

PURPOSE

This form serves as the preliminary application for housing development projects seeking vesting rights pursuant to SB 330, the Housing Crisis Act of 2019.

GENERAL INFORMATION

An applicant for a housing development project that includes (1) residential units (2) a mix of commercial and residential uses with two-thirds of the project’s square footage used for residential purposes; or (3) transitional or supportive housing, shall be deemed to have submitted a preliminary application upon provision of all of the information listed in this Preliminary Application form and payment of the permit processing fee to the agency from which approval for the project is being sought.

After submitting this Preliminary Application to the local agency, an applicant has 180 days to submit a full application or the Preliminary Application will expire.

Submittal Date Stamp*^{1,2}:

*¹Submittal of all the information listed and payment of the permit processing fee freezes fees and development standards as of this date, unless exceptions per Government Code § 65889.5(o) are triggered.

*²Note: Record keeping pertaining to which standards and fees apply at date of submittal is imperative, as **penalties may apply for imposing incorrect standards**

Notes:

1. California Environmental Quality Act (CEQA) and Coastal Act standards apply.
2. After submittal of all of the information required, if the development proponent revises the project to change the number of residential units or square footage of construction changes by 20 percent or more, excluding any increase resulting from Density Bonus Law, the development proponent must resubmit the required information so that it reflects the revisions.

SITE INFORMATION

- 1. **PROJECT LOCATION** - The specific location, including parcel numbers, a legal description, and site address, if applicable.

Street Address 910 S. Mariposa St, Burbank, CA 91506 Unit/Space Number _____

Legal Description (Lot, Block, Tract) _____ Attached? YES NO

See Attachment. #1

Assessor Parcel Number(s) 2443-004-017

- 2. **EXISTING USES** - The existing uses on the project site and identification of major physical alterations to the property on which the project is to be located.

The lot is currently being used for a commercial horse boarding operation. The project site is a large flat lot within an urban infill area. The site has a small single structure of 240 sq ft located at the front of the site along with some small storage sheds and modular pipe corrals.

- 3. **SITE PLAN** - A site plan showing the building(s) location on the property and approximate square footage of each building that is to be occupied.

SEE ATTACHMENT #2

Attached? YES NO

- 4. **ELEVATIONS** - Elevations showing design, color, material, and the massing and height of each building that is to be occupied.

SEE ATTACHMENT #2

Attached? YES NO

- 5. **PROPOSED USES** - The proposed land uses by number of units and square feet of residential and nonresidential development using the categories in the applicable zoning ordinance.

The proposed use is a multi-family, residential-only development consisting of 23 townhome units ranging from 1,329 - 2,030 sq ft (gross).

a. **RESIDENTIAL DWELLING UNIT COUNT:**

Please indicate the number of dwelling units proposed, including a breakdown of levels by affordability, set by each income category.

	Number of Units
Market Rate	21
Managers Unit(s) – Market Rate	
Extremely Low Income	
Very Low Income	
Low Income	2
Moderate Income	
Total No. of Units	23
Total No. of Affordable Units	2
Total No. of Density Bonus Units	3

Other notes on units:

6. **FLOOR AREA** - Provide the proposed floor area and square footage of residential and nonresidential development, by building (attach relevant information by building and totals here):

	Residential	Nonresidential	Total
Floor Area (Zoning)	42,357 sq ft	N/A	42,357 sq ft
Square Footage of Construction	52,913 sq ft includes garages	N/A	52,913 sq ft

7. **PARKING** - The proposed number of parking spaces:

46 total parking spaces - 44 garage parking spaces and 2 open parking spaces

8. **AFFORDABLE HOUSING INCENTIVES, WAIVERS, CONCESSIONS and PARKING REDUCTIONS** - Will the project proponent seek Density Bonus incentives, waivers, concessions, or parking reductions pursuant to California Government Code Section 65915?

YES NO

If "YES," please describe:

See Attachment. #1

9. **SUBDIVISION** – Will the project proponent seek any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a vesting or tentative map, or a condominium map?

YES NO

If "YES," please describe:

See Attachment. #1

10. **POLLUTANTS** – Are there any proposed point sources of air or water pollutants?

YES NO

If "YES," please describe:

11. **EXISTING SITE CONDITIONS** – Provide the number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied. Provide attachment, if needed.

	Occupied Residential Units	Unoccupied Residential Units	Total Residential Units
Existing	0	0	0
To Be Demolished	0	0	0

12. **ADDITIONAL SITE CONDITIONS** –

a. Whether a portion of the property is located within any of the following:

i. A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection, pursuant to Section 51178?

YES NO

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

YES NO

iii. A hazardous waste site that is listed pursuant to Section 65962.5, or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code?

YES NO

iv. A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by any official maps published by the Federal Emergency Management Agency?

YES NO

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

YES NO

vi. A stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code?

YES NO

If "YES" to any, please describe:

b. Does the project site contain historic and/or cultural resources?

YES NO

If "YES," please describe:

c. Does the project site contain any species of special concern?

YES NO

If "YES," please describe:

d. Does the project site contain any recorded public easement, such as easements for storm drains, water lines, and other public rights of way?

YES NO

If "YES," please describe:

e. Does the project site contain a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code? Provide an aerial site photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands.

YES NO

If "YES," please describe and depict in attached site map:

13. **COASTAL ZONE** - For housing development projects proposed to be located within the coastal zone, whether any portion of the property contains any of the following:

a. Wetlands, as defined in subdivision (b) of Section 13577 of Title 14 of the California Code of Regulations.

YES NO

b. Environmentally sensitive habitat areas, as defined in Section 30240 of the Public Resources Code.

YES NO

c. A tsunami run-up zone.

YES NO

d. Use of the site for public access to or along the coast.

YES NO

14. **PROJECT TEAM INFORMATION** - The applicant's contact information and, if the applicant does not own the property, consent from the property owner to submit the application.

Applicant's Name Butterfly Gardens LLC

Company/Firm _____

Address 1812 W Burbank Blvd Unit/Space Number 7350

City Burbank State CA Zip Code 91506

Telephone 818-416-8064 Email info@butterflygardensburbank.com

Are you in escrow to purchase the property? YES NO

Property Owner of Record Same as applicant Different from applicant

Name (if different from applicant) Jason Lucas, Trustee of the Richard E Lucas Family Trust

Address 1107 Huntington Dr. Unit/Space Number _____

City South Pasadena State CA Zip Code 91030

Telephone 626-590-1887 Email jasonlucas04@gmail.com

Optional: Agent/Representative Name _____

Company/Firm _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code _____

Telephone _____ Email _____

Optional: Other (Specify Architect, Engineer, CEQA Consultant, etc.) _____

Name _____

Company/Firm _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code _____

Telephone _____ Email _____


Primary Contact for Project: Owner Applicant Agent/Representative Other

PROPERTY OWNER AFFIDAVIT

Before the application can be accepted, the owner of each property involved must provide a signature to verify the Preliminary Application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts, the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25 percent interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the Preliminary Application form may be provided if the property is owned by a partnership, corporation, LLC or trust, or in rare circumstances when an individual property owner is unable to sign the Preliminary Application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items 1-3 below. In the case of partnerships, corporations, LLCs or trusts, the LOA must be signed by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide Copy of the Grant Deed if the ownership of the property does not match local records. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g., John and Jane Doe, or Mary Smith and Mark Jones) signatures are required of all owners.

1. I hereby certify that I am the owner of record of the herein previously described property located in Burbank, CA which is involved in this Preliminary Application, or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC, or trust as evidenced by the documents attached hereto.
2. I hereby consent to the filing of this Preliminary Application on my property for processing by the Department of City of Burbank Community Development Dept for the sole purpose of vesting the proposed housing project subject to the Planning and Zoning ordinances, policies, and standards adopted and in effect on the date that this Preliminary Application is deemed complete.
3. Further, I understand that this Preliminary Application will be terminated and vesting will be forfeited if the housing development project is revised such that the number of residential units or square footage of construction increases or decreases by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, and/or an application requesting approval of an entitlement is not filed with City of Burbank within 180 days of the date that the Preliminary Application is deemed complete.
4. By my signature below, I certify that the foregoing statements are true and correct.

Signature 
 Printed Name Jason Lucas, Trustee
 Date APR 24, 2023

Signature _____
 Printed Name _____
 Date _____

Attachment #1 to SB330 Preliminary Application

Site Information

1. Legal Description –

That portion of Block Sixty-nine (69) of the Subdivision of Rancho Providencia and Scott Tract, 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:

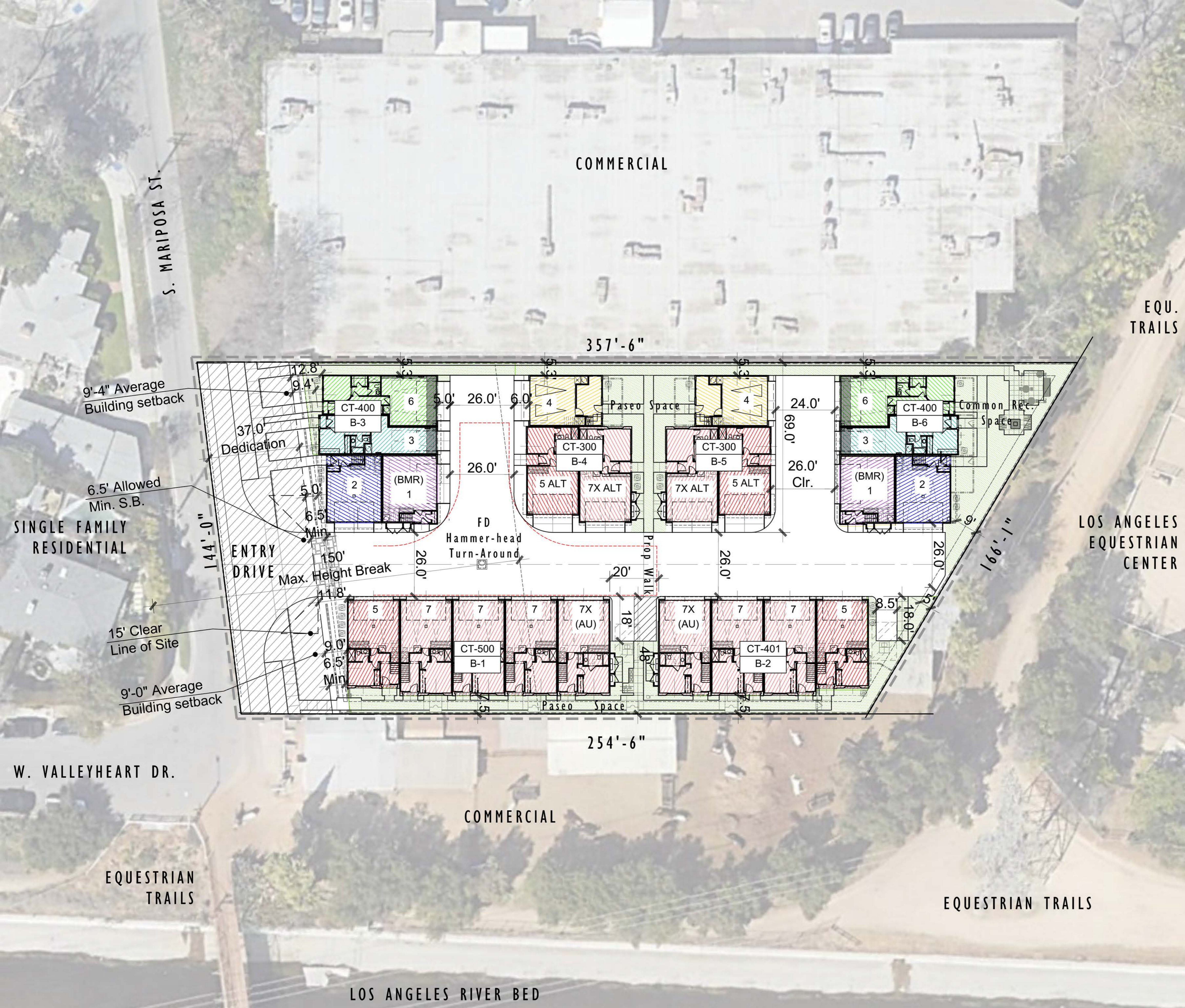
Beginning at a point in the West line of said Block distant North 23° West three hundred fifty-five and eighteen hundredths (355.18) feet from the most Southerly corner of said Block as said corner is shown on a map of Tract No. 9766, as per map recorded in Book 137, Page 84, et seq., of Maps; thence 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.

8. The Project will include a request for a 15 percent density bonus. 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 will set aside 2 units as Low Income to satisfy 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.

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.

The project will comply with the parking requirements set forth in Government Code Section 65913.4(d)(2) of at least one (1) parking space unit.

9. The project will include an application for a subdivision and will seek the approval of a vesting tentative tract map subject to a ministerial process as part of the Streamlined Ministerial Approval Process as provided in SB 35.



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

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)

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)



CT-500

CT-401

CONCEPTUAL FRONT ELEVATION

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 Metal 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



P4 RIGHT
23



P4 PSALT REAR
24 25



PSALT P7XALT LEFT
21 22 12



P7XALT P4 FRONT
26 15 11 16 13 27

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 Metal 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



P2 P1 RIGHT
26 23



P1 P3 P6 REAR
25 24 22 21 26



P6 LEFT
26



P6 P3 P2 FRONT
25 13

- LEGEND**
- 1 Stucco, 16/20 Sand Finish
 - 2 Concrete 'S' Tiles
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 - 4 Recessed 1" Stucco /Simulated Wood Header Trim
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 - 25 Decorative Exterior Lights & Address
 - 26 Metal Utility Door
 - 27 Metal Juliet Railing/Guard Rail



P5 RIGHT



P5 P7 P7 P7X REAR



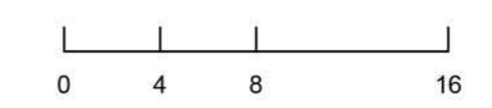
P7X LEFT



P7X P7 P7 P5 FRONT

Allowed Extension above 50' Max. 15'-0"
 Max Ht. Allowable

Proposed Extension T.O.P. 10'-0"
 F.F. 7'-1"
 T.O.P. 10'-1"
 F.F. 10'-1"
 T.O.P. 10'-1"
 F.F. 32'-5"
 T.O.P. 50'-0"
 F.F. 8'-1"



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 Metal 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 | |



P7X RIGHT



P7X P7 P7 P7 P5 REAR



P5 LEFT



P5 P7 P7 P7 P7X FRONT