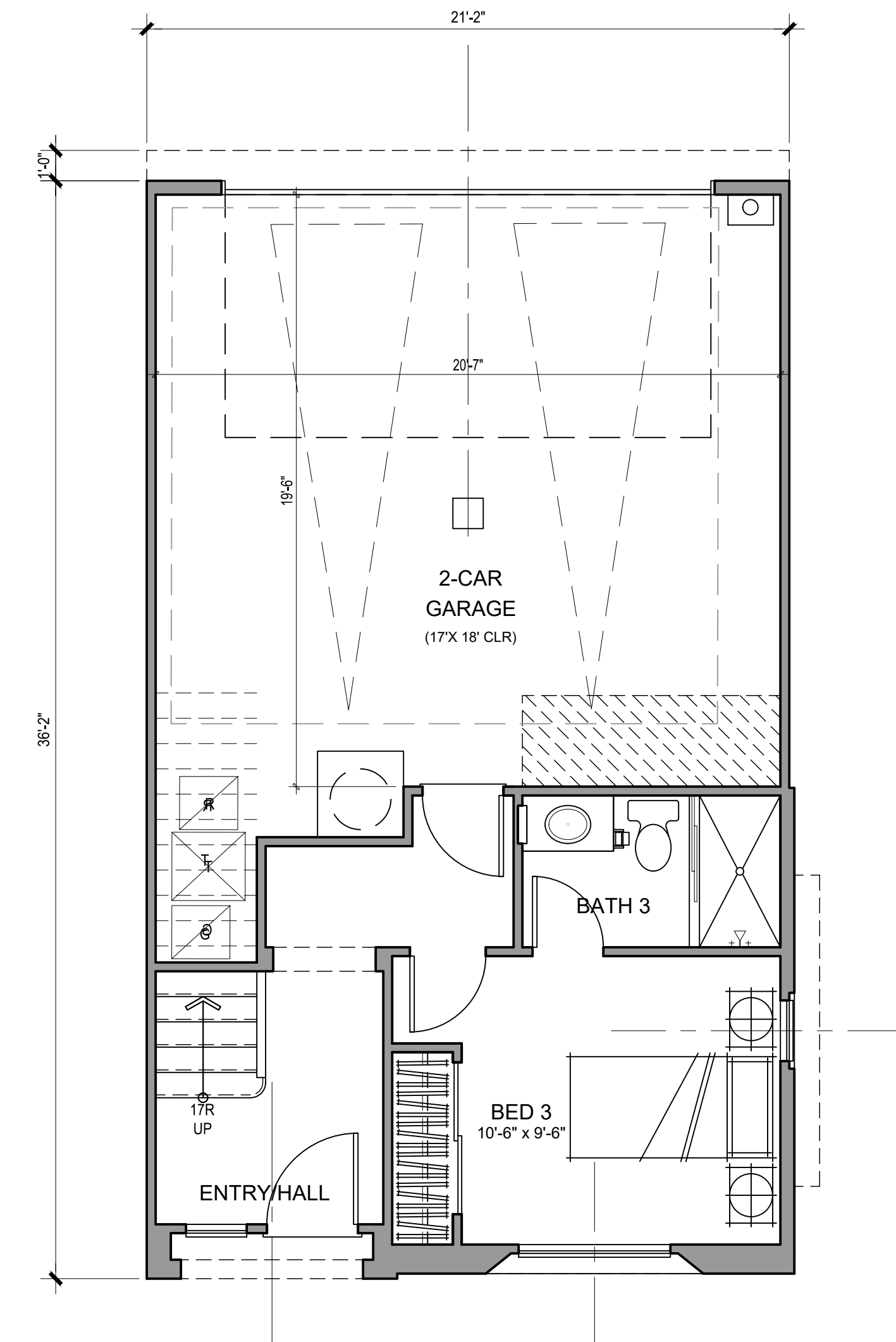
A6.3



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

P5 - GROSS SF		P5 - NET SF	
1ST FLOOR	323 SQ. FT.	1ST FLOOR	302 SQ. FT.
2ND FLOOR	766 SQ. FT.	2ND FLOOR	723 SQ. FT.
3RD FLOOR	716 SQ. FT.	3RD FLOOR	682 SQ. FT.
TOTAL LIVING	1805 SQ. FT.	TOTAL LIVING	1707 SQ. FT.
GARAGE	452 SQ. FT.	GARAGE	429 SQ. FT.

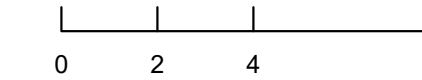


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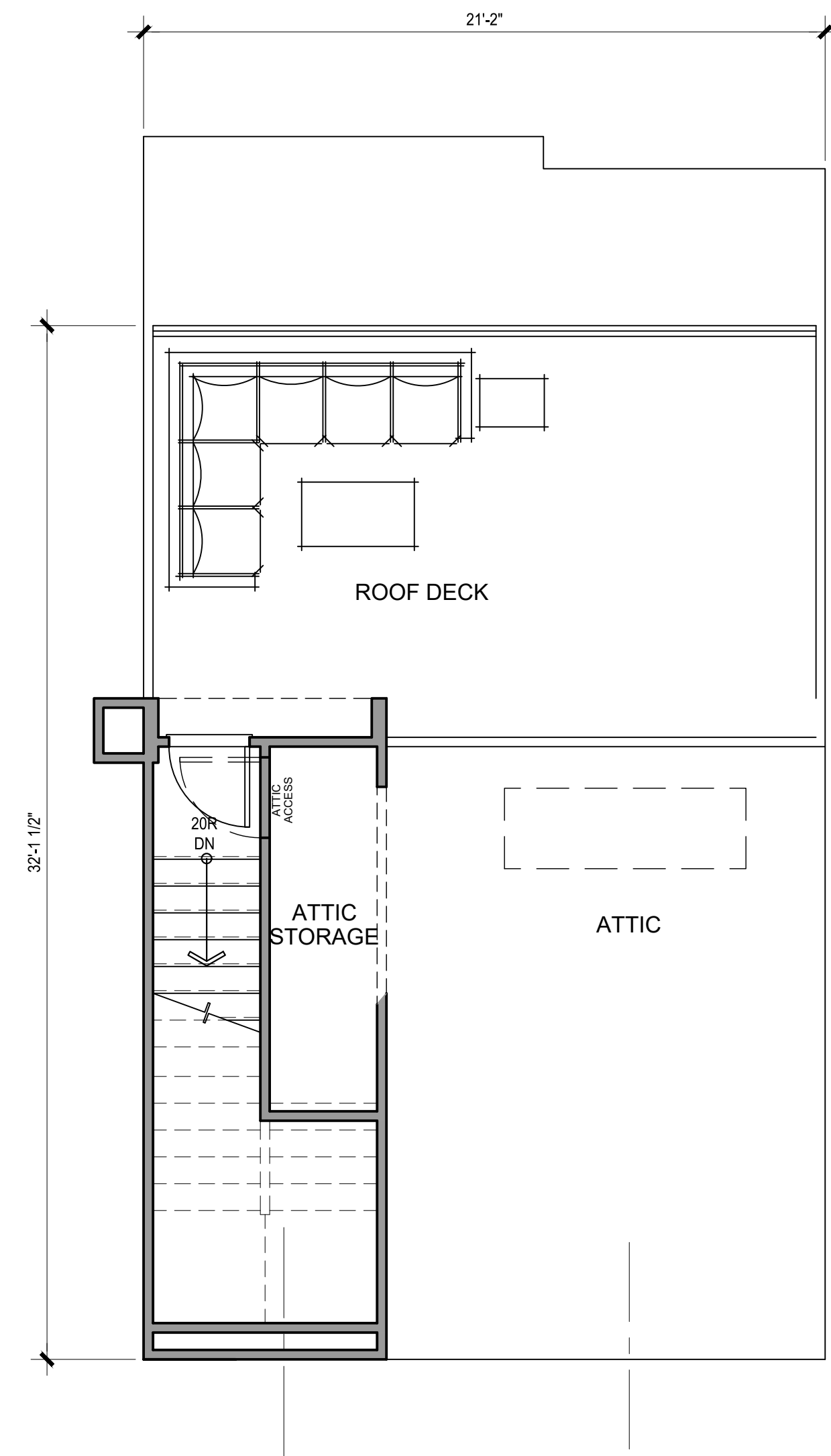


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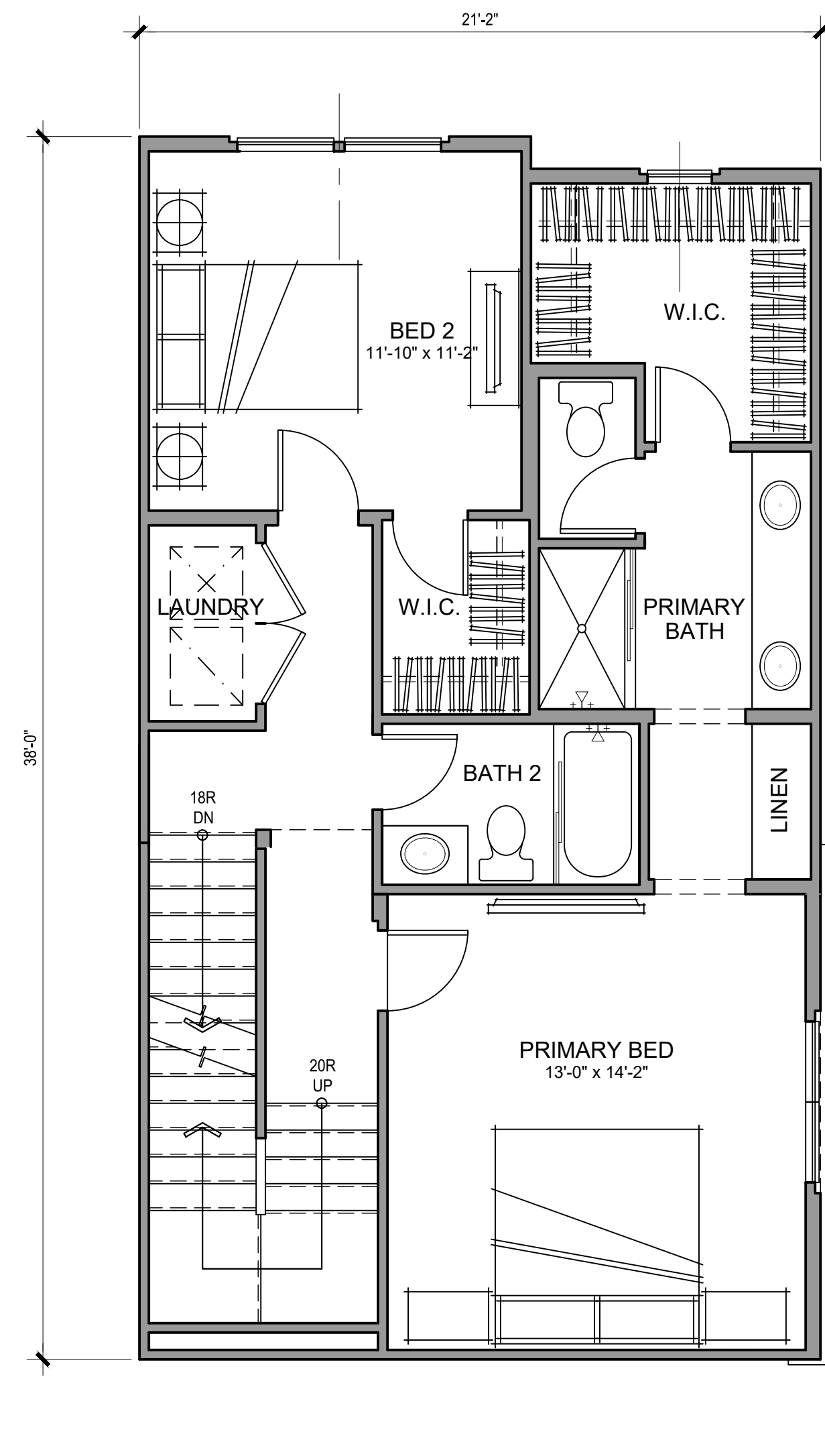


PLAN 5 UNIT PLANS

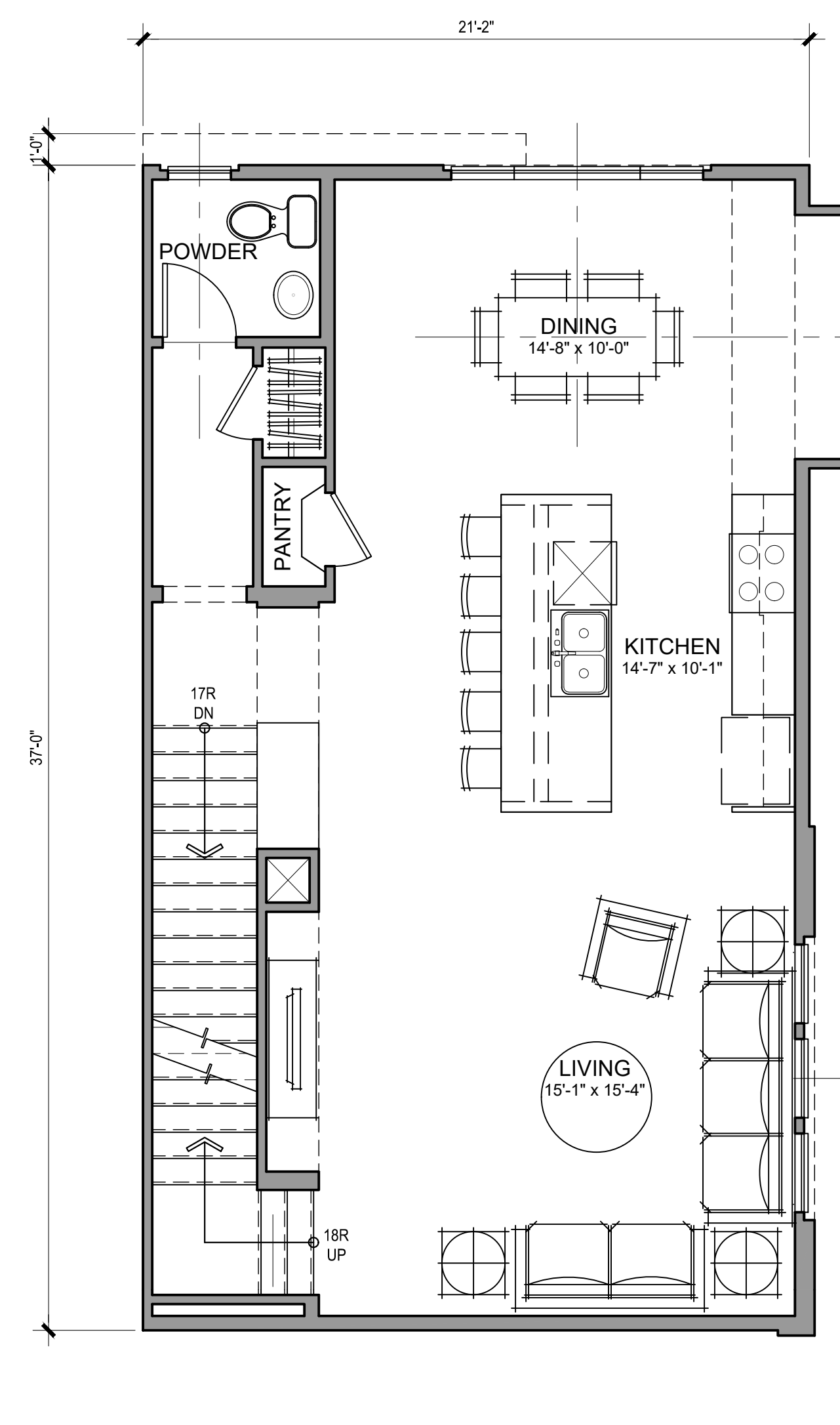
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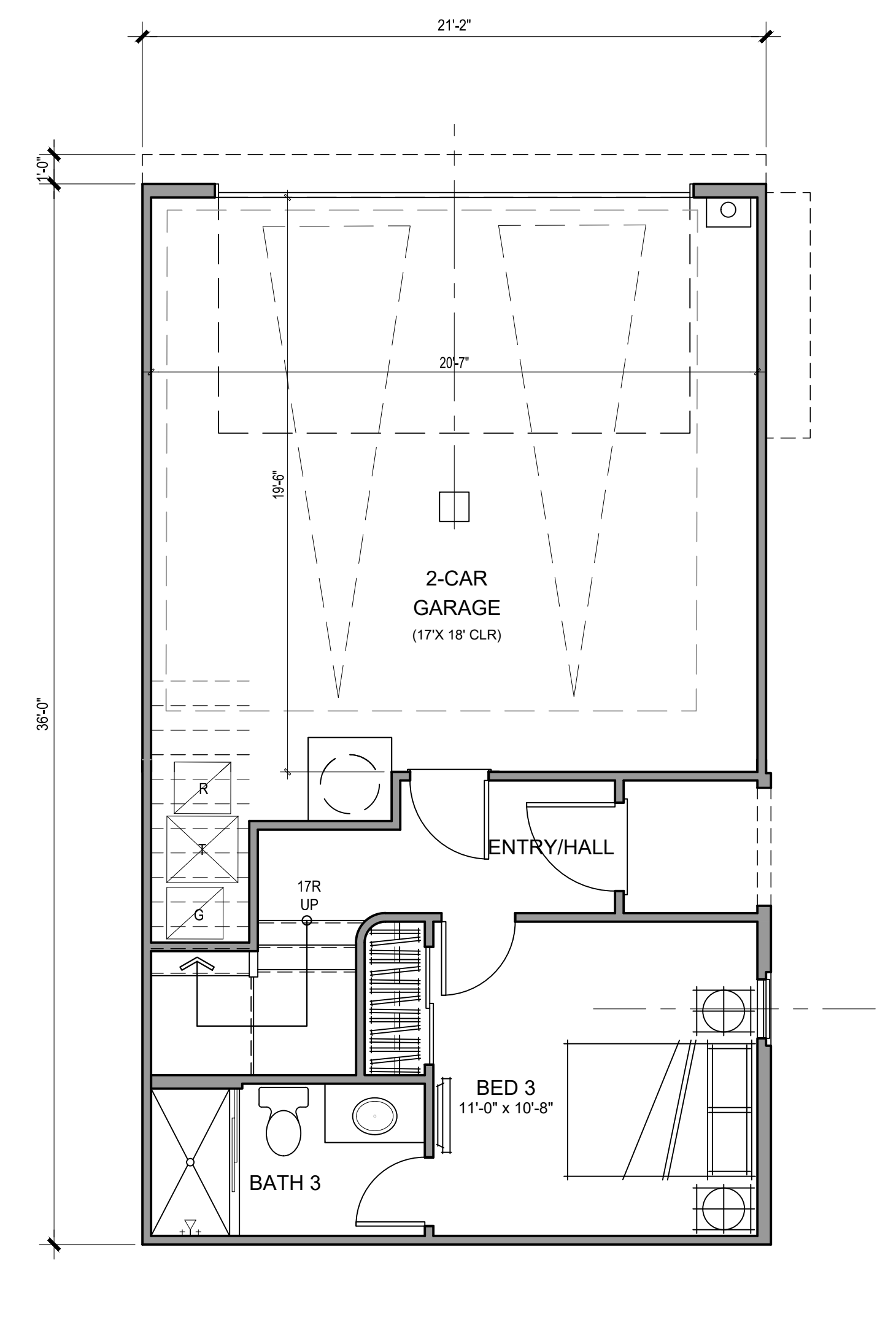
ROOF DECK



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

P5 ALT - GROSS SF		P5 ALT - NET SF	
1ST FLOOR	321 SQ. FT.	1ST FLOOR	297 SQ. FT.
2ND FLOOR	779 SQ. FT.	2ND FLOOR	733 SQ. FT.
3RD FLOOR	796 SQ. FT.	3RD FLOOR	756 SQ. FT.
STAIR TOWER	15 SQ. FT.	STAIR TOWER	12 SQ. FT.
TOTAL LIVING	1911 SQ. FT.	TOTAL LIVING	1798 SQ. FT.
GARAGE	451 SQ. FT.	GARAGE	429 SQ. FT.
ROOF DECK	274 SQ. FT.	ROOF DECK	256 SQ. FT.

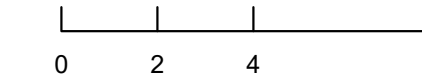


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Suite 200
Irvine, CA 92614
949.851.2133
ktgy.com

Butterfly Gardens LLC
1812 W. Burbank Blvd, Su. 7350
Burbank, CA 91506

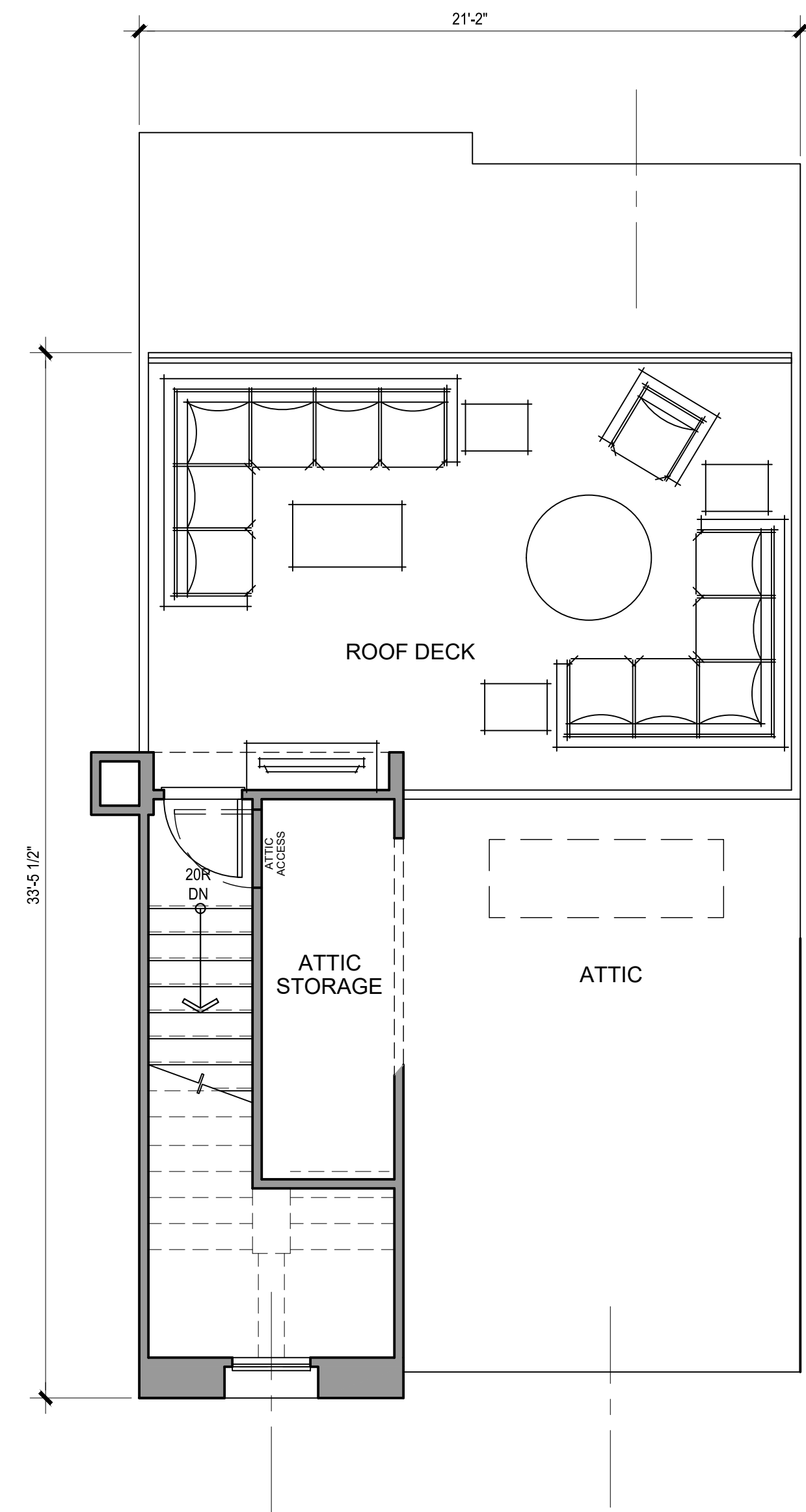


Plot Date: 6/16/2023
3rd Planning Submittal: 06/16/2023

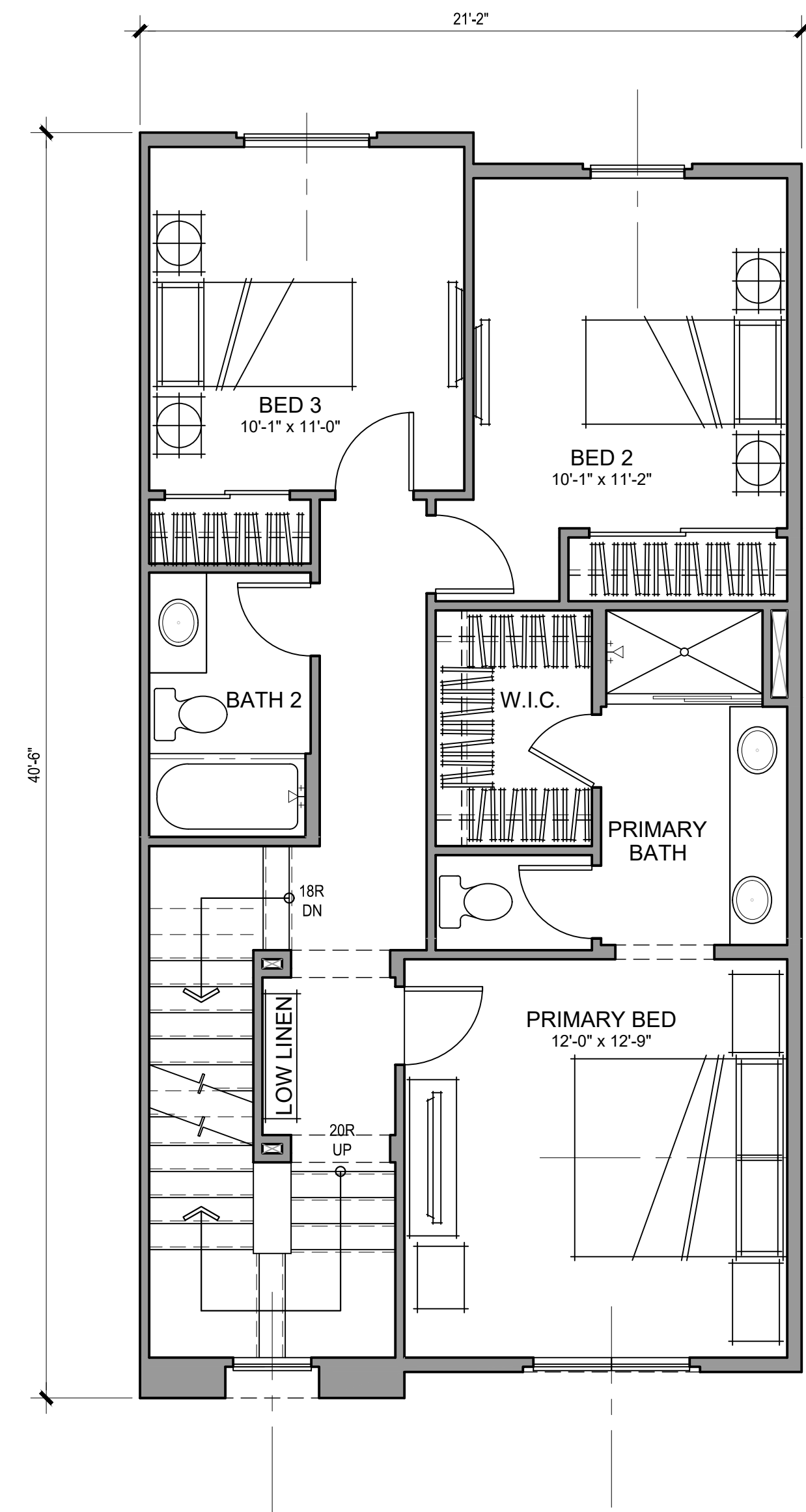


PLAN 5 ALT UNIT PLANS

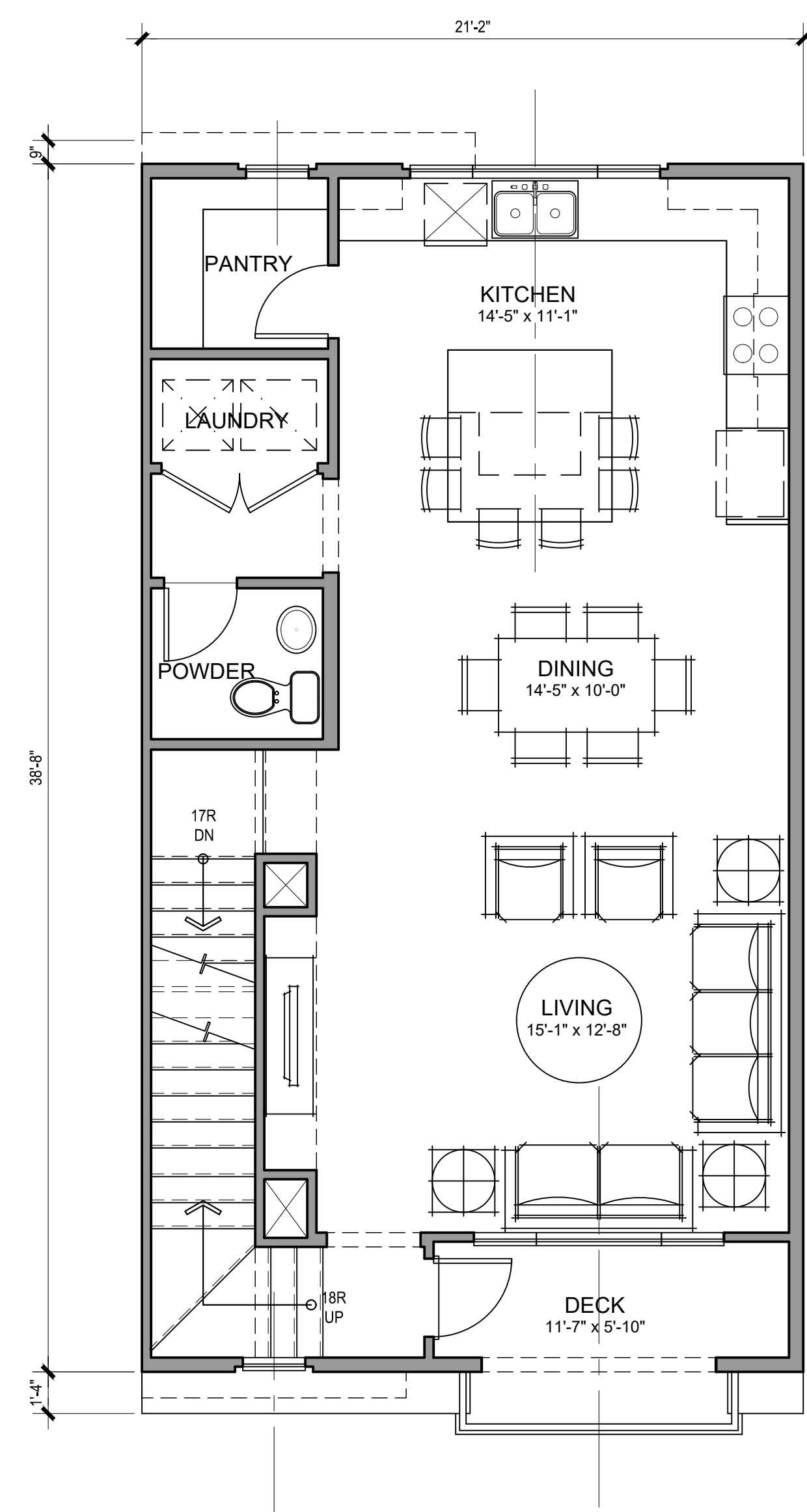
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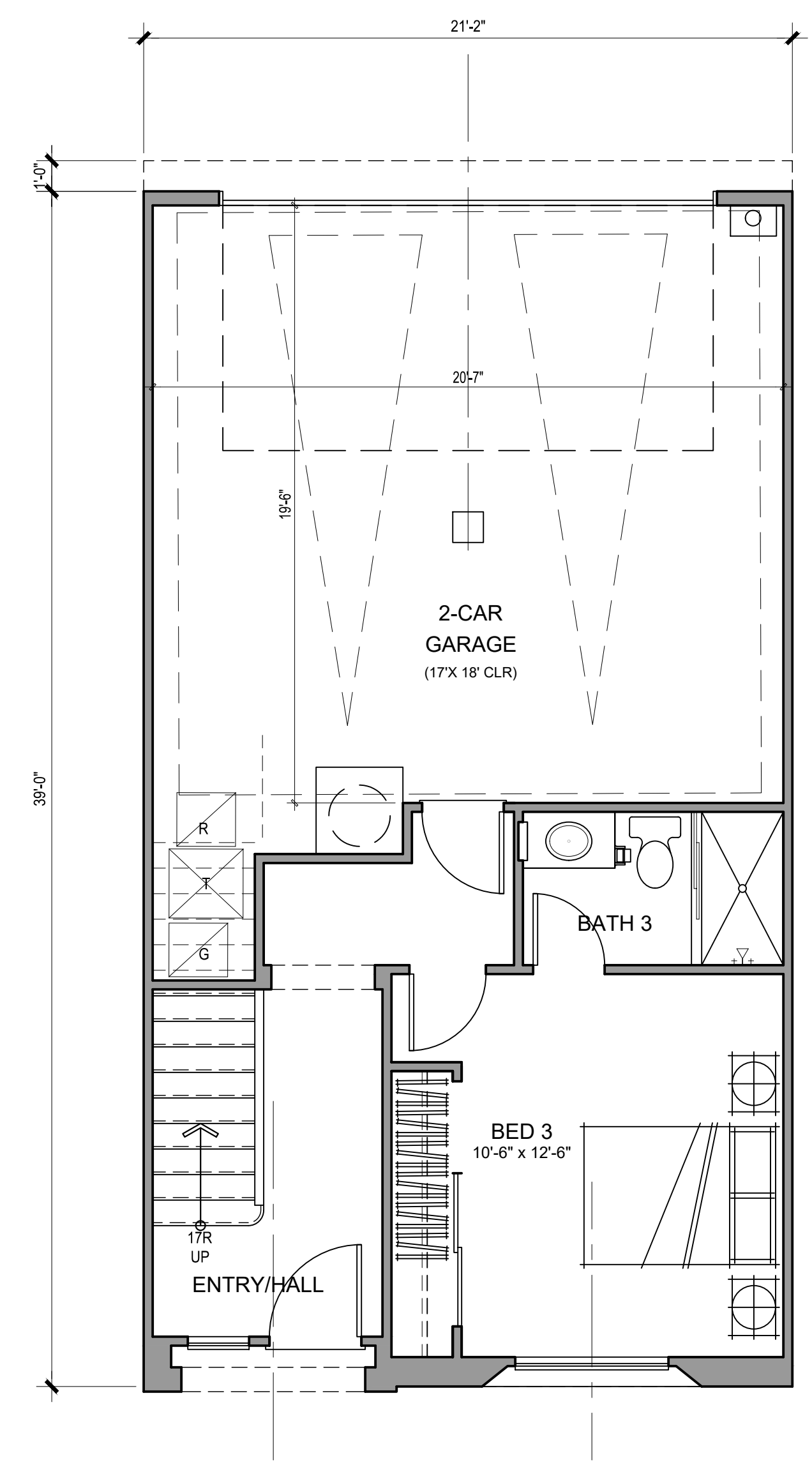
ROOF DECK



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

P7 - GROSS SF		P7 - NET SF	
1ST FLOOR	385 SQ. FT.	1ST FLOOR	362 SQ. FT.
2ND FLOOR	768 SQ. FT.	2ND FLOOR	723 SQ. FT.
3RD FLOOR	829 SQ. FT.	3RD FLOOR	781 SQ. FT.
STAIR HOUSING	15 SQ. FT.	STAIR HOUSING	12 SQ. FT.
TOTAL LIVING	1997 SQ. FT.	TOTAL LIVING	1878 SQ. FT.
GARAGE	452 SQ. FT.	GARAGE	429 SQ. FT.
ROOF DECK	300 SQ. FT.	ROOF DECK	282 SQ. FT.
DECK	68 SQ. FT.	DECK	61 SQ. FT.

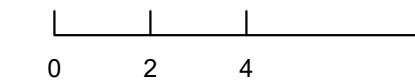


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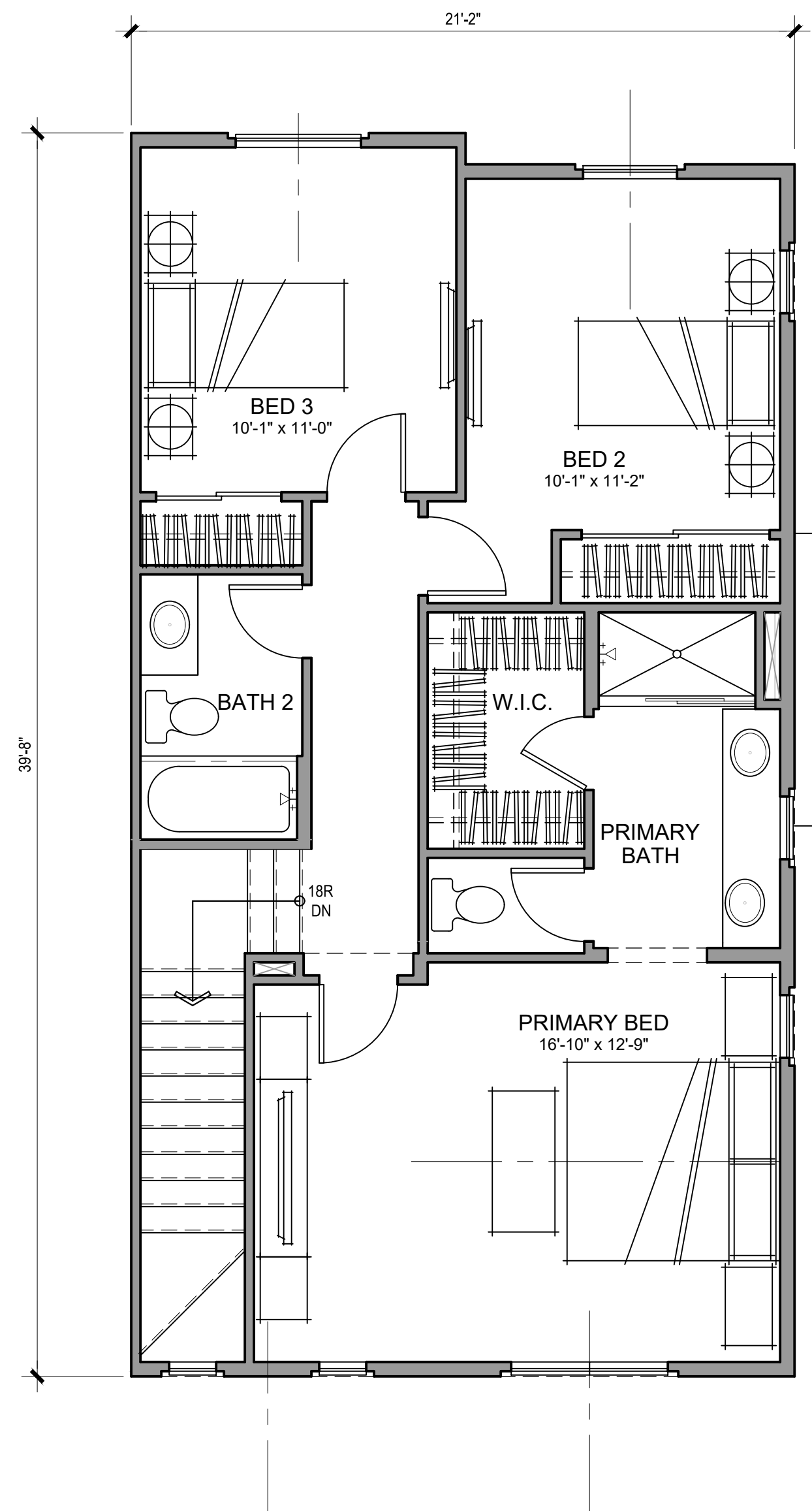


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3rd Planning Submittal: 06/16/2023

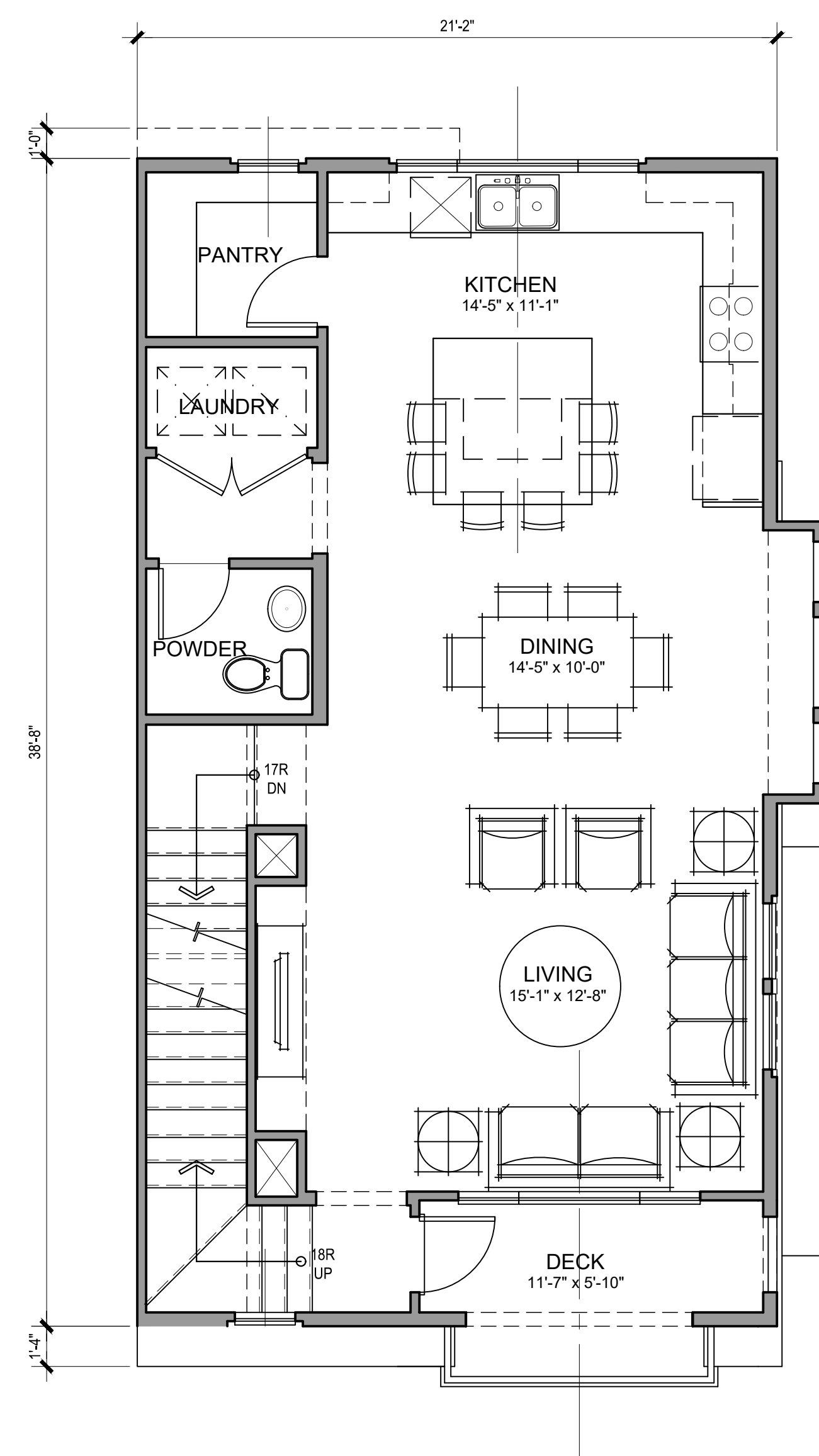


PLAN 7 UNIT PLANS

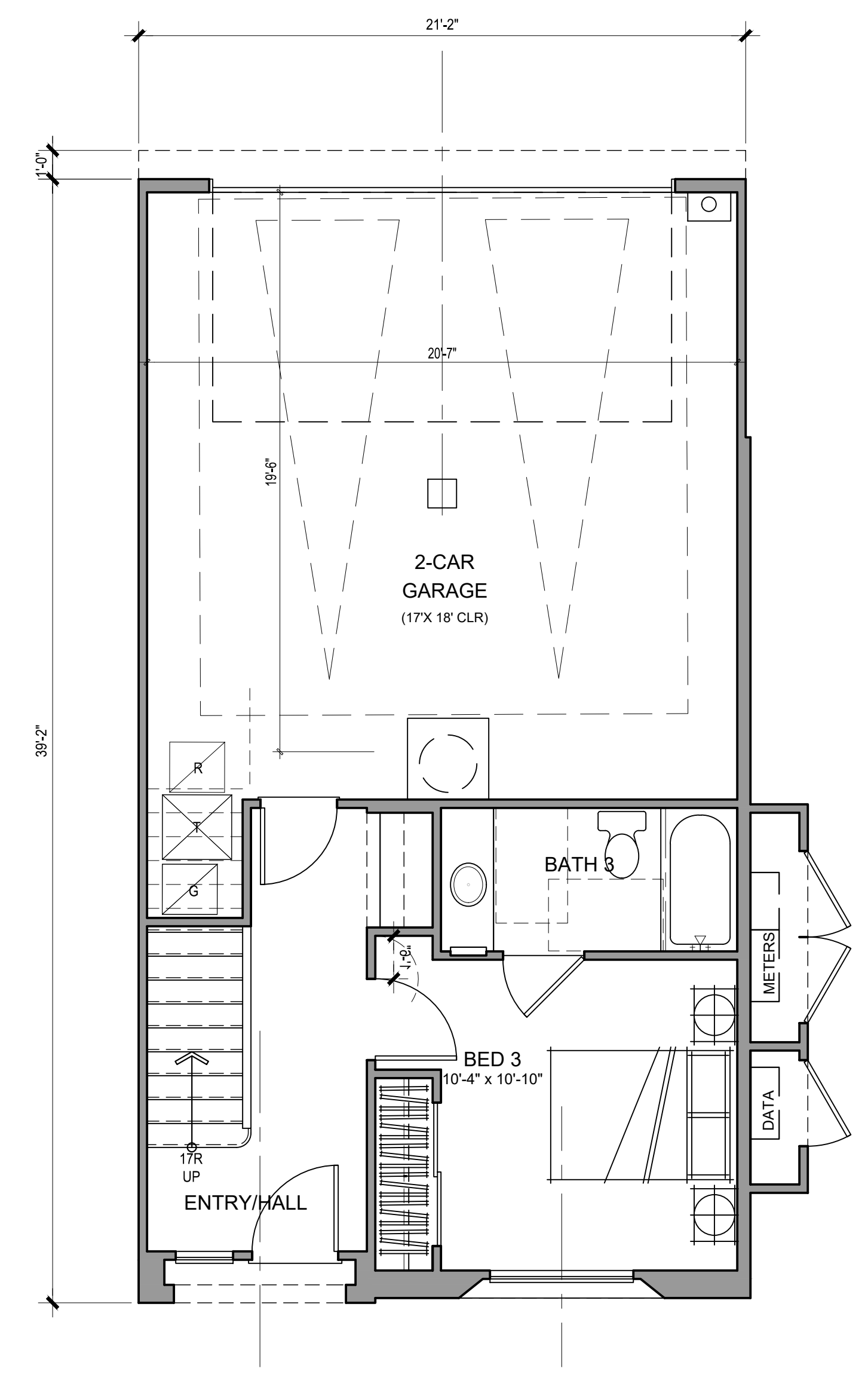
A6.6



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

P7X - GROSS SF		P7X - NET SF	
1ST FLOOR	364 SQ. FT.	1ST FLOOR	342 SQ. FT.
2ND FLOOR	768 SQ. FT.	2ND FLOOR	723 SQ. FT.
3RD FLOOR	829 SQ. FT.	3RD FLOOR	781 SQ. FT.
TOTAL LIVING	1961 SQ. FT.	TOTAL LIVING	1846 SQ. FT.
GARAGE	473 SQ. FT.	GARAGE	449 SQ. FT.
DECK	68 SQ. FT.	DECK	61 SQ. FT.

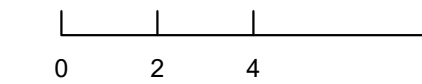


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Burbank, CA 91506

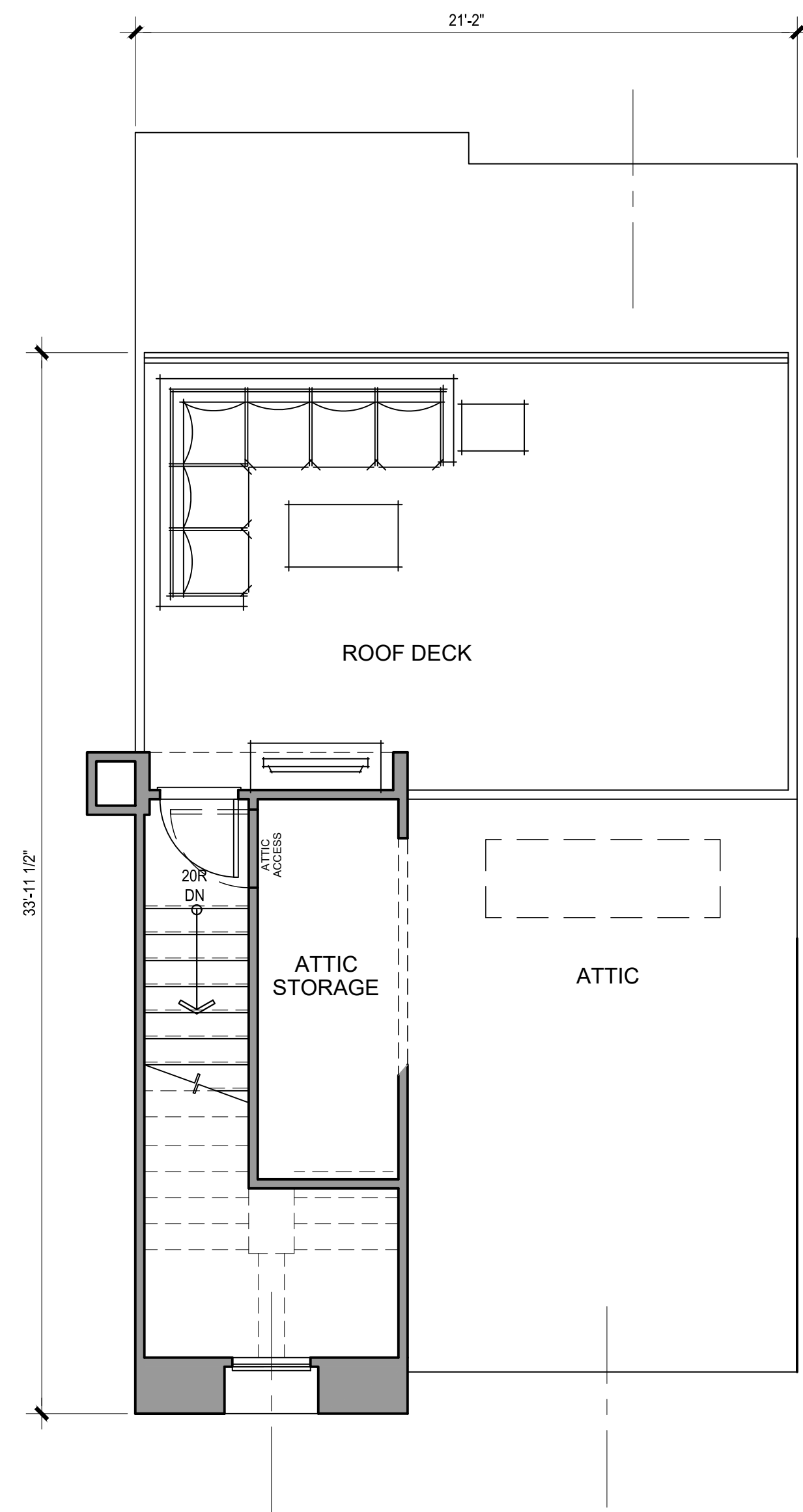


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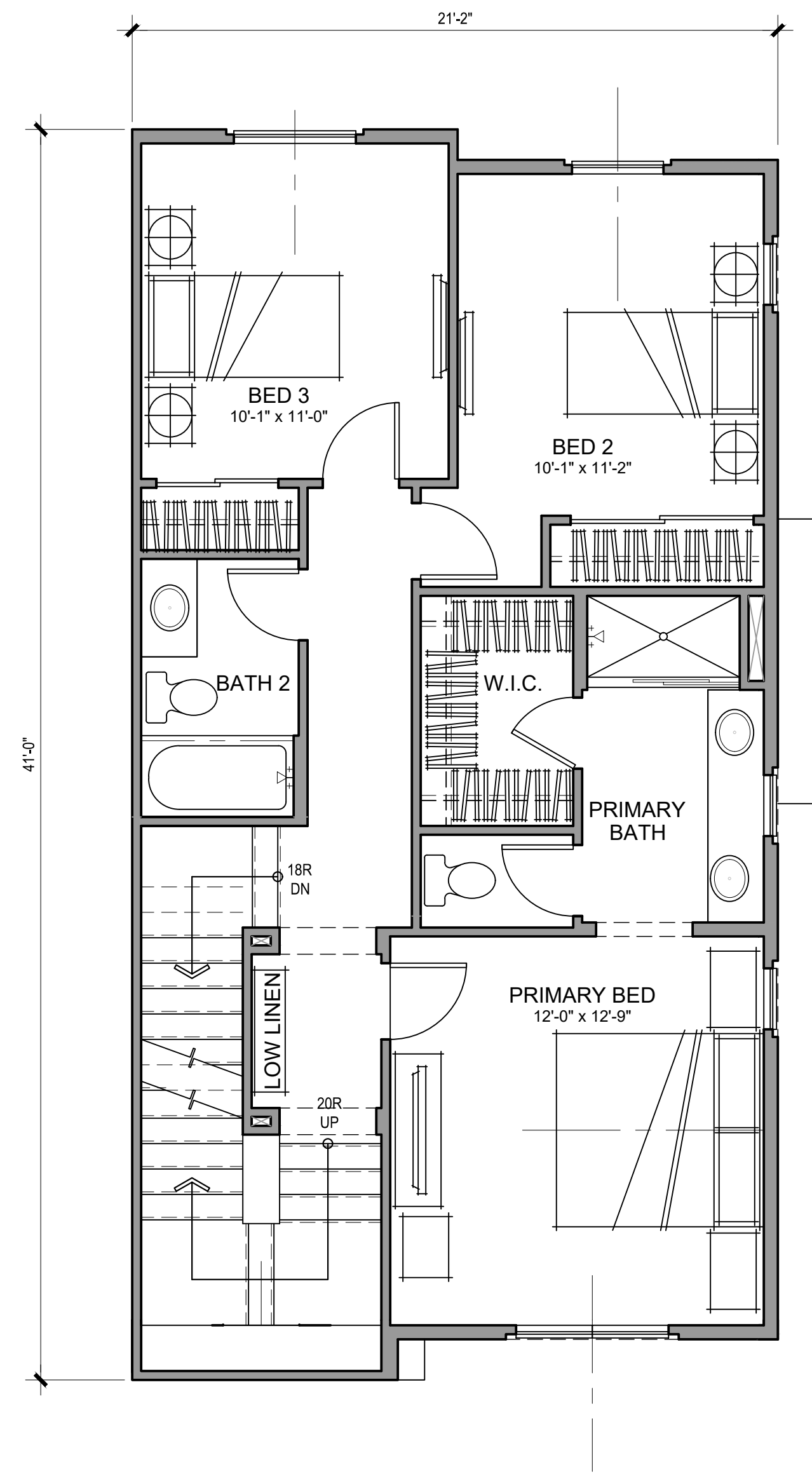


PLAN 7X UNIT PLANS

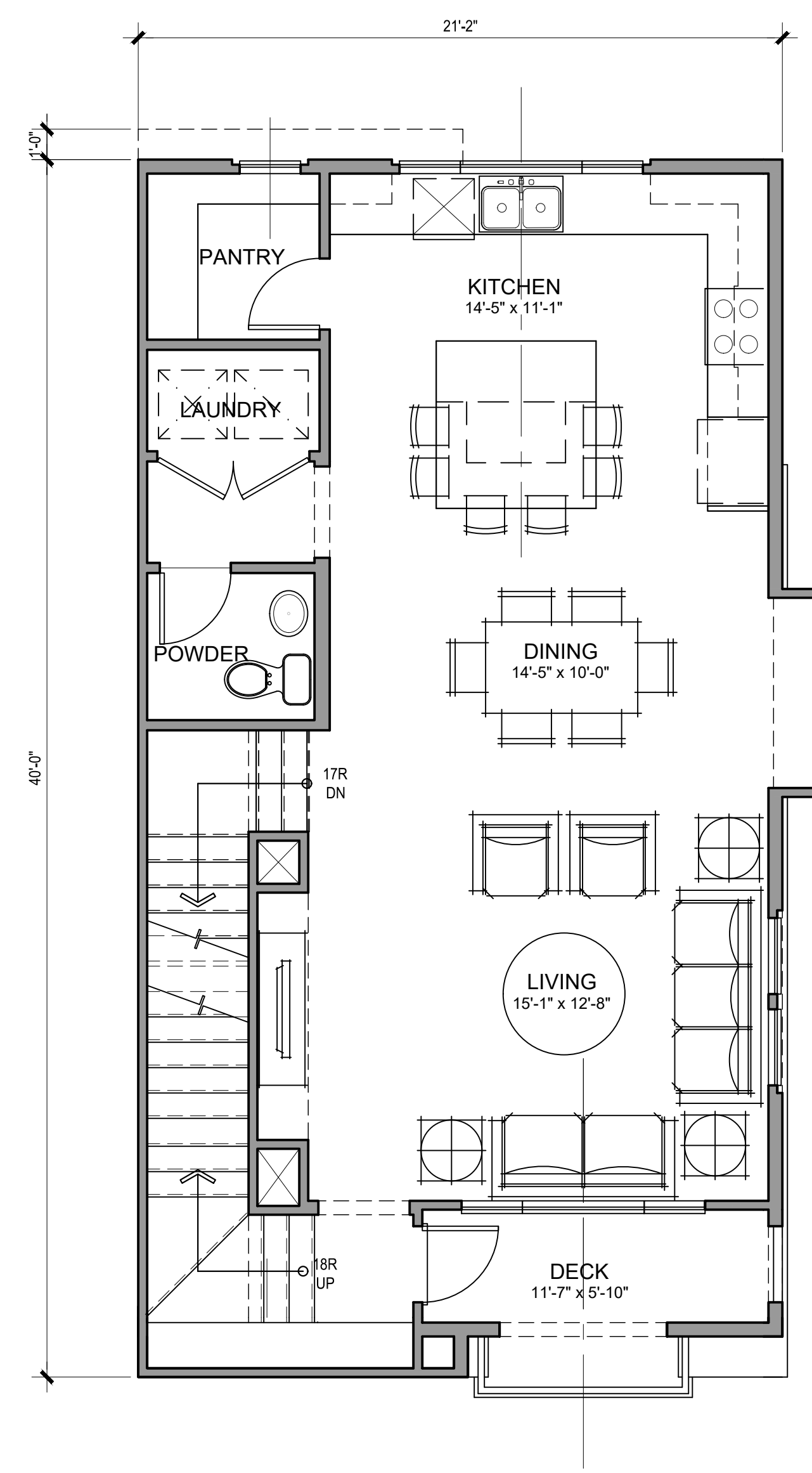
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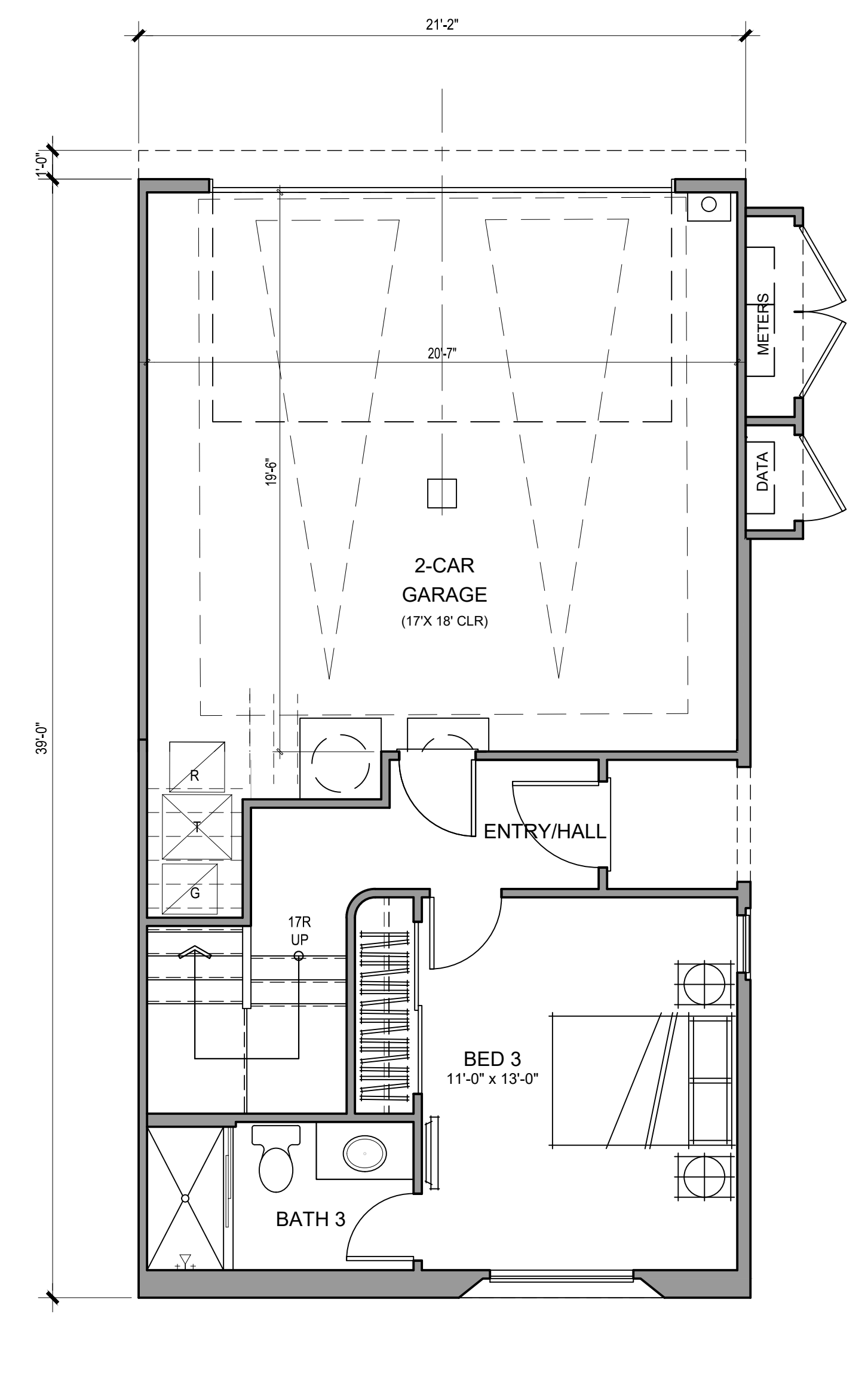
ROOF DECK



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

P7X ALT - GROSS SF		P7X ALT - NET SF	
1ST FLOOR	397 SQ. FT.	1ST FLOOR	374 SQ. FT.
2ND FLOOR	780 SQ. FT.	2ND FLOOR	736 SQ. FT.
3RD FLOOR	838 SQ. FT.	3RD FLOOR	793 SQ. FT.
STAIR HOUSING	15 SQ. FT.	STAIR HOUSING	12 SQ. FT.
TOTAL LIVING	2030 SQ. FT.	TOTAL LIVING	1915 SQ. FT.
GARAGE	451 SQ. FT.	GARAGE	429 SQ. FT.
ROOF DECK	300 SQ. FT.	ROOF DECK	281 SQ. FT.
DECK	64 SQ. FT.	DECK	57 SQ. FT.

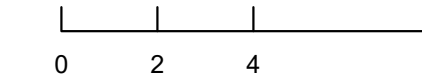


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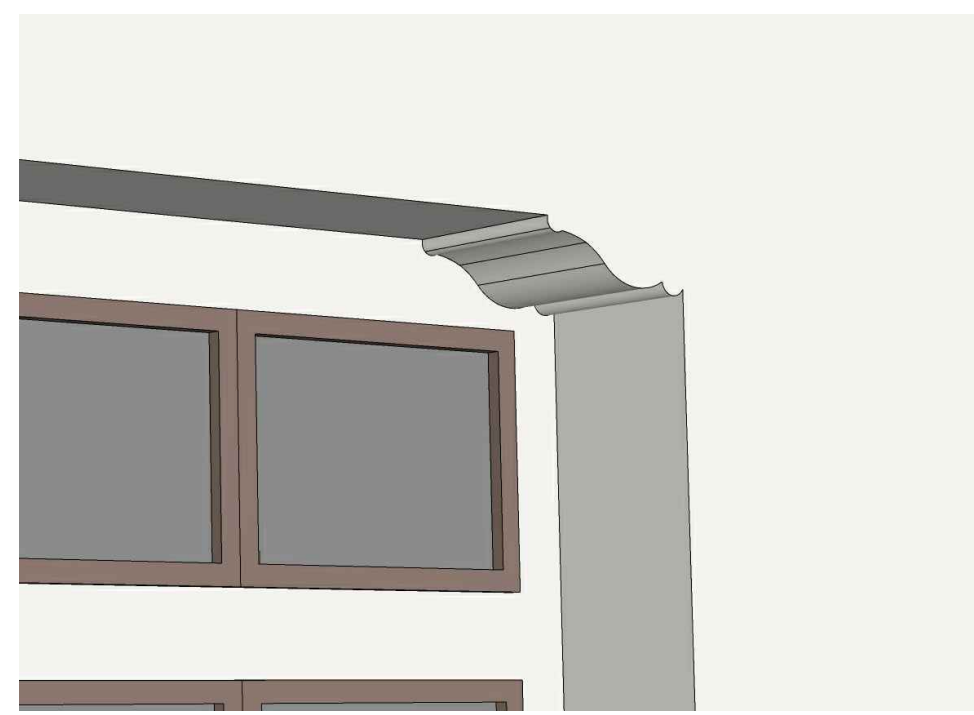


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3rd Planning Submittal: 06/16/2023



PLAN 7X ALT UNIT PLANS

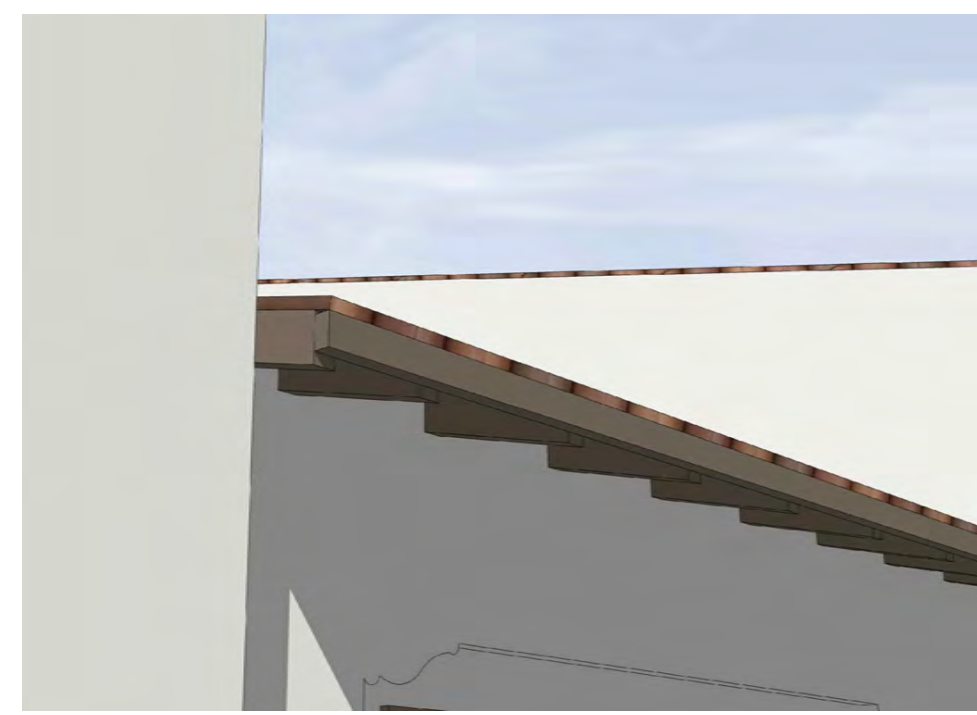
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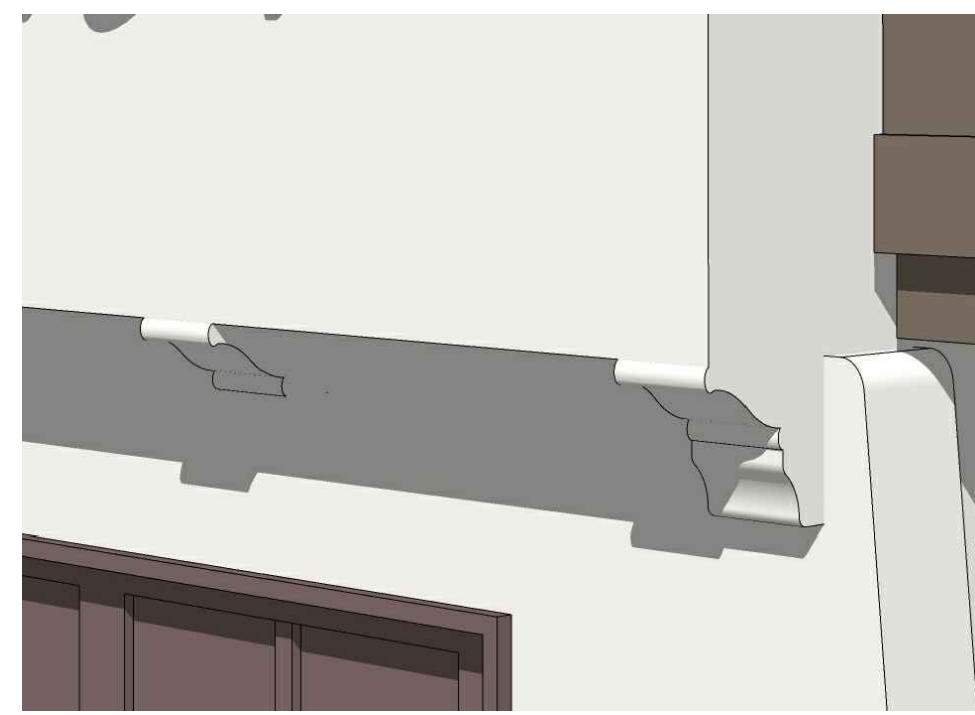
22
CORBEL AT WINDOW RECESS



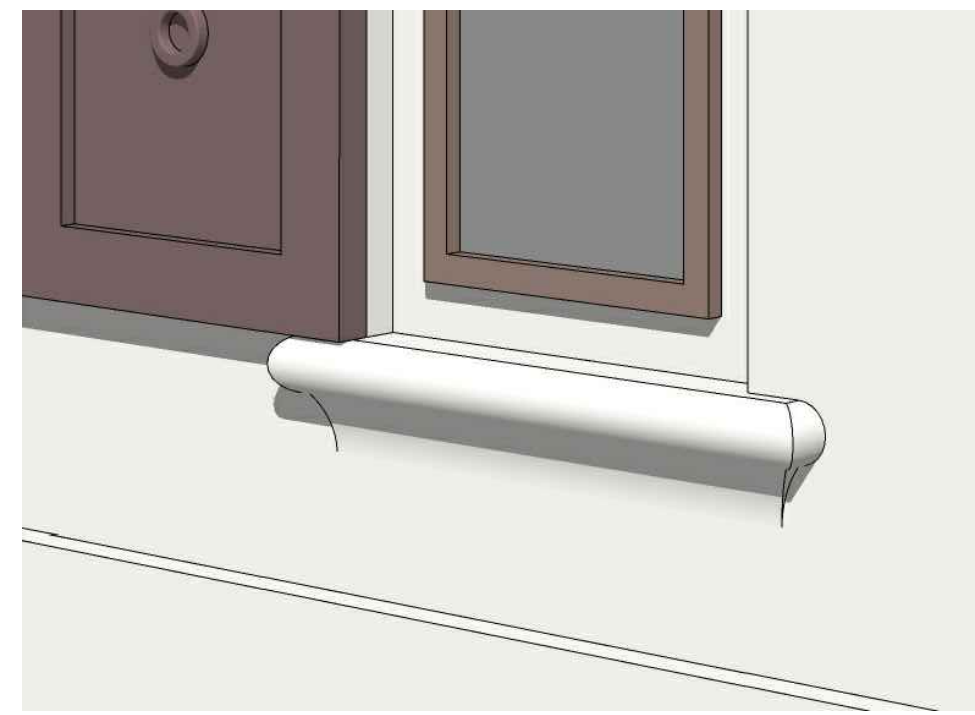
8
TYPICAL EAVE CORNICE



7
TYPICAL EXPOSED WOOD TRUSS TAILS



22
DECORATIVE STUCCO CORBELS



10
DECORATIVE SCALLOPED STUCCO SILL TRIM



21
DECORATIVE METAL AND WOOD PLANK POT HOLDER



18/23
ACCENT BATTERED CERAMIC TILE SURROUND w/ TILE CAPPED BARRANCA



18/23 12 28 27 28



24 21 22 9/15/16

- LEGEND**
- 1 Stucco, 16/20 Sand Finish
 - 2 Concrete 'S' Tiles
 - 3 Gable End Faux Decorative Vent (Recesses)
 - 4 Recessed 1" Stucco / Simulated Wood Header Trim
 - 5 Recessed Beam/Trim (Wrap Color as Needed) with Simulated Wood Corbels
 - 6 Stucco Recess/Reveal
 - 7 Exposed Wood Truss Tails with 2x3 Wood Fascia
 - 8 Decorative Stucco Eave
 - 9 Recess Faux Wood Panel Insert
 - 10 Decorative Scalloped Stucco Sill Trim
 - 11 Decorative Simulated Wood Corbel
 - 12 Decorative Canvas/Metal Spear Awning
 - 13 Fiberglass Decorative Front Door
 - 14 Vinyl Windows
 - 15 Fiber Cement Trim at Bay Window
 - 16 Fiber Cement Bd. Panel
 - 17 Stucco Arch
 - 18 Low Stucco Barranca w/ Concrete Tile Cap
 - 19 Decorative Shutters
 - 20 Decorative Stucco Chimney/Stucco Finial
 - 21 Decorative Tube and Wood Plank Pot Holder
 - 22 Decorative Stucco Corbel
 - 23 Accent Battered Ceramic Tile Surround
 - 24 Metal Decorative Sectional Garage Door
 - 25 Decorative Exterior Lights & Address
 - 26 Metal Utility Door
 - 27 Metal Juliet Railing/Guard Rail
 - 28 Decorative HD Stucco/Foam Surround



28
ENTRY SURROUND



9/15/16
BOX BAY WINDOW w/ FIBER CEMENT BOARD PANEL, FAUX WOOD CORBELS



12
DECORATIVE CANVAS / METAL SPEAR AWNING



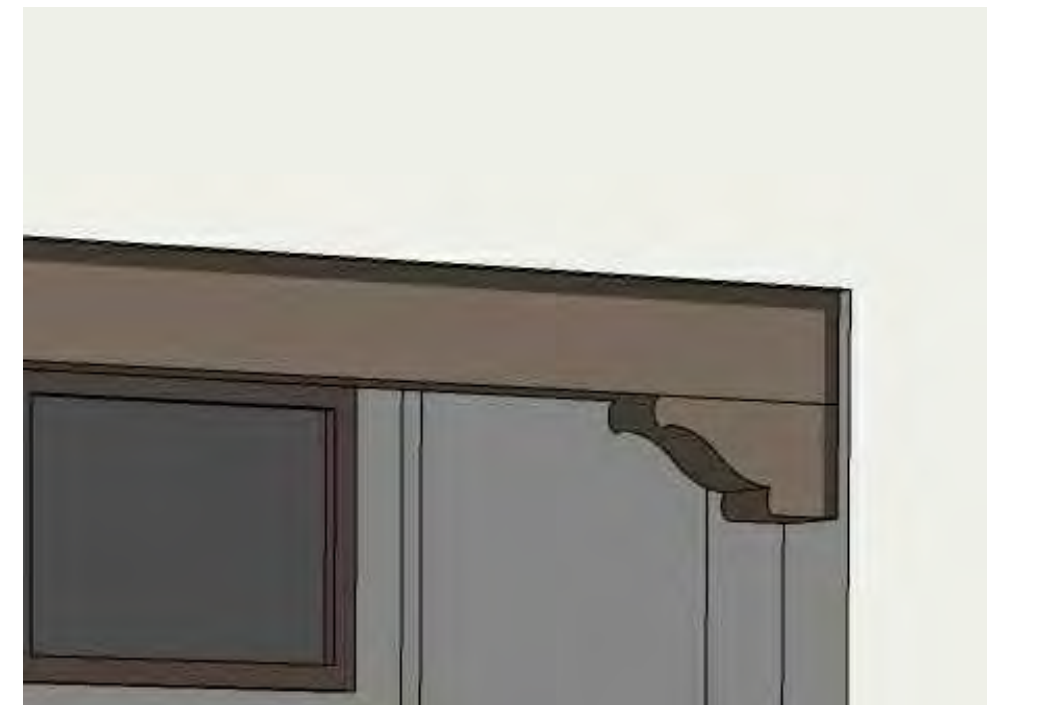
27
DECORATIVE METAL BALCONY



4/5
DEEP RECESSED WINDOW w/ 1" RECESSED STUCCO SIMULATED WD BEAM



3
GABLE END FAUX DECORATIVE VENT (RECESSES)



5/11
WOOD BEAM / FAUX CORBEL

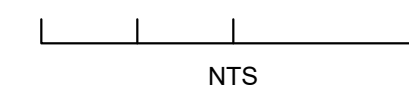


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Plot Date: 6/16/2023
3rd Planning Submittal: 06/16/2023



NTS

ENLARGED DETAILS BOARD

A7.0

COLOR SCHEME 1



STUCCO BASE
SNOWFALL (SW6000)

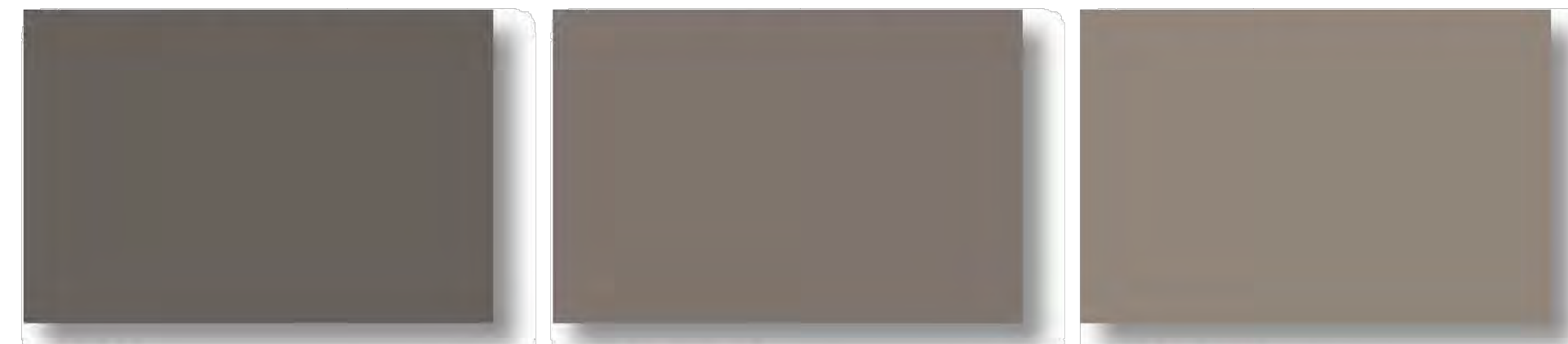
STUCCO ACCENT
GRAYISH (SW6001)



DOOR 1
RELENTLESS OLIVE (SW 6425)

DOOR 2
CORDOVAN (SW 6027)

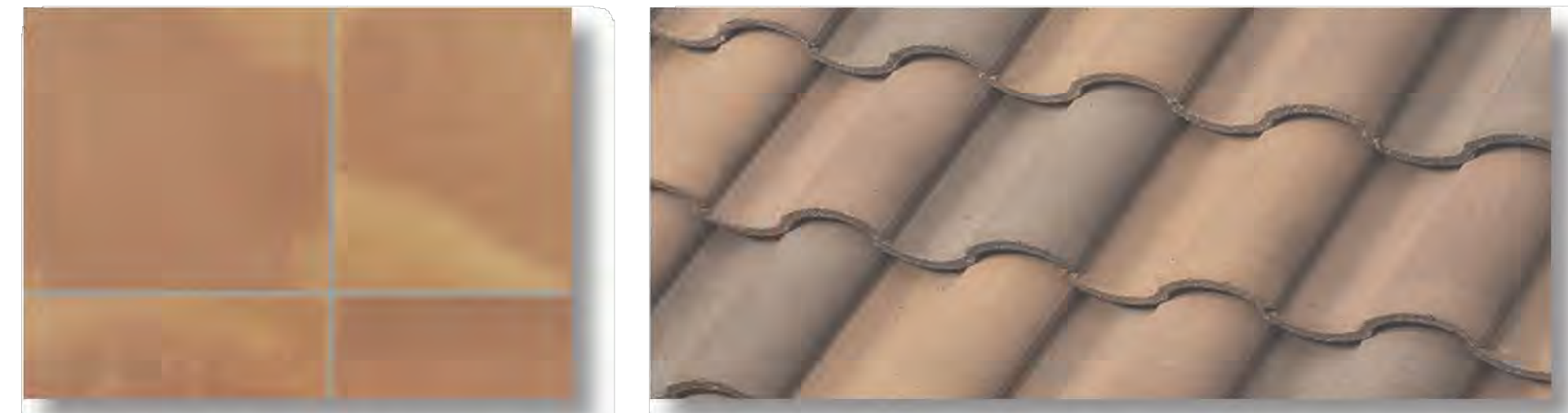
ENTRY SURROUND
FIRST STAR (SW 7646)



IRON
BLACK FOX (SW7020)

SHUTTER
DEEPEST MAUVE (SW0005)

WINDOW
MILGARD - TWEED



PORCELAIN SALTILLO
VILLA & MISSION STONE IMPORTS, LLC
PORCELAIN LAGUAN SALTILLO - DARK

ROOF
BORAL - COPPER MOUNTAIN BLEND



CERAMIC ACCENT TILES
TIERRA Y FUEGO - SANTA BARBARA SERIES
CARNAVAL FLOWER 1, CARNAVAL FLOWER 2



CANVAS
SUNBRELLA - TRUE BROWN

COLOR SCHEME 2



STUCCO BASE
POPULAR GRAY (SW6071)

STUCCO ACCENT
PERFECT GRIEGE (SW6073)



DOOR 1
RED BARN (SW 7591)

DOOR 2
RELENTLESS OLIVE (SW 6425)

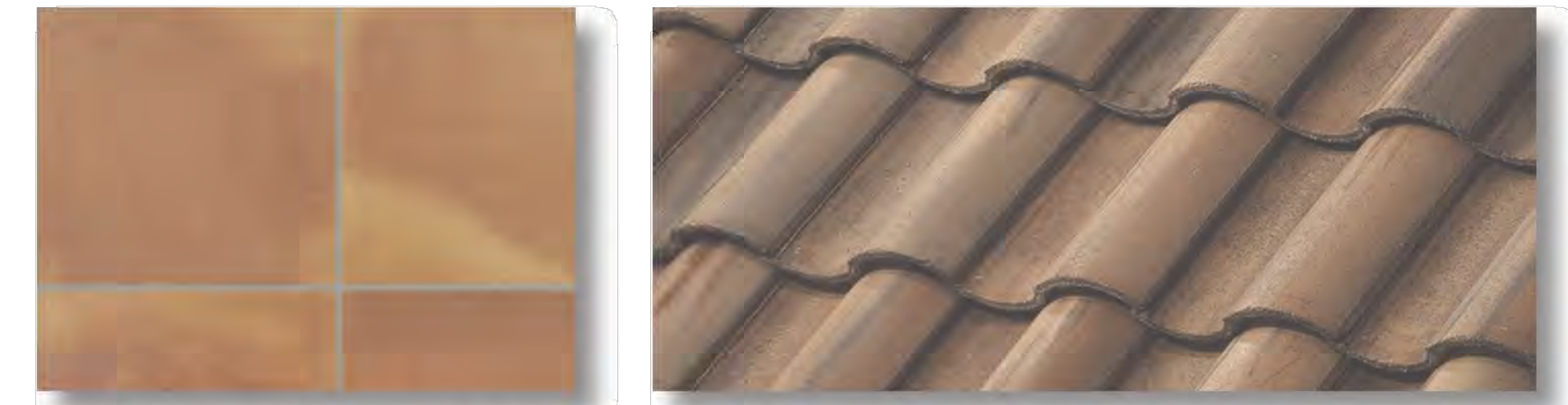
ENTRY SURROUND
FIRST STAR SW 7646



IRON
URBANE BRONZE (SW7048)

SHUTTER
ADAPTIVE SHADE (SW7053)

WINDOW
MILGARD - TWEED



PORCELAIN SALTILLO
VILLA & MISSION STONE IMPORTS, LLC
PORCELAIN LAGUAN SALTILLO - DARK

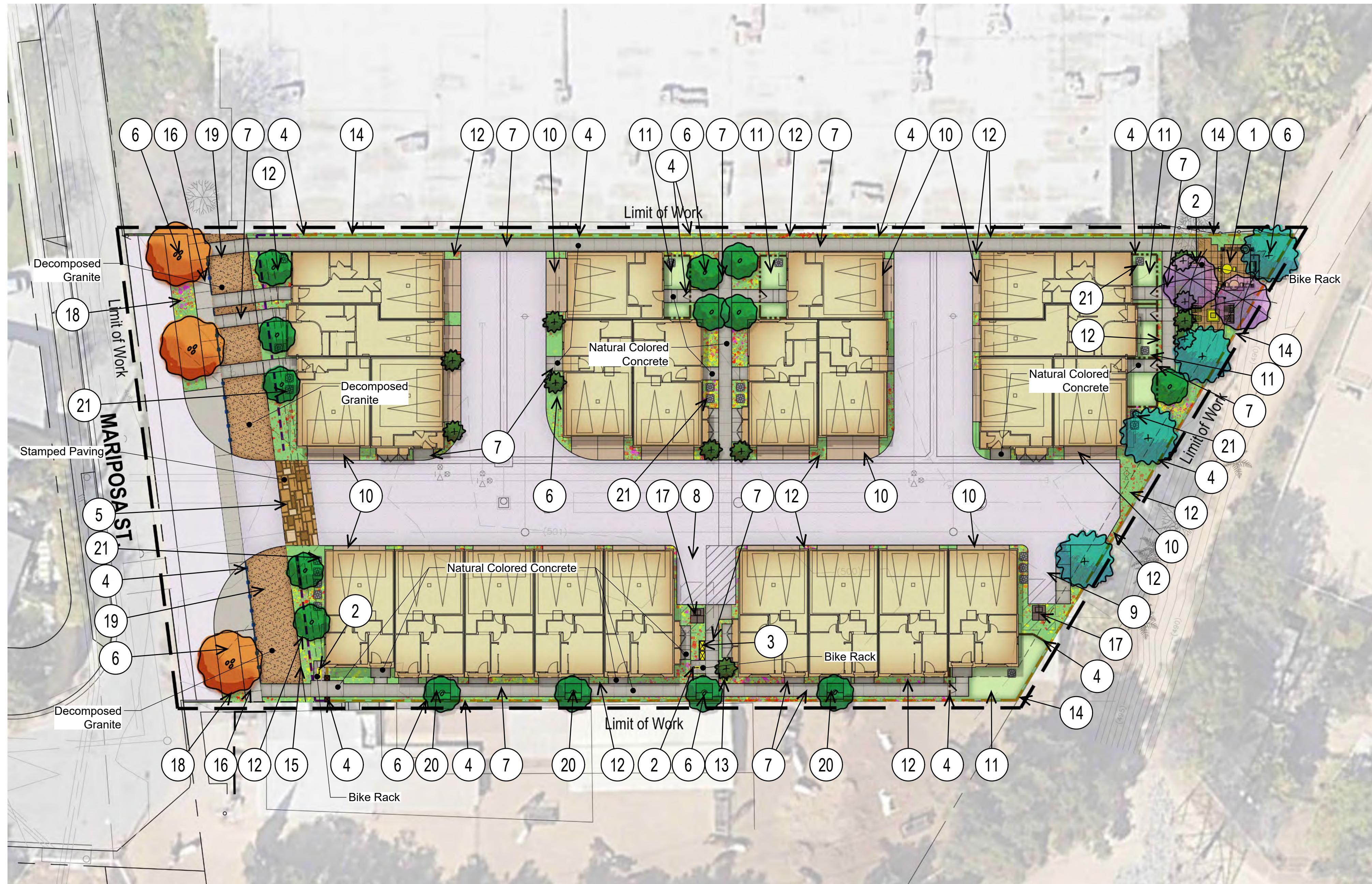
ROOF
BORAL - CASA GRANDE BLEND



CERAMIC ACCENT TILES
TIERRA Y FUEGO - SANTA BARBARA SERIES
JAZMIN 1, JAZMIN 2



CANVAS
SUNBRELLA - TAUPE



LEGEND

1. Community open space area with BBQ Island, Shade Structure, Dining Furniture, fire-pit and lounge furniture for small social events and group gatherings. See sheet L2- Enlargement.
2. Short term bike parking (3 bike racks to accommodate 6 bike stalls).
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.



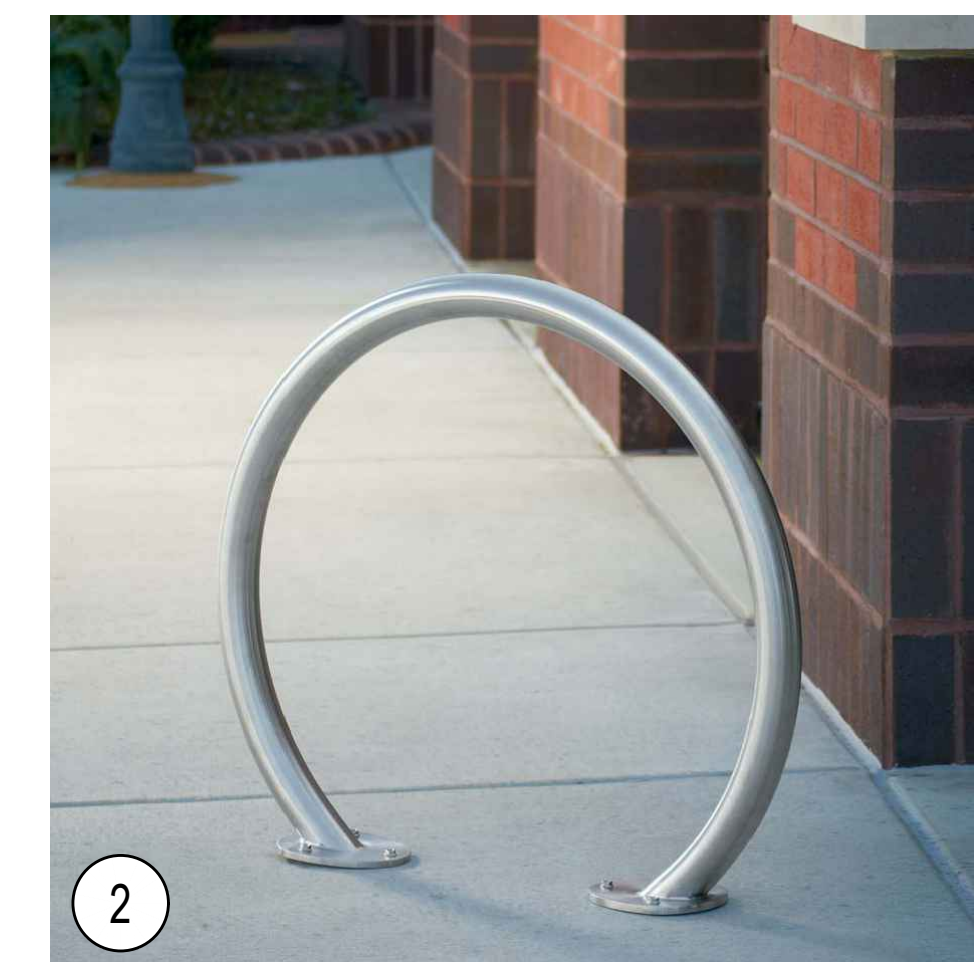
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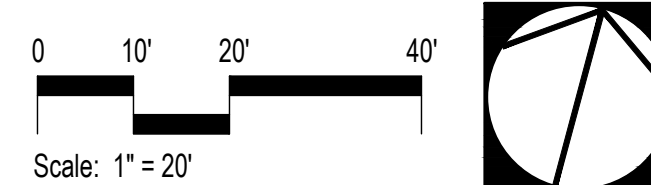
3



13



2



Schematic Landscape Plan

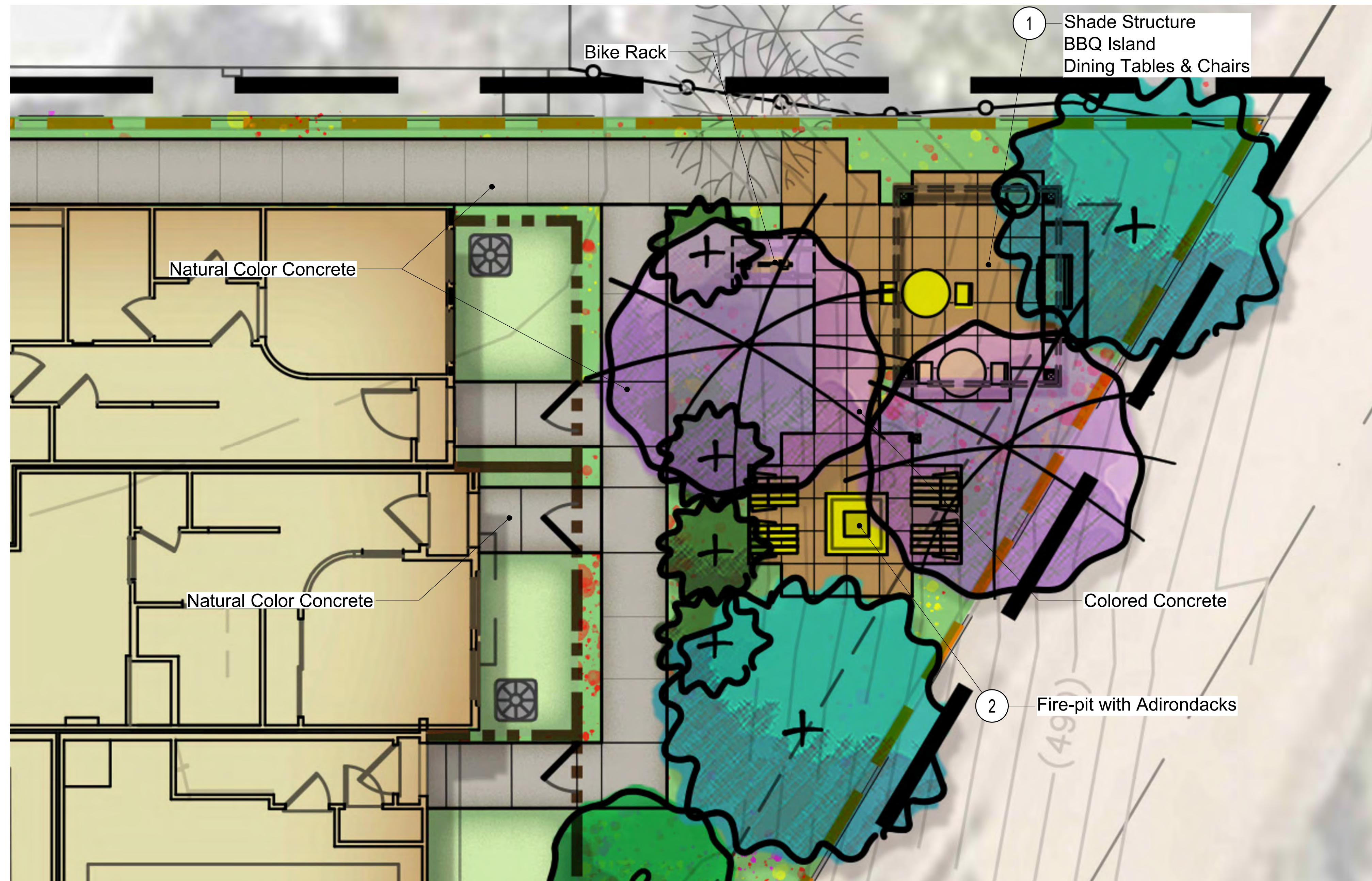
Butterfly Gardens LLC

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

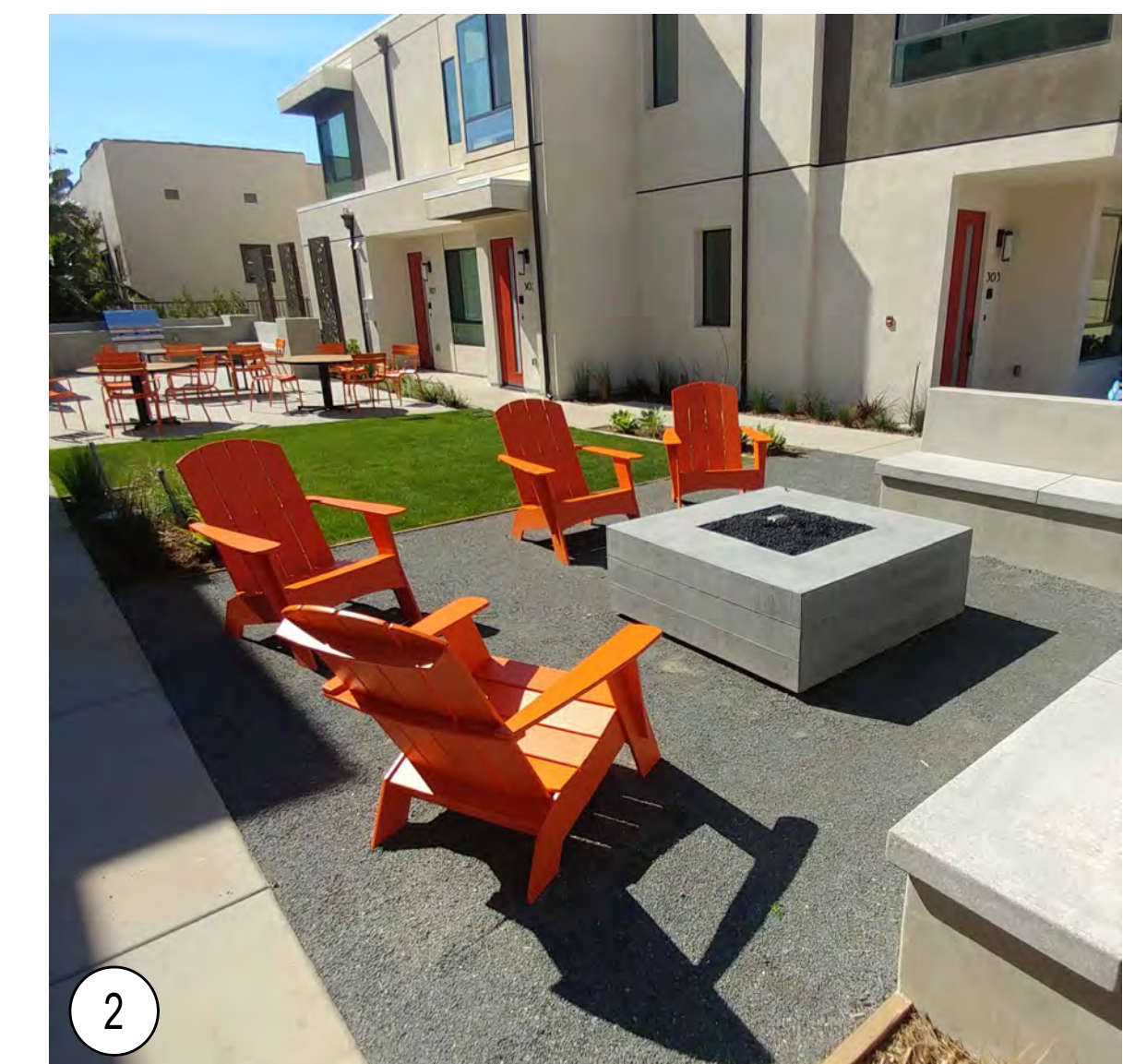
L-1

Burbank - Butterfly Gardens **studio** **PAD**

Landscaping Architecture
22175 N. Pacific Coast Hwy, Suite 100
Laguna Hills, CA 92653 | www.studiopad.com

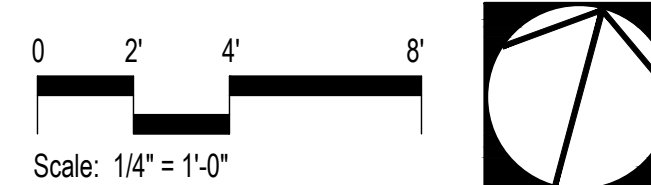


ENLARGEMENT A: COMMUNITY POCKET PARK



KEY MAP
Scale: NTS

Schematic Enlargement Plan



Butterfly Gardens LLC

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

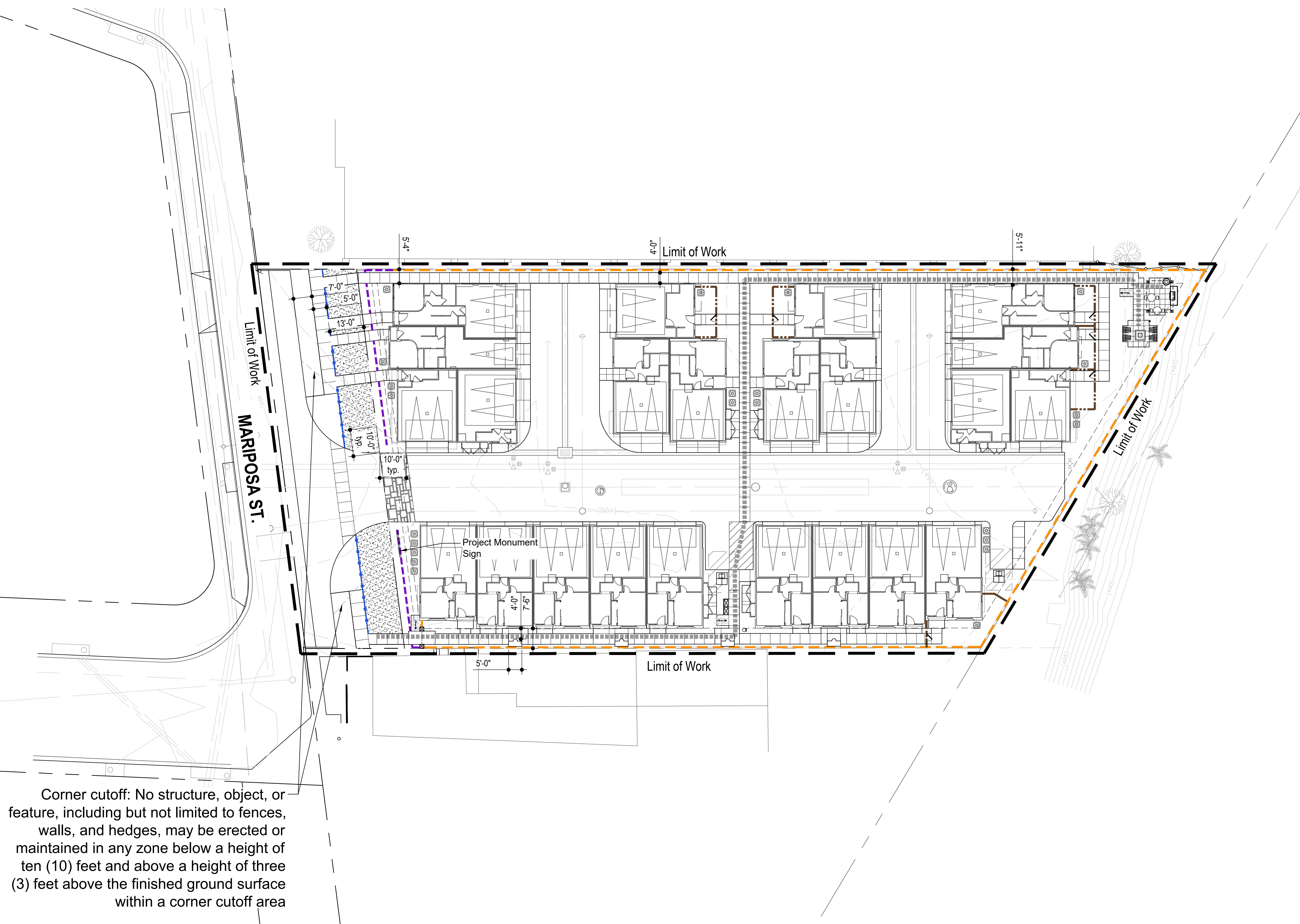
L-2

Burbank - Butterfly Gardens



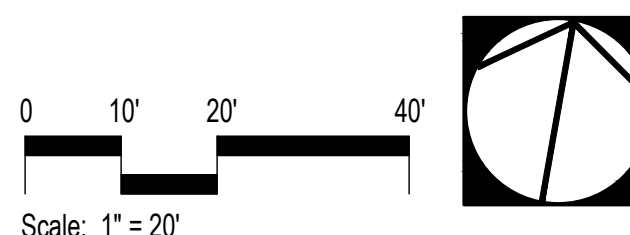
WALL LEGEND

- 1 ——— 6'-0" High stucco over CMU wall, with flat stucco cap.
- 2 ——— 3'-6" High stucco over CMU patio wall, with flat stucco cap.
- 3 ——— 3'-0" High stucco over CMU wall, with flat stucco cap.
- 4 ——— 3'-0" High equestrian rail fence (wood or vinyl).
- 5 ——— 6'-6" High (18" sq.) stucco over CMU pilaster, with stucco cap.
- 6 ——— 3'-6" High metal patio gates.
- ADA Path of Travel



Corner cutoff: 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

Schematic Walls & Fence Plan

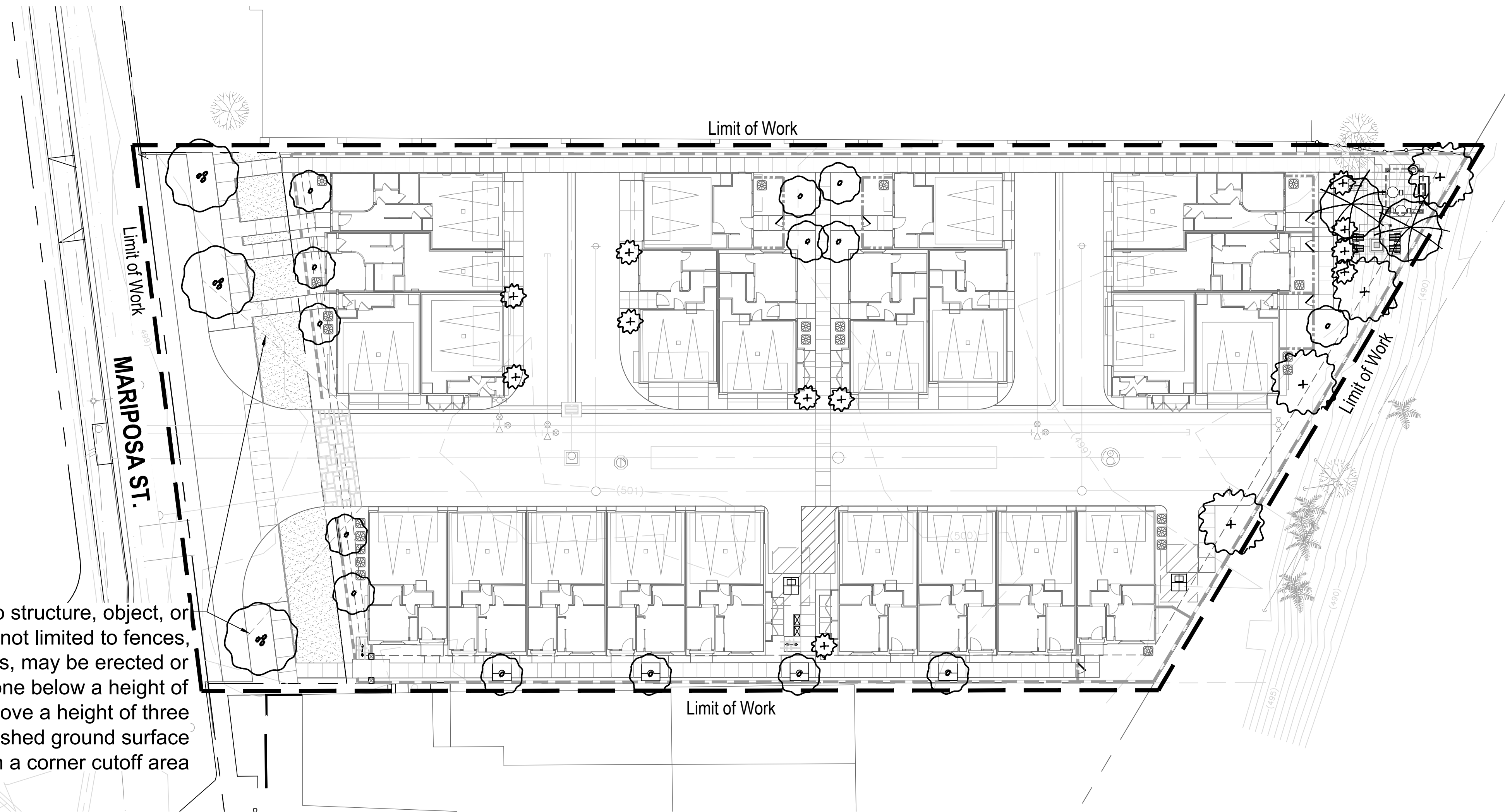


Butterfly Gardens LLC

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

Burbank - Butterfly Gardens PAD





Corner cutoff: 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

PLANTING LEGEND

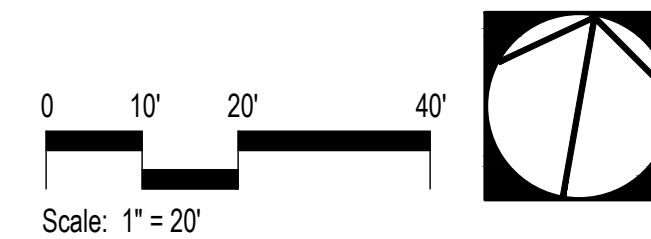
Symbol	Type/Form	Suggestions Botanical Name (Common Name)	Trunk	Size	WUCOLS (R3)	Qty.
TREES						
	Focal	Magnolia grandiflora 'Little Gem (Southern Magnolia)	Single	36" Box	Mod.	2
	Canopy Deciduous	Sycamore racemosa (California Sycamore)	Single	36" Box	Mod.	3
	Street	Tristania conferta (Brisbane Box)	Single	24" Box	Mod.	4
	Evergreen Flowering	Arbutus u. 'Marina' (Marina Strawberry Tree) Geijera parviflora (Australian Willow)	Single	36"/24" Box	Low	14
	Columnar	Cupressus sempervirens (Italian Cypress) Podocarpus gracillior (Fern Pine)	Single	24" Box	Low	11
Total =						34

SHRUBS and GROUND COVER

		WUCOLS (R3)
Anigozanthos	Kangaroo Paw	Low
Agave sp.	Agave	Low
Aloe sp.	Aloe	Low
Bougainvillea sp.	Bougainvillea	Low
Callistemon citrinus 'Little John'	Dwarf Bottlebrush	Low
Carex divulsa	Berkeley Sedges	Low
Carissa m. 'Green Carpet'	Dwarf Natal Plum	Low
Chamaerops humilis	Mediterranean Fan Palm	Low
Cordyline 'Pink Passion'	Pink Passion Dracaena Palm	Low
Dasyllirion longissimum	Mexican Grass Tree	Low
Delosperma cooperi	Trailing Ice Plant	Low
Dianella revoluta 'Little Rev'	Little Rev™ Flax Lily	Low
Iris sp.	Iris	Low
Kalanchoe thyrsiflora	Flapjack Paddle Plant	Low
Lavandula stoechas 'Larkman Hazel'	Hazel™ Spanish Lavender	Low
Ligustrum japonicum 'Texanum'	Japanese Privet	Low
Nassella pulchra	Purple Needlegrass	Low
Muhlenbergia rigens	Deer Grass	Low
Rhaphiolepis indica 'Clara'	India Hawthorn	Low
Rosmarinus p. 'Huntington Carpet'	Groundcover Rosemary	Low
Strelitzia reginae	Bird of Paradise	Low
Trachelospermum jasminoides	Star Jasmine	Low
Westringia sp.	Westringia	Low
Xylosma congestum 'Compact'	Compact Xylosma	Low
Yucca gloriosa	Spanish Dagger	Low

VINES & ESPALIERS

Antigonon leptopus	Coral Vine
Bougainvillea 'Monka' (Oo-La-La® Bougainvillea)	Bougainvillea
Macfadyena unguis-cati	Cat's Claw Vine
Pandorea jasminoides 'Lady Di'	White Bower Vine
Trachelospermum jasminoides	Star Jasmine



Butterfly Gardens LLC

10-1-2441 C. Yard:

- 3. Landscaping.
 - b. The following landscaping requirements shall apply in the CR Zone:
 - a. A minimum of 50 percent of front and exposed side yards shall be landscaped.
 - 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.
 - c. The planting of vines on masonry buildings is encouraged.
 - 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.
 - 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.
 - 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.
 - g. If trees are planted in planters, the planters must have a minimum length and width of five (5) feet.
 - h. For additional landscaping requirements for above-grade parking structures and surface parking lots, see Article 14, Division 4 of this Chapter.

Preliminary Shrubs Quantity:

Overall Landscape Area: 4,862 sf

- Shrubs (15 gallon, 20% of SF Area @ 48" o.c. spacing) = 70 each
- Shrubs (5 gallon, 60% of SF Area @ 36" o.c. spacing) = 36 each
- Shrubs (1 gallon, 20% of SF Area @ 30" o.c. spacing) = 15 each

NOTES:

- Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB1881).
- Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
- Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated with Electrical Engineer in future phase.
- The plant palette listed provides a list of plant material to select from when preparing final landscape construction documents for this project. However, substitutions may be required due to availability, soils tests, or other conditions.
- All trees within 5' of hardscape to be installed with deep root barriers.

ARTICLE 6. RESIDENTIAL USES AND STANDARDS - DIVISION 4. MULTIPLE FAMILY RESIDENTIAL ZONE (R-3)

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:

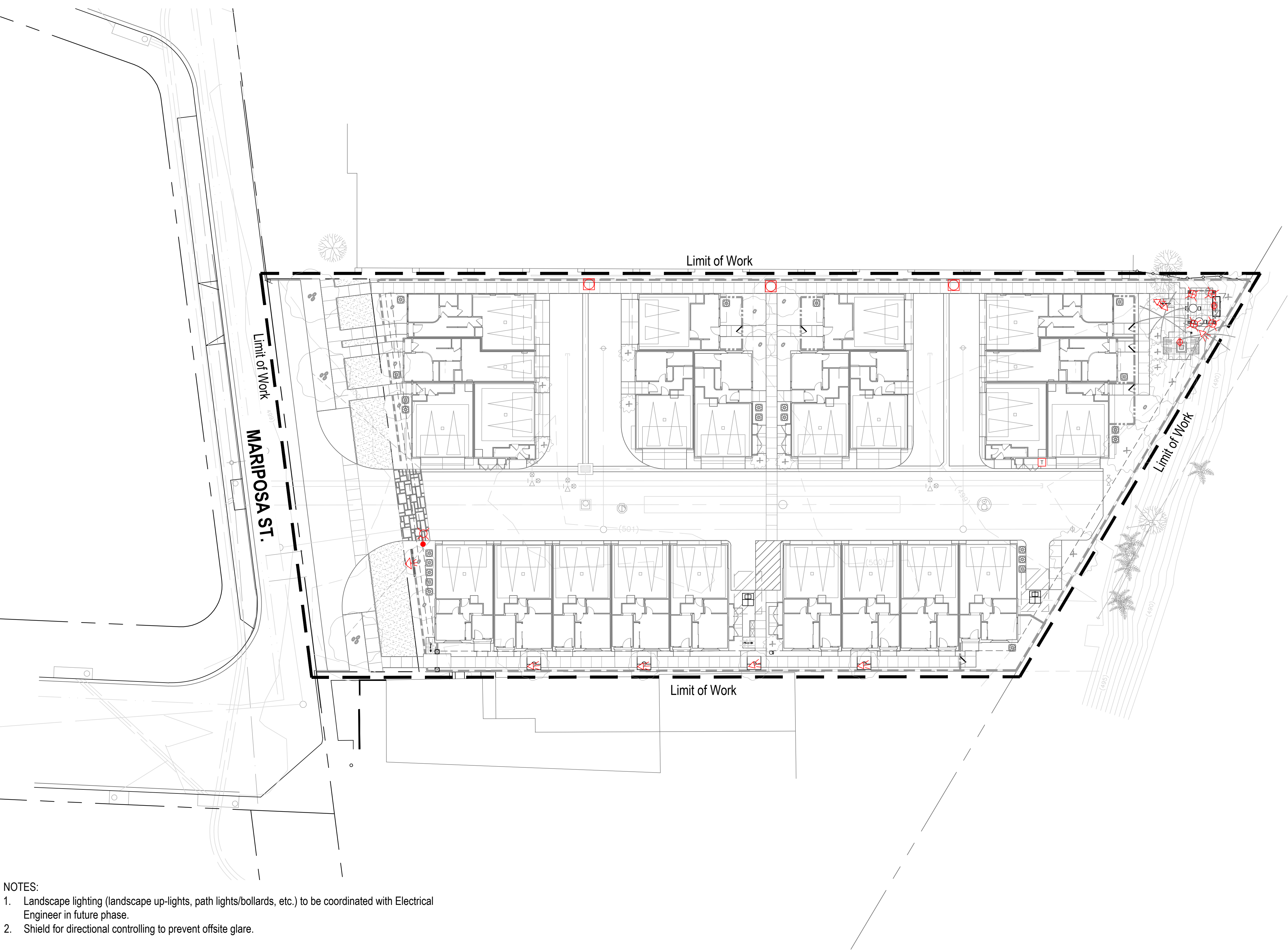
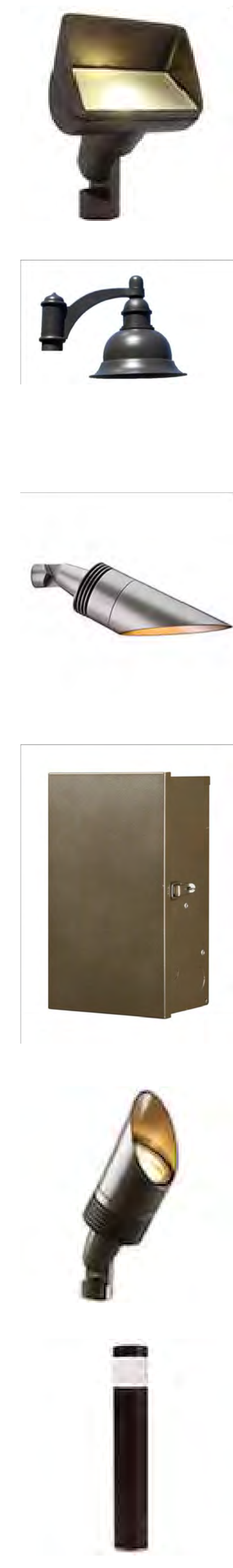
- California pepper
- Olive
- Live oak
- California holly
- Eucalyptus
- Cactus and succulents

Schematic Planting Plan

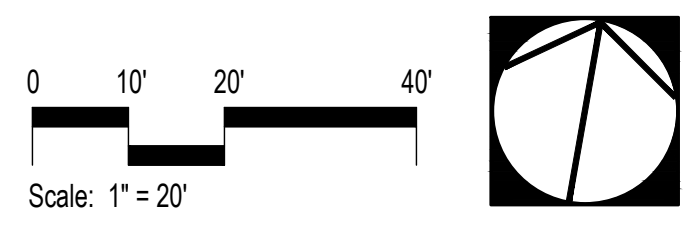
Burbank - Butterfly Gardens

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	FX Luminaire PB Ideal selection for large broad objects or washing light. 2.23in. W x 6.72in. H x 4.03in. L. Order code: PB, Aluminum Alloy, (BZ) Bronze Metallic, Long Slot Spike Lamp: PB-3LED, 4.2W/4.5VA, 2700K, Beamspread: Very Wide Flood	1
	SVE-3 - Pole Light Area Pole Light, HID - Direct Lighting Sales, Model San Vicente #SVE-3 Cast Aluminum, Textured Bronze, RA21 Radius Lamp: Per Elec. Eng., Per Elec. Eng., Per Elec. Eng. Accessories: On DBC-1 Base & 10' round pole.	1
	GFCI - Outlet Exterior Electrical GFI Outlet Cast Aluminum, Textured Architectural Bronze, Wall	2
	FX Luminaire DE Down light ideal for large applications. 9.7in. H x 3.0in. Dia. Order code: DE, Aluminum Alloy, (BZ) Bronze Metallic, Mini J-Box for 1/2in. Thr Lamp: DE-9LED, 10W/10.7VA, 2700K, Beamspread: Spot	4
	FX Luminaire - PX: Transformer SS, Stainless Steel, Wall 300W	1
	FX Luminaire NP-9LED-BZ Large directional up light ideal for vertical landscape elements. Order code: NP, Aluminum Alloy, (BZ) Bronze Metallic, Ground Mount Lamp: NP-9LED, 10W/10.7VA, 2700K, Beamspread: Narrow Flood	7
	FX Luminaire PM Modern path light with powder-coated finish. 2.5in. Dia PM-XT for Extra Tall 18.5in. Order code: PM, Aluminum Alloy, (BZ) Bronze Metallic, Deck Mount for PM Lamp: PM-6LED, 7.7W/9.3VA, 3900K, Beamspread: Very Wide Flood	3



NOTES:
 1. Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated with Electrical Engineer in future phase.
 2. Shield for directional controlling to prevent offsite glare.



Schematic Lighting Plan

Butterfly Gardens LLC

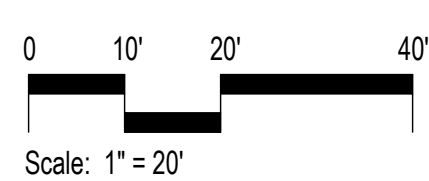
3rd City Submittal | Project No.: SP01 | **L-5**
 Date: June 15, 2023

Burbank - Butterfly Gardens



SITE DEVELOPMENT		
SYMBOL	NOTES	QTY
[Pink]	COMMON PROGRAMMED OPEN SPACE Includes walks. (builder installed, HOA maintained)	967 sf
[Yellow]	PRIVATE OPEN SPACE (MIN. 5' DIM.) (Homeowner installed, Homeowner maintained)	976 sf
[Green]	COMMON LANDSCAPE (Builder installed, HOA maintained)	2,890 sf
[Teal]	SETBACK: COMMON LANDSCAPE (Builder installed, HOA maintained)	878 sf
[Light Green]	PARKWAY LANDSCAPE (Builder installed, HOA maintained)	482 sf
[Brown]	SETBACK: LANDSCAPE/EQUESTRIAN TRAIL D.G.	1,293 sf

PRIVATE OPEN SPACE AT DECKS (Provided by Architect)	1,356 sf
PRIVATE OPEN SPACE AT ROOF DECKS (Provided by Architect)	3,508 sf
COMMON O. S.	Provided (967 + 2,890)sf 3,857 sf
PRIVATE O.S.	(976 + 1,356)sf 2,332 sf
TOTAL PROVIDED OPEN SPACE	6,189 sf
TOTAL LANDSCAPE/PEREMABLE AREA IN THE FRONT/SIDE YARD SETBACK	(878 + 482 + 1,293)sf 2,653 sf (70%)
TOTAL O.S. (INCL. SETBACK)	8,862 sf
PRIVATE O.S. (ROOF DECKS BY ARCHITECT)	3,508 sf
TOTAL O.S. (INCL. ROOF DECKS)	12,350 sf
TOTAL NET SITE AREA	±0.88 acres / 38,332.8 sf
TOTAL FRONT/SIDE YARD SETBACK AREA	±3,803 sf



Butterfly Gardens LLC

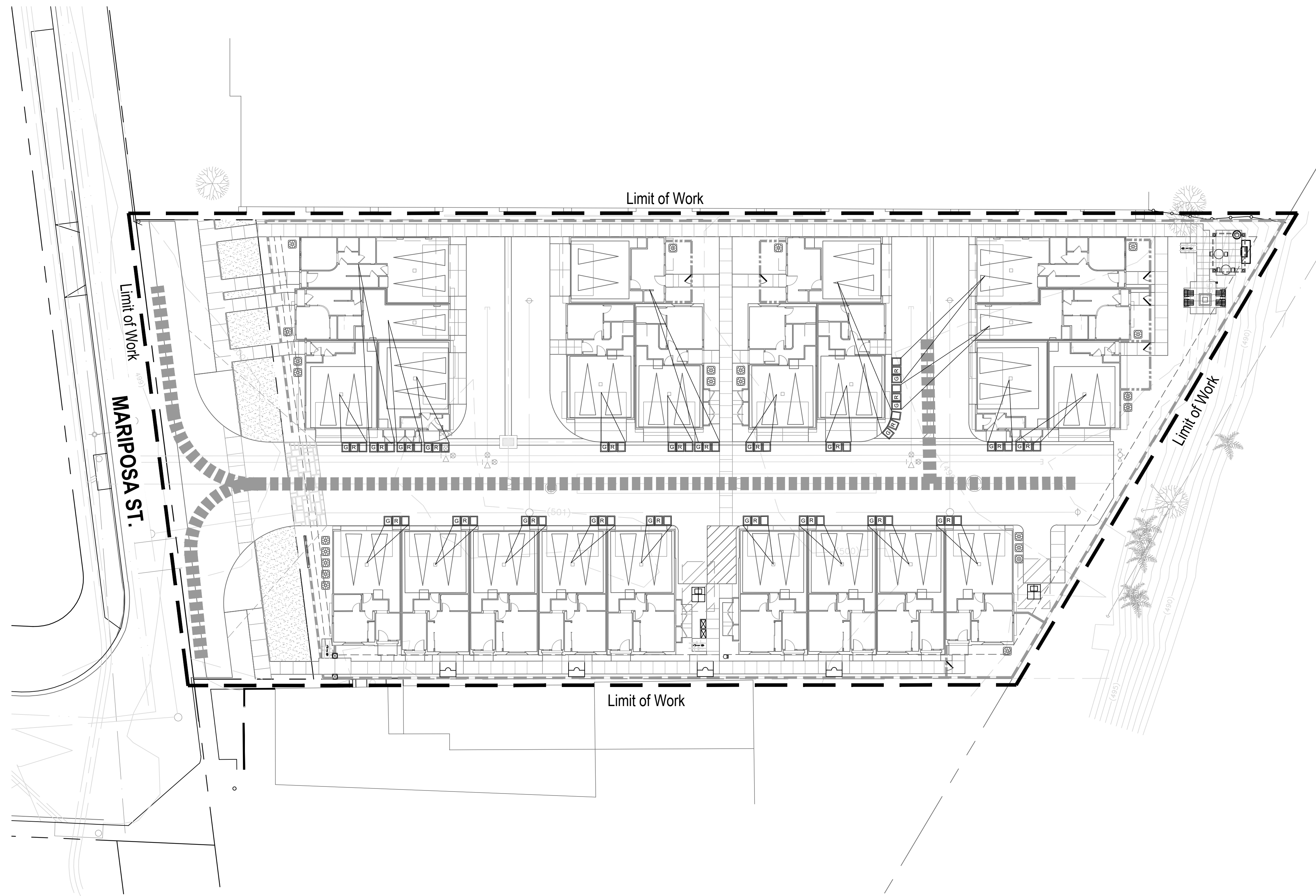
Schematic Open Space Exhibit

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

L-6

Burbank - Butterfly Gardens

studio
PAD
Landscape Architecture
33215 S. Pacific Avenue, Suite 100
Laguna Hills, CA 92653 | www.studiopad.com

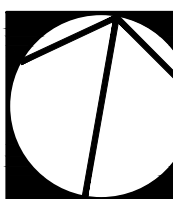
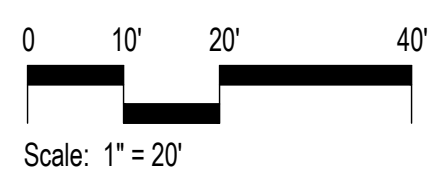


LEGEND

- Regular trash bin.
- ◻ Recycle bin.
- ◻ Green waste bin.
- ▬▬▬▬ Trash hauler path of travel.

NOTES:

1. Individual trash bins, sizes and locations, to follow City of Burbank, Public Works/ Trash & Recycling standards.



Butterfly Gardens LLC

Schematic Trash Exhibit & Hauler Circulation Plan

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

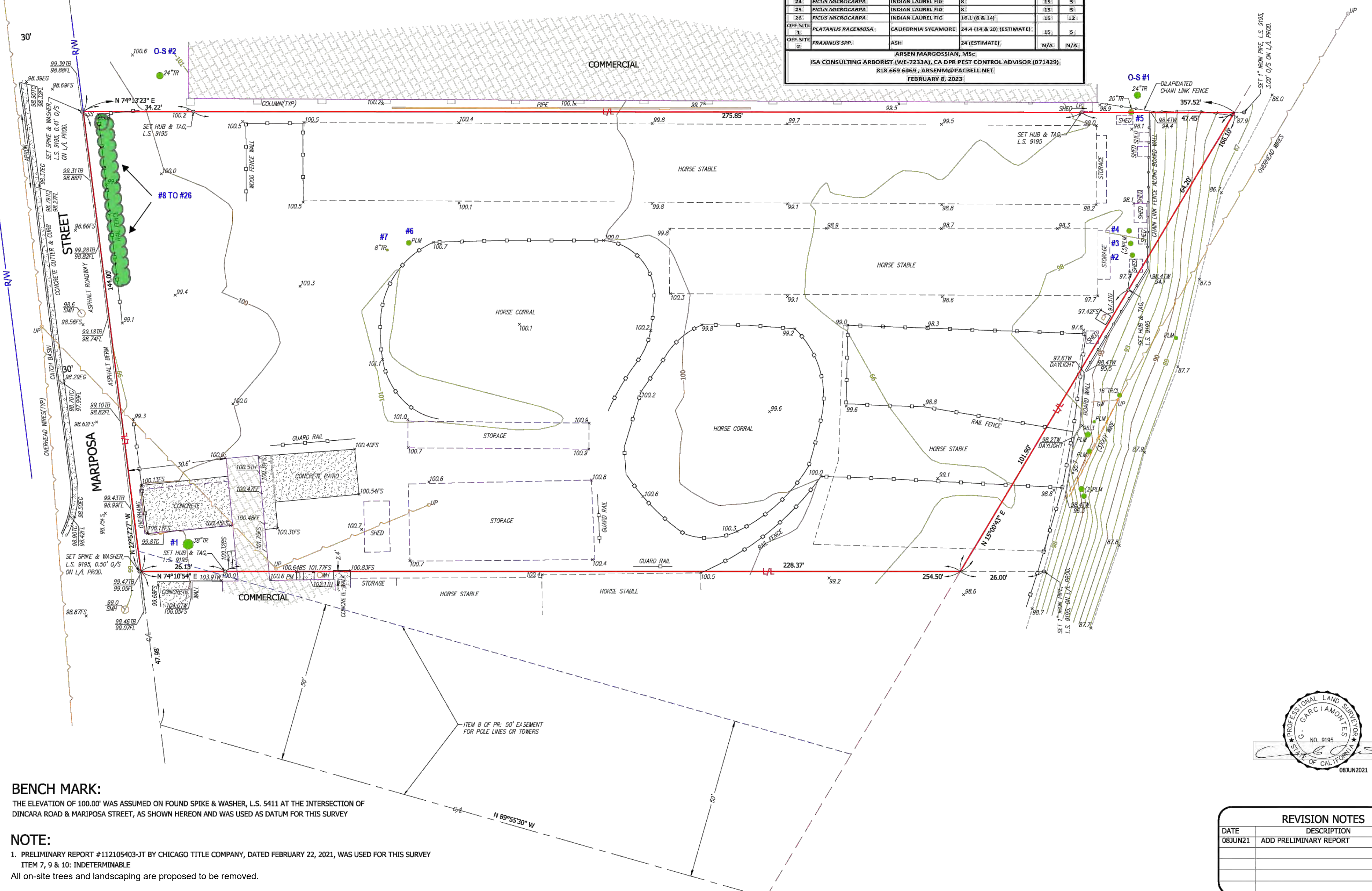
L-7

Burbank - Butterfly Gardens **studio** **PAD**

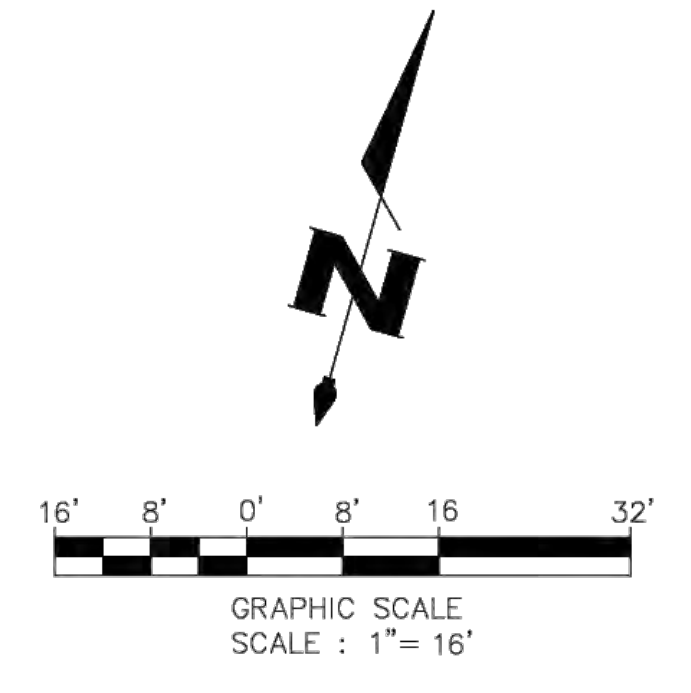
Landscaping Architecture
22175 N. Pacific Coast Hwy. 100
Laguna Hills, CA 92653 | www.studiopad.com

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

DINCARA ROAD



TREE #	SPECIES	COMMON NAME	DIAMETER (DBH, IN INCHES)	HEIGHT (FEET)	SPREAD (FEET)
1	JUGLANS CALIFORNICA	CALIFORNIA BLACK WALNUT	38	30	25
2	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	N/A	35	N/A
3	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	N/A	55	N/A
4	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	N/A	55	N/A
5	SAMBUCUS MEXICANA	MEXICAN ELDERBERRY	21.6 (12 & 38) (ESTIMATE)	35	35
6	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	N/A	30	N/A
7	SCHINUS MOLLE	CALIFORNIA PEPPER	11	20	15
8	FICUS MICROCARPA	INDIAN LAUREL FIG	7	15	5
9	FICUS MICROCARPA	INDIAN LAUREL FIG	10	15	5
10	FICUS MICROCARPA	INDIAN LAUREL FIG	10	15	5
11	FICUS MICROCARPA	INDIAN LAUREL FIG	8	15	5
12	FICUS MICROCARPA	INDIAN LAUREL FIG	3.2 (2 & 2.5)	15	5
13	FICUS MICROCARPA	INDIAN LAUREL FIG	6	15	5
14	FICUS MICROCARPA	INDIAN LAUREL FIG	7	15	5
15	FICUS MICROCARPA	INDIAN LAUREL FIG	6	15	5
16	FICUS MICROCARPA	INDIAN LAUREL FIG	6.4 (4.5 & 4.5)	15	5
17	FICUS MICROCARPA	INDIAN LAUREL FIG	7	15	5
18	FICUS MICROCARPA	INDIAN LAUREL FIG	6	15	5
19	FICUS MICROCARPA	INDIAN LAUREL FIG	8	15	5
20	FICUS MICROCARPA	INDIAN LAUREL FIG	5.5	15	5
21	FICUS MICROCARPA	INDIAN LAUREL FIG	6	15	5
22	FICUS MICROCARPA	INDIAN LAUREL FIG	4 & 8	15	5
23	FICUS MICROCARPA	INDIAN LAUREL FIG	8	15	5
24	FICUS MICROCARPA	INDIAN LAUREL FIG	8	15	5
25	FICUS MICROCARPA	INDIAN LAUREL FIG	8	15	5
26	FICUS MICROCARPA	INDIAN LAUREL FIG	16.1 (8 & 14)	15	12
OFF-SITE #1	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24.4 (14 & 20) (ESTIMATE)	15	5
OFF-SITE #2	FRAXINUS SPP.	ASH	24 (ESTIMATE)	N/A	N/A



ARSEN MARGOSSIAN, M.S.
ISA CONSULTING ARBORIST (WE-72334), CA DPR PEST CONTROL ADVISOR (071429)
818 669 6469; ARSEN.M@FACEBOOK.COM
FEBRUARY 8, 2023

- ABBREVIATIONS:**
- BM BENCH MARK
 - BS BOTTOM OF STEP
 - C/L CENTERLINE
 - EG EDGE OF GUTTER
 - FF FINISHED FLOOR
 - FL FLOWLINE
 - FS FINISHED SURFACE
 - GW GUY WIRE
 - L/L LOT LINE
 - LP LIGHT POLE
 - O/S OFFSET
 - PLM PALM TREE
 - PM POWER METER
 - PR PRELIMINARY REPORT
 - 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
 - TP 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. PRELIMINARY REPORT #112105403-JT BY CHICAGO TITLE COMPANY, DATED FEBRUARY 22, 2021, WAS USED FOR THIS SURVEY
ITEM 7, 9 & 10: INDETERMINABLE
All on-site trees and landscaping are proposed to be removed.

PREPARED BY:
GMON Surveying, Inc.
Gerardo Garciamontes, PLS 9195
200 N. San Fernando Road #318, Los Angeles CA 90031
Office: 323.336.6725 | 818.478.2017
gmonsurveying.com

PREPARED FOR:
Garen Gozumian
(818) 590-9559

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

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

SHEET NO.
1
OF 1 SHEET

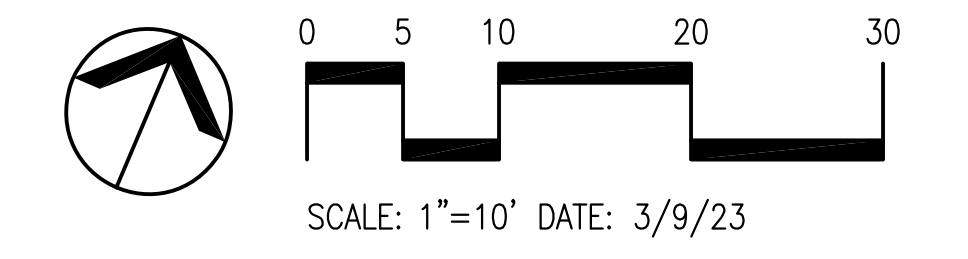
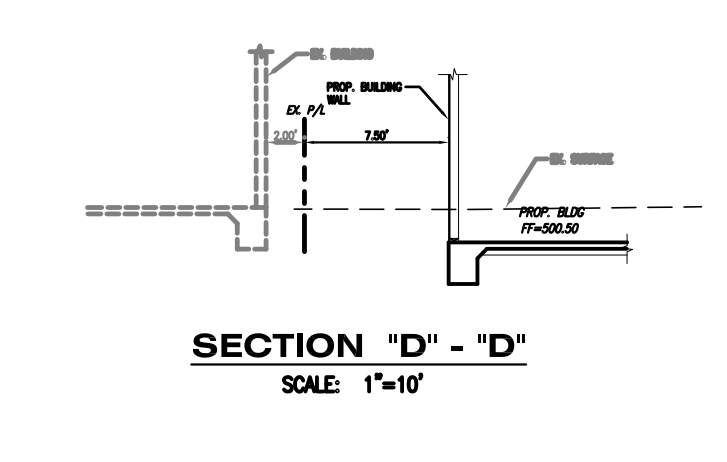
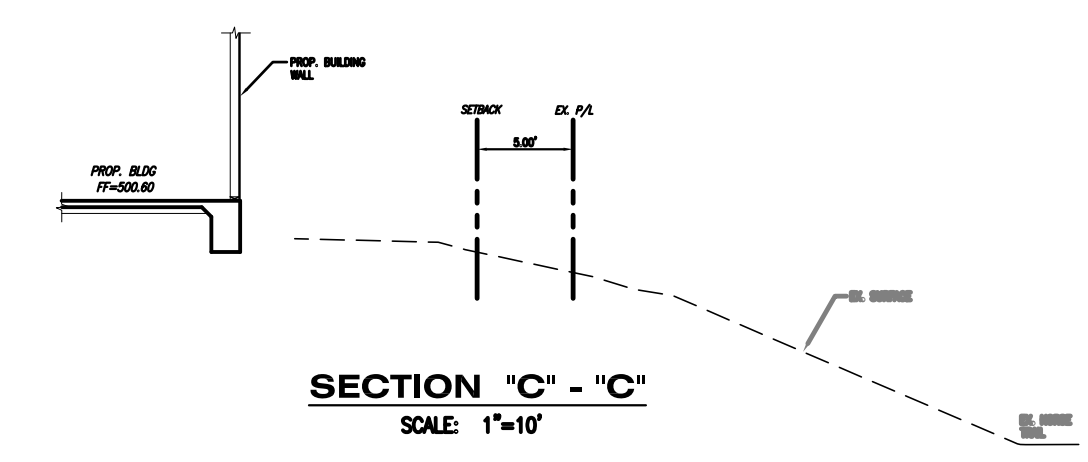
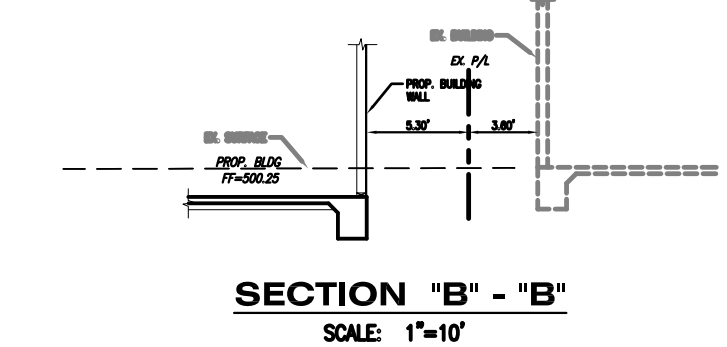
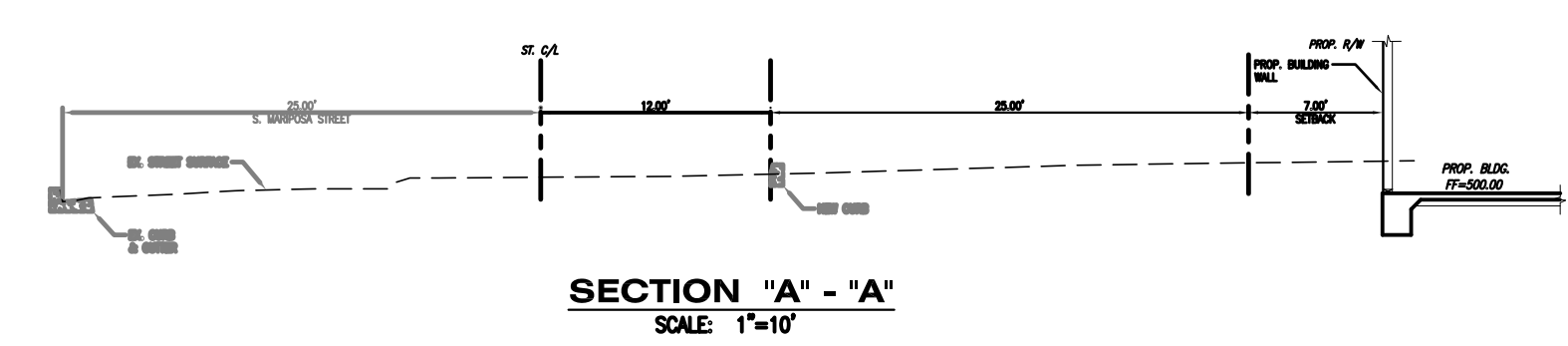


REVISION NOTES		
DATE	DESCRIPTION	BY
08JUN21	ADD PRELIMINARY REPORT	SGM



- CONSTRUCTION NOTES:**
- ① CONSTRUCT 6-INCH PCC CURB ONLY.
 - ② CONSTRUCT 2-FOOT WIDE 8-INCH THICK PCC V-GUTTER.
 - ③ CONSTRUCT 4-INCH THICK ASPHALT CONCRETE PAVEMENT.
 - ④ CONSTRUCT 4-INCH THICK PCC DRIVEWAY PAVEMENT.
 - ⑤ PAINT 4-INCH WIDE SOLID BLUE ACCESSIBLE PARKING STALL STRIPING AND ACCESSIBLE SYMBOL.

- LEGEND:**
- ① CONSTRUCTION NOTE REFERENCE
 - NEW CONCRETE PAVEMENT
 - NEW ASPHALT CONCRETE PAVEMENT

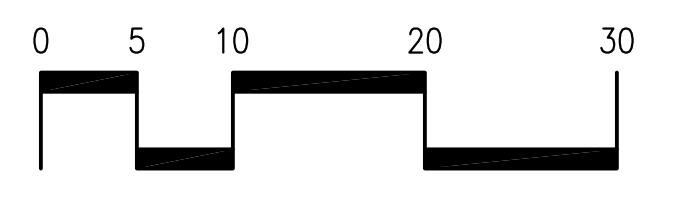
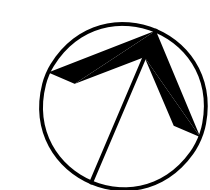
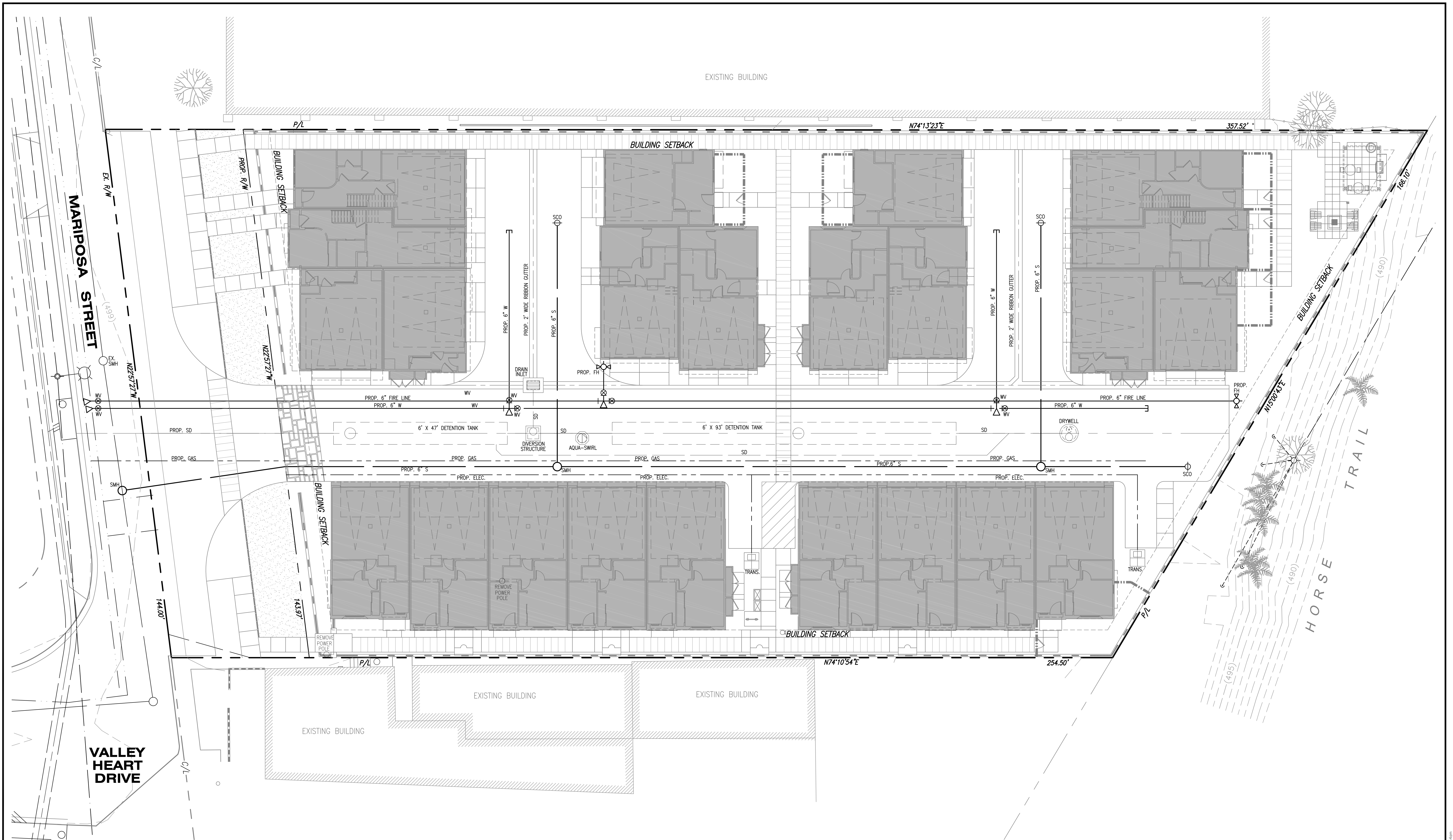


BUTTERFLY GARDENS
BUTTERFLY GARDENS LLC

PRELIMINARY GRADING AND DRAINAGE PLAN
910 S. MARIPOSA STREET, BURBANK, CALIFORNIA 91506

C-1
KHR ASSOCIATES
CONSULTING ENGINEERS/SURVEYORS/PLANNERS
17530 Von Karman Avenue - Suite 200 Tel (949) 756-6440
Irvine, California 92614

C:\Users\jph\OneDrive\Documents\Projects\910 S. MARIPOSA STREET\910 S. MARIPOSA STREET PRELIMINARY GRADING AND DRAINAGE PLAN.dwg Mar 09, 2023 - 7:42am



SCALE: 1"=10' DATE: 3/6/23

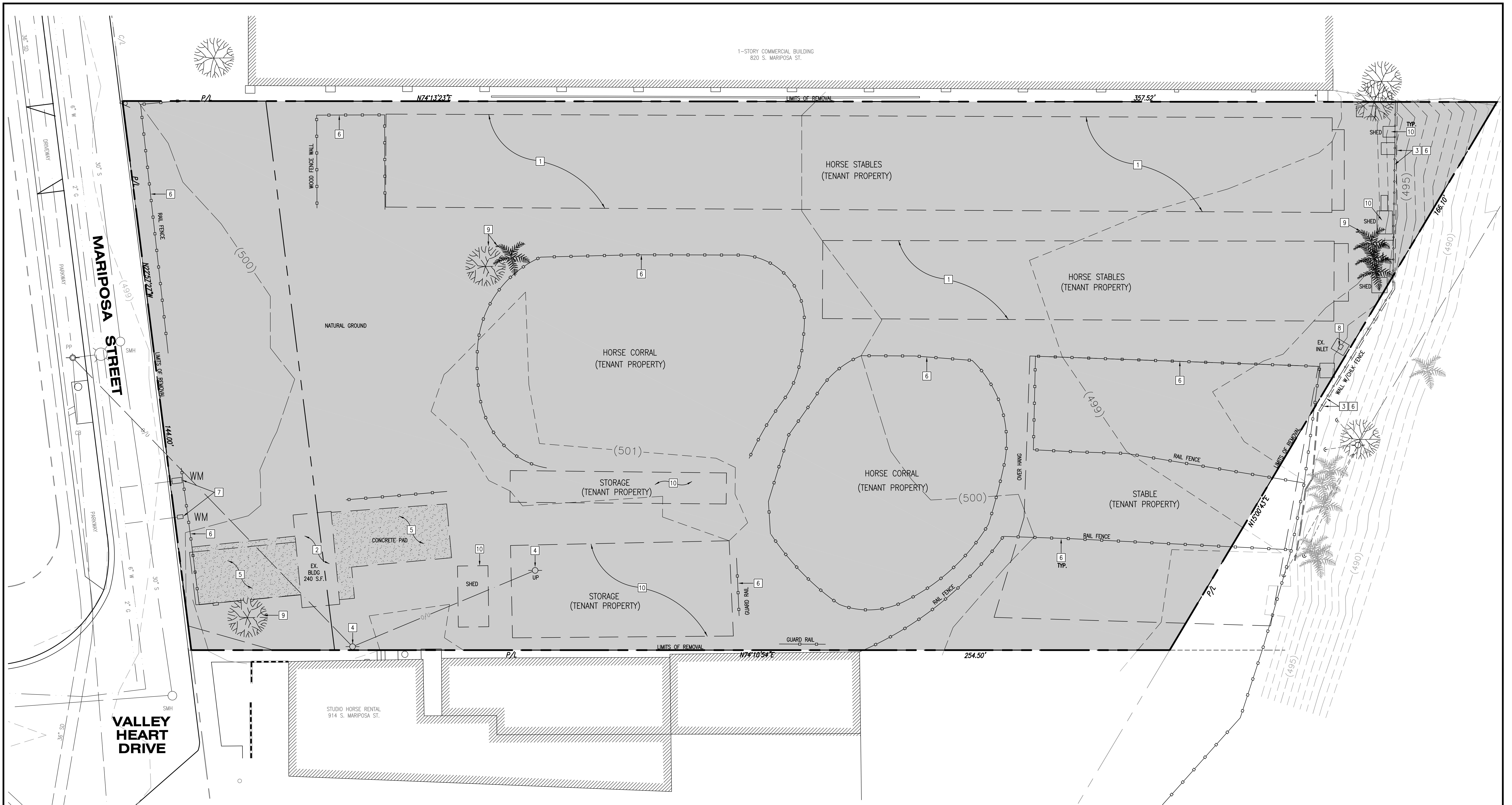
BUTTERFLY GARDENS
BUTTERFLY GARDENS LLC

PRELIMINARY UTILITY PLAN

910 S. MARIPOSA STREET, BURBANK, CALIFORNIA 91506

KHR ASSOCIATES
 CONSULTING ENGINEERS/SURVEYORS/PLANNERS
 17530 Von Karman Avenue - Suite 200 Tel (949) 756-6440
 Irvine, California 92614

C-2

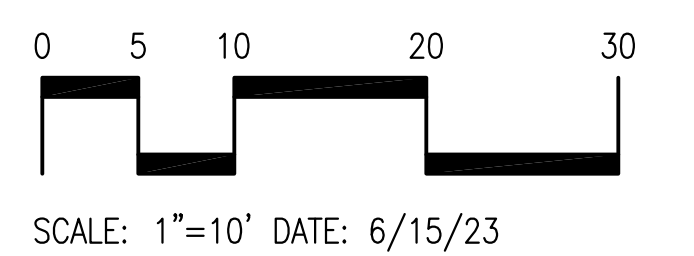
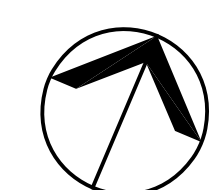


DEMOLITION NOTES

- | | |
|---|---|
| <p>1 TENANT TO REMOVE EXISTING HORSE STABLE.</p> <p>2 REMOVE AND DISPOSE OF EXISTING BUILDING. EXISTING USE IS RESTROOM/STORAGE.</p> <p>3 REMOVE AND DISPOSE OF EXISTING WALL.</p> <p>4 REMOVE AND DISPOSE OF EXISTING POWER POLE, AND ALL CONDUIT, AND WIRING.</p> <p>5 REMOVE AND DISPOSE OF EXISTING CONCRETE.</p> <p>6 REMOVE AND DISPOSE OF EXISTING FENCING/ RAILS.</p> | <p>7 REMOVE AND DISPOSE OF EXISTING WATER METERS.</p> <p>8 REMOVE AND DISPOSE OF EXISTING INLET GRATE.</p> <p>9 REMOVE AND DISPOSE OF EXISTING TREES.</p> <p>10 TENANT TO REMOVE EXISTING STORAGE AND TEMPORARY STRUCTURES.</p> |
|---|---|

LEGEND

- | | |
|--|-------------------------|
| | PROPERTY BOUNDARY |
| | RIGHT OF WAY CENTERLINE |
| | CURB AND GUTTER |
| | WALL |
| | REMOVAL AREA |



BUTTERFLY GARDENS
BUTTERFLY GARDENS LLC

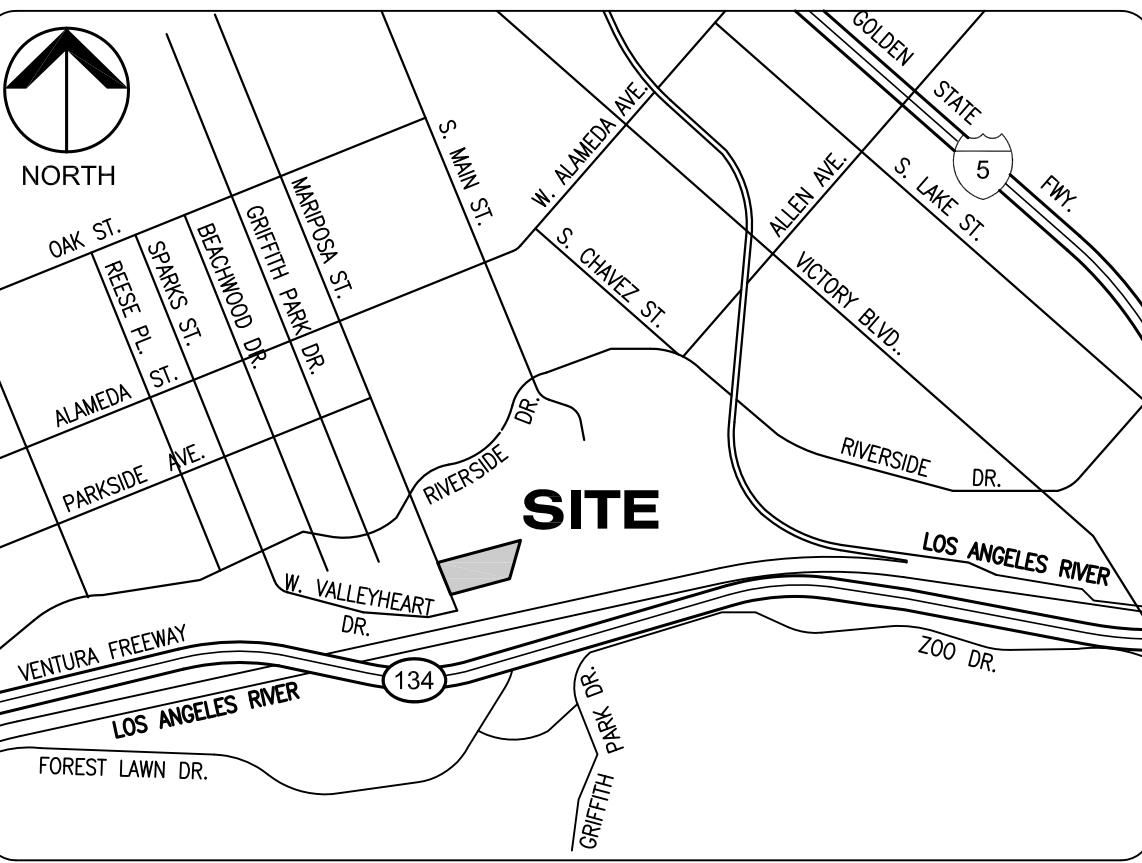
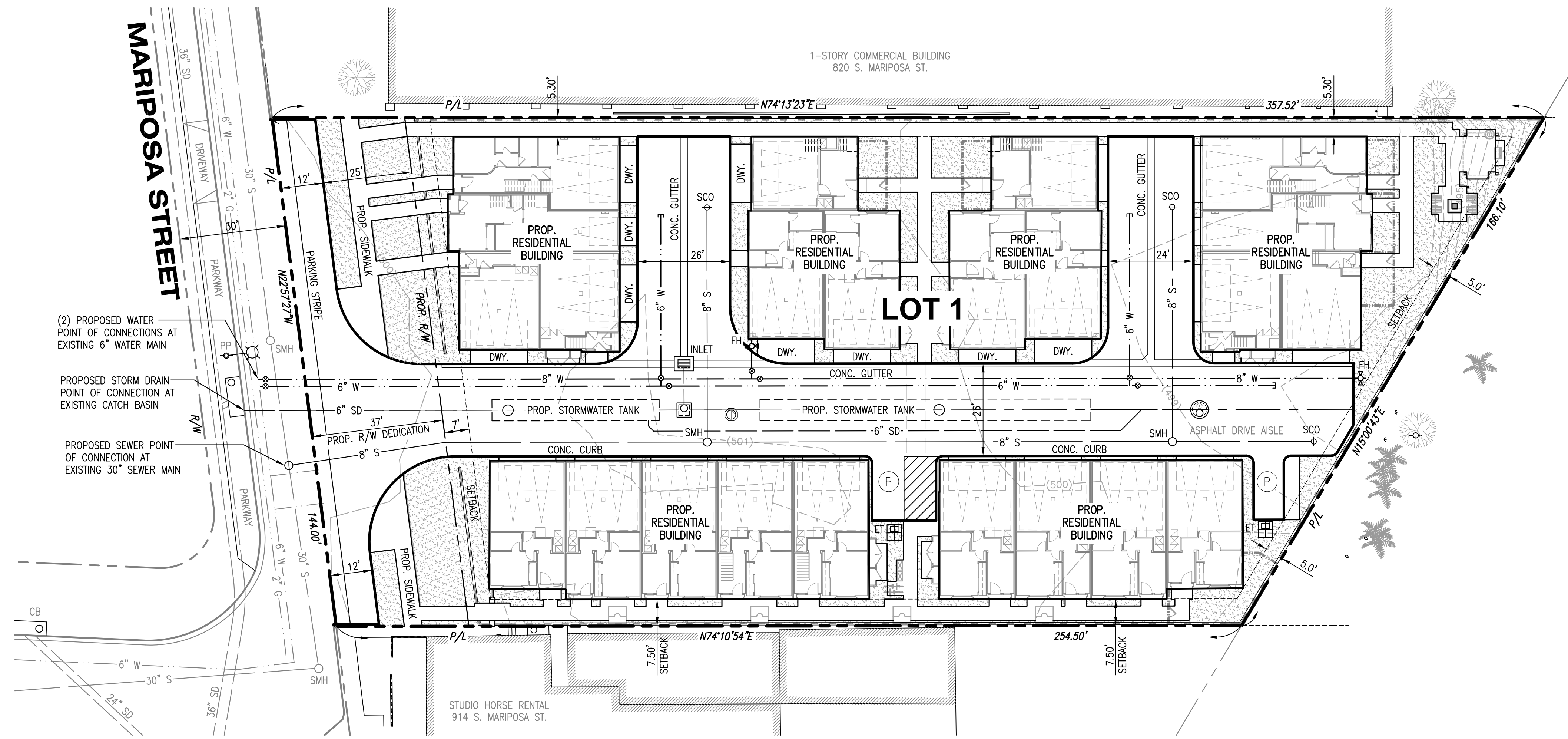
DEMOLITION PLAN
910 S. MARIPOSA STREET, BURBANK, CALIFORNIA 91506

KHR ASSOCIATES
 CONSULTING ENGINEERS/SURVEYORS/PLANNERS
 17530 Von Karman Avenue - Suite 200 Tel (949) 756-6440
 Irvine, California 92614

EXHIBIT F

VESTING TENTATIVE MAP

EXHIBIT F



ABBREVIATIONS

C/L	CENTERLINE
CB	CATCH BASIN
CHLK	CHAIN LINK FENCE
CONC.	CONCRETE PAVEMENT
ET	ELECTRICAL TRANSFORMER
FH	FIRE HYDRANT
G	GAS
O/U	OVERHEAD UTILITY LINE
P/L	PROPERTY LINE
PP	POWER POLE
PROP	PROPOSED
R/W	RIGHT OF WAY
S	SEWER
SD	SEWER CLEANOUT
SMH	STORM DRAIN
UP	UTILITY POLE
W	WATER
WM	WATER METER

LEGEND

---	BOUNDARY LINE
---	CENTERLINE
---	RIGHT OF WAY
---	WATER
---	SEWER
---	STORM DRAIN
---	ELECTRICAL
---	STREET LIGHT
---	FIRE HYDRANT
---	SIGN
---	VALVE
---	TREE
---	PROPOSED PARKING

SITE INFORMATION

ADDRESS: 910 S. MARIPOSA STREET
 APN: 2443-004-017
 ZONING/LAND USE: M-1 LIMITED INDUSTRIAL
 GENERAL PLAN: RANCHO COMMERCIAL

(M-1) FRONT SETBACK 5' OR 20% BLDG. HEIGHT WHICHEVER GREATER

SITE PLAN SUMMARY

SITE AREA:	± 1.0 ACRES (GROSS)
GROSS DENSITY:	23 DU/AC
UNITS:	23 DU
UNITS (GROSS AREAS):	
1,329 S.F. - 3BD/2.5BA	2 DU (2,658 S.F.)
1,437 S.F. - 3BD/2.5BA	2 DU (2,874 S.F.)
1,602 S.F. - 3BD/3.5BA - ROOF DECK	2 DU (3,204 S.F.)
1,427 S.F. - 2BD/2.5BA	2 DU (2,854 S.F.)
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 - ROOF DECK	2 DU (3,968 S.F.)
1,997 S.F. - 4BD/3.5BA - ROOF DECK	5 DU (9,985 S.F.)
1,961 S.F. - 4BD/3.5BA	2 DU (3,922 S.F.)
2,030 S.F. - 4BD/3.5BA - ROOF DECK	2 DU (4,060 S.F.)
TOTAL	23 DU (40,927 S.F.)

PARKING REQUIRED: 1 SPACE/UNIT (PER SECTION 65913.4.(d)(2))

PARKING PROVIDED:	
GARAGE	44 SPACES
OPEN	2 SPACES
TOTAL	46 SPACES (2.0 SPACES/OU)

OWNER

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

SUBDIVIDER

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

CIVIL ENGINEER

KHR ASSOCIATES
 17530 VON KARMAN AVENUE, SUITE 200
 IRVINE, CALIFORNIA 92614
 ATTN: JAMES H. KAWAMURA
 R.C.E. NO. 30560
 PHONE NO. (949) 756-6440

AREA

AREA OF THE SUBJECT PROPERTY CONSISTS OF: ± 43,689 S.F. (1.00 ACRES) GROSS
 ± 38,361 S.F. (0.88 ACRES) NET

NOTE:
 NET AREA EXCLUDES PROPOSED DEDICATION AREA

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF BLOCK SIXTY-NINE (69) OF THE SUBDIVISION OF RANCHO PROVIDENCIA AND SCOTT TRACT, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43, PAGE 47 AT ET SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF SAID BLOCK DISTANT NORTH 23° WEST THREE HUNDRED FIFTY-FIVE AND EIGHTEEN HUNDREDTHS (355.18) FEET FROM THE MOST SOUTHERLY CORNER OF SAID BLOCK AS SAID CORNER IS SHOWN ON A MAP OF TRACT NO. 9766, AS PER MAP RECORDED IN BOOK 137, PAGE 84, ET SEQ. OF MAPS; THENCE ALONG THE WEST LINE OF SAID BLOCK NORTH 23° WEST ONE HUNDRED FORTY-FOUR (144) FEET; THENCE NORTH 74° 10' 45" EAST FIVE HUNDRED SEVENTY-SIX AND FIFTY-THREE HUNDREDTHS (576.53) FEET FROM THE MOST SOUTHERLY CORNER OF SAID BLOCK; THENCE ALONG SAID EAST LINE SOUTH 14° 58' 10" WEST ONE HUNDRED SIXTY-SIX AND TEN HUNDREDTHS (166.10) FEET; THENCE SOUTH 74° 08' 17" WEST TWO HUNDRED FIFTY-FOUR AND FORTY-NINE HUNDREDTHS (254.49) FEET TO THE POINT OF BEGINNING.

EASEMENTS

- EASEMENT(S) FOR RIGHT OF WAY FOR IRRIGATION PIPES OR DITCHES AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 783, PAGE 120, OF DEEDS.
 THE EXACT LIMITS OF SAID EASEMENT CANNOT BE LOCATED FROM RECORD.
- EASEMENT(S) FOR THE RIGHT TO ERECT TWO LINES OF POLES OR TOWERS AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 2963, PAGE 46, OF DEEDS.
- EASEMENT(S) FOR RIGHT OF WAY FOR A PRIVATE ROADWAY AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 1032, PAGE 263, OF DEEDS.
 THE EXACT LIMITS OF SAID EASEMENT CANNOT BE LOCATED FROM RECORD.
- EASEMENT(S) FOR RIGHT OF WAY FOR A PRIVATE ROADWAY AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 1032, PAGE 264, OF OFFICIAL RECORDS.
 THE EXACT LIMITS OF SAID EASEMENT CANNOT BE LOCATED FROM RECORD.

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED), CONSIDERED TO BE AN AREA OF MINIMAL FLOOD HAZARD AND AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP NOS. 06037C1345F AND 06037C1337F WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

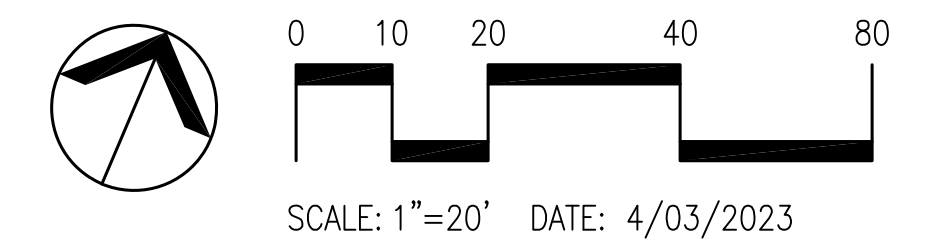
BENCHMARK

BM #1307-2 ELEVATION: 512.187 FEET
 (SUPERSEDED BM# 1307-1)

2" BRASS CAP STAMPED 1307-2 AT NORTHEAST QUADRANT ALAMEDA AVENUE AND SHELTON STREET, 4.7 FEET EAST OF THE EAST CURB OF SHELTON STREET AND 50.5 FEET NORTH OF THE NORTH CURB OF ALAMEDA AVENUE SET IN THE TOP NORTHEAST CORNER OF A 5 FOOT BY 15 FOOT CATCH BASIN.

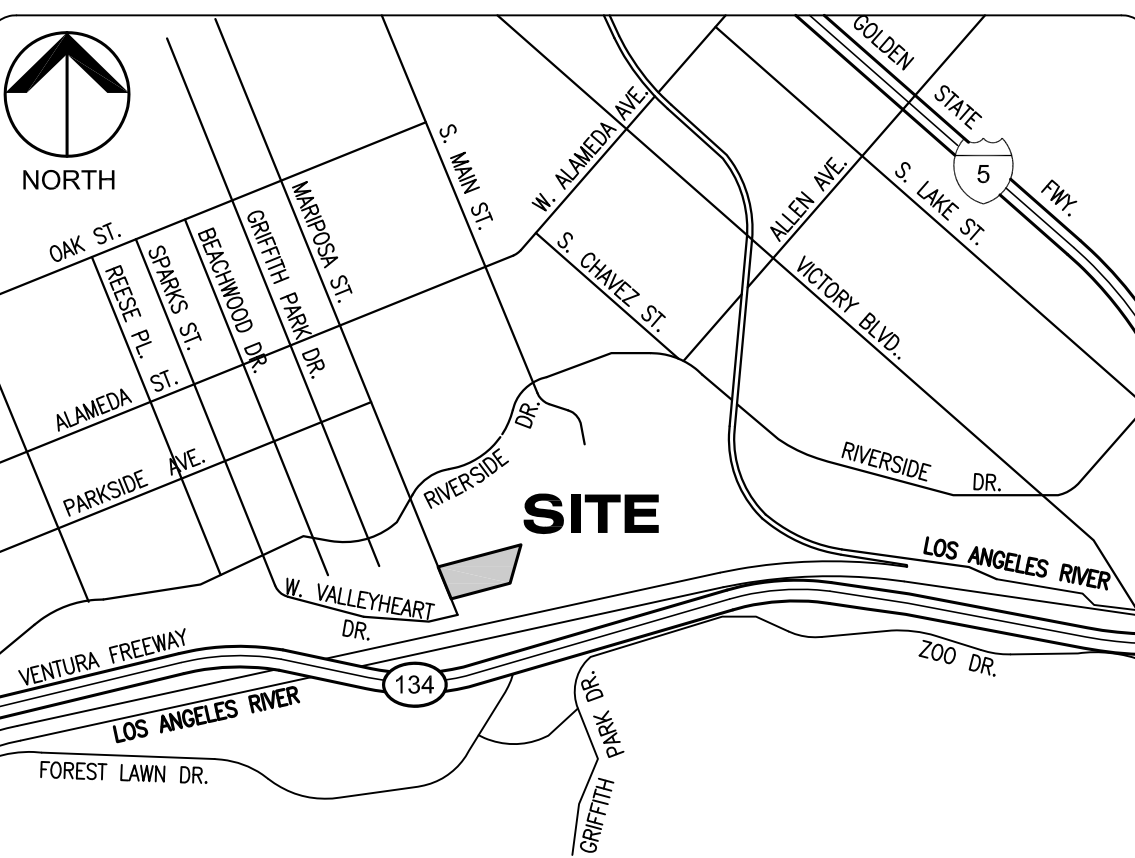
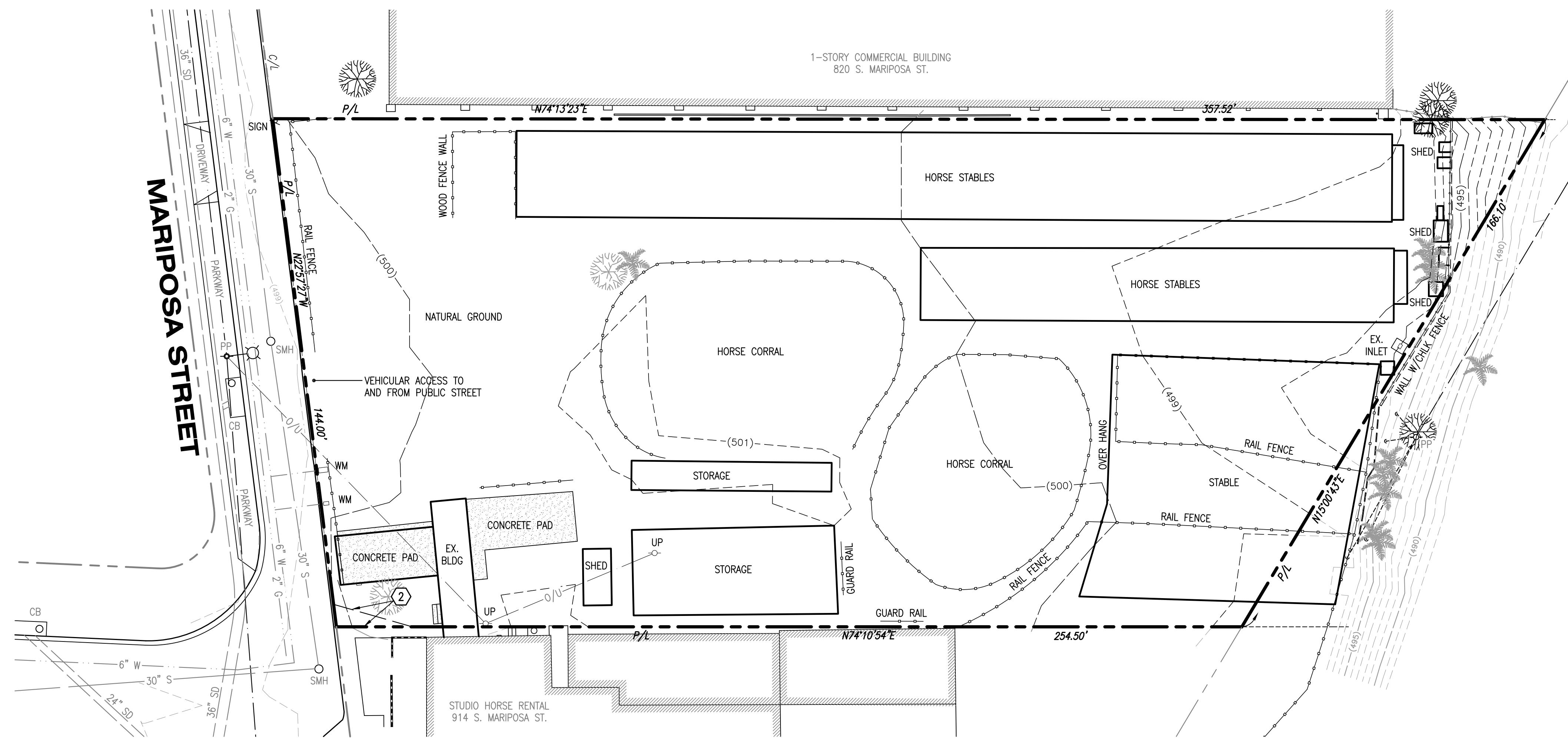
NOTES

- ALL EXISTING FACILITIES WITHIN THE PROPERTY BOUNDARY ARE TO BE REMOVED.
- OVERHEAD UTILITY LINES (IF ANY) WHICH MAY SERVE THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, ELECTRIC, COMMUNICATIONS, STREET LIGHTING AND CABLE TELEVISION, WILL BE PLACED UNDERGROUND.



SHEET 1 OF 2
 (PROPOSED SITE PLAN)
 APRIL 3, 2023

VESTING TENTATIVE TRACT MAP NO. 84060
 FOR CONDOMINIUM PURPOSES



VICINITY MAP
NO SCALE

ABBREVIATIONS

C/L	CENTERLINE
CB	CATCH BASIN
CHLK	CHAIN LINK FENCE
CONC.	CONCRETE PAVEMENT
ET	ELECTRICAL TRANSFORMER
FH	FIRE HYDRANT
G	GAS
O/U	OVERHEAD UTILITY LINE
P/L	PROPERTY LINE
PP	POWER POLE
PROP	PROPOSED
R/W	RIGHT OF WAY
S	SEWER
SCD	SEWER CLEANOUT
SD	STORM DRAIN
SMH	SEWER MANHOLE
UP	UTILITY POLE
W	WITH
WM	WATER METER

LEGEND

	BOUNDARY LINE
	CENTERLINE
	RIGHT OF WAY
	WATER
	SEWER
	STORM DRAIN
	ELECTRICAL
	STREET LIGHT
	FIRE HYDRANT
	SIGN
	VALVE
	TREE

OWNER

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

SUBDIVIDER

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

CIVIL ENGINEER

KHR ASSOCIATES
17530 VON KARMAN AVENUE, SUITE 200
IRVINE, CALIFORNIA 92614
ATTN: JAMES H. KAWAMURA
R.C.E. NO. 30560
PHONE NO. (949) 756-6440

AREA

AREA OF THE SUBJECT PROPERTY CONSISTS OF: ± 43,689 S.F. (1.00 ACRES) GROSS
± 38,361 S.F. (0.88 ACRES) NET

NOTE:
NET AREA EXCLUDES PROPOSED DEDICATION AREA

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
THAT PORTION OF BLOCK SIXTY-NINE (69) OF THE SUBDIVISION OF RANCHO PROVIDENCIA AND SCOTT TRACT, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 43, PAGE 47 AT ET SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE WEST LINE OF SAID BLOCK DISTANT NORTH 23° WEST THREE HUNDRED FIFTY-FIVE AND EIGHTEEN HUNDREDTHS (355.18) FEET FROM THE MOST SOUTHERLY CORNER OF SAID BLOCK AS SAID CORNER IS SHOWN ON A MAP OF TRACT NO. 9766, AS PER MAP RECORDED IN BOOK 137, PAGE 84, ET SEQ. OF MAPS; THENCE ALONG THE WEST LINE OF SAID BLOCK NORTH 23° WEST ONE HUNDRED FORTY-FOUR (144) FEET; THENCE NORTH 74° 10' 45" EAST FIVE HUNDRED SEVENTY-SIX AND FIFTY-THREE HUNDREDTHS (576.53) FEET FROM THE MOST SOUTHERLY CORNER OF SAID BLOCK; THENCE ALONG SAID EAST LINE SOUTH 14° 58' 10" WEST ONE HUNDRED SIXTY-SIX AND TEN HUNDREDTHS (166.10) FEET; THENCE SOUTH 74° 08' 17" WEST TWO HUNDRED FIFTY-FOUR AND FORTY-NINE HUNDREDTHS (254.49) FEET TO THE POINT OF BEGINNING.

EASEMENTS

- EASEMENT(S) FOR RIGHT OF WAY FOR IRRIGATION PIPES OR DITCHES AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 783, PAGE 120, OF DEEDS.
THE EXACT LIMITS OF SAID EASEMENT CANNOT BE LOCATED FROM RECORD.
- EASEMENT(S) FOR THE RIGHT TO ERECT TWO LINES OF POLES OR TOWERS AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 2963, PAGE 46, OF DEEDS.
- EASEMENT(S) FOR RIGHT OF WAY FOR A PRIVATE ROADWAY AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 1032, PAGE 263, OF DEEDS.
THE EXACT LIMITS OF SAID EASEMENT CANNOT BE LOCATED FROM RECORD.
- EASEMENT(S) FOR RIGHT OF WAY FOR A PRIVATE ROADWAY AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 1032, PAGE 264, OF OFFICIAL RECORDS.
THE EXACT LIMITS OF SAID EASEMENT CANNOT BE LOCATED FROM RECORD.

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED), CONSIDERED TO BE AN AREA OF MINIMAL FLOOD HAZARD AND AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP NOS. 06037C1345F AND 06037C1337F WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

BENCHMARK

BM #1307-2 ELEVATION: 512.187 FEET (SUPERSEDED BM# 1307-1)
2" BRASS CAP STAMPED 1307-2 AT NORTHEAST QUADRANT ALAMEDA AVENUE AND SHELTON STREET, 4.7 FEET EAST OF THE EAST CURB OF SHELTON STREET AND 50.5 FEET NORTH OF THE NORTH CURB OF ALAMEDA AVENUE SET IN THE TOP NORTHEAST CORNER OF A 5 FOOT BY 15 FOOT CATCH BASIN.

NOTES

- ALL EXISTING FACILITIES WITHIN THE PROPERTY BOUNDARY ARE TO BE REMOVED.
- OVERHEAD UTILITY LINES (IF ANY) WHICH MAY SERVE THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, ELECTRIC, COMMUNICATIONS, STREET LIGHTING AND CABLE TELEVISION, WILL BE PLACED UNDERGROUND.

