

ATTACHMENT E - DEPARTMENT COMMENTS



memorandum

DATE: November 22, 2022

TO: Joseph Onyebuchi, Associate Planner

FROM: Chris Buonomo, Associate Transportation Planner

SUBJECT: Project No. 22-0006774 – 910 South Mariposa Street

The Transportation Division, Community Development Department has reviewed the plans for 910 South Mariposa Street and has the following comments:

Project Description

An **SB 35 Project – NOI Application** was submitted on Thursday, October 27, 2022. The Project includes demolition of all existing structures on the site and the new construction of six three-story residential structures, containing a total of 21 townhomes ranging from 1,178 to 1,689 square feet in size and a total of 42 enclosed parking spaces and five open parking spaces. The project proposes four triplex buildings located along the rear of the site, each containing 2 two-bedroom units, and one three-bedroom unit. One fourplex containing 4 three-bedroom units and one fiveplex containing 5 three-bedroom units is proposed along the southern portion of the site. The Project design also includes 8,050 square feet of combined common and private open space, proposed in the form of patios and/or upper-level balconies only, and will be accessed from a two-way driveway from South Mariposa Avenue.

The Project proposes to utilize the State's Density Bonus Law that allows for increased residential density. Two Low-Income residential units are proposed in exchange for a 10 percent increase in density to 21 du/ac (21 units).

The Project site is approximately one acre (43,560 square feet) however the proposed scope of work includes the dedication of approximately 5,198 square feet of frontage along South Mariposa Avenue, which would reduce the size of the site to 38,362 square feet. The Project site is located near the intersection of Riverside Drive and South Mariposa Avenue adjacent to a residential neighborhood to the west and commercial uses to the east).

Consistent with Burbank Municipal Code Section 10-1-19302 (SB 35 Regulations) the Community Development Department will be providing a report to the City Council on the NOI Application within sixty (60) days of receipt of the application, for City Council

consideration of the SB 35 site eligibility requirements. The tentative City Council meeting date is December 13, 2022.

EXISTING STRUCTURES ON SITE: The Project site is developed with 240 square feet of commercial stables consisting of one-story open barn structures, sheds, and open corrals. There is no paved parking on site. The site does not include any residential uses.

CURRENT	Zoning: M-1 (Limited Industrial)
	General Plan: Rancho Commercial
PROPOSED	Zoning: No Change
	General Plan: No Change

Traffic Study Requirement

The City’s project review process ensures that transportation impacts caused by new developments are fully considered so that the community may be informed of the potential effects of new development.

A project may not be approved unless the Director, Planning Board, or City Council finds that the Project would not have an adverse effect on traffic flow or circulation, or deems that any traffic impacts are acceptable because the benefits of the Project to the community outweigh these impacts.

The Community Development Department’s Transportation Division has reviewed a preliminary AM and PM peak hour trip generation, as well as the criteria outlined by the California Office of Planning and Research (OPR) regarding Vehicle Miles Traveled (VMT) as it relates to CEQA.

For this Project, a traffic study will not be required.

Sidewalk Standards / Requirement

The project plans reflect a 37-foot dedication along the entire project frontage that allow the City to widen South Mariposa Street in accordance with the Burbank2035 General Plan. The dimensions for the dedication shall be as follows (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; 12-foot sidewalk with 4-foot by 8-foot tree wells adjacent to the curb, or optionally a 5-foot sidewalk with a 7-foot planting strip maintained by the applicant; 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 Streets Plan.

Applicant shall landscape and maintain landscaped area at project frontage.

Burbank2035 Land Use Policy 4.3: Use street trees, landscaping, street furniture, public art, and other aesthetic elements to enhance the appearance and identity of neighborhoods and public spaces.

Burbank2035 Policy 4.10: Require new development projects to provide adequate low-water landscaping.

Burbank2035 General Plan Mobility Element Table M-2 (page 4-21) sets specific sidewalk width requirements for Burbank's streets. Per the Rancho Commercial land use designation, the Project shall provide a 12-foot wide area for sidewalk and planting strip (from edge of curb to property line).

Applicant shall provide dedicated pedestrian path of travel into the development.

Burbank2035 General Plan Mobility Element Policy 5.5 requires new development to provide land necessary to accommodate pedestrian infrastructure, including sidewalks at the standard widths specified in Table M-2.

Burbank2035 Land Use Policy 4.3 requires the use of street trees, landscaping, street furniture, public art, and other aesthetic elements to enhance the appearance and identity of neighborhoods and public spaces.

Burbank2035 Policy 4.10 requires new development projects to provide adequate low-water landscaping.

Development Standards outlined in the Burbank Municipal Code require development to provide sidewalks or other designated pathways following direct and safe routes from the external pedestrian circulation system to the units within the development.

Per State accessibility requirements, accessible paths of travel within the Project shall be a minimum of 4 feet wide (excluding deviations permitted by State Law) and pedestrian crossings shall be clearly marked.

These are preliminary comments based on the review of the currently submitted project description and site plan. These comments may be subject to change if the project description and/or site plan are to change. Please feel free to direct all questions regarding the requirements listed above to the Transportation Division by email at cbuonomo@burbankca.gov.

memorandum

DATE: November 04, 2022

TO: Joseph Onyebuchi, Associate Planner (ext. 5267)

FROM: Building & Safety Division

SUBJECT: **Project No. 22-0006774 (NOI SB 35 Development Review)**
Located at 910 S Mariposa St

Based on the drawings submitted for this review, the following requirements apply to the project. Additional requirements will be included when complete drawings are submitted for Plan Check. The applicant and/or project designer is responsible for ensuring that all mandatory information required for permit issuance has been addressed on the plans.

DEVELOPMENT REVIEW IS NOT A PLAN CHECK REVIEW. Plan check review requires submittal of complete construction documents and calculations. Questions concerning exiting, fire-resistance, and occupancy should be presented to the Building Division in writing accompanied by appropriate plans.

Please review the following comments.

1. 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.

The 2019 California Building Standards Code is applicable to projects that submit a building permit application on or before December 31, 2022. The 2022 California Building Standards Code is applicable to projects that submit a building permit application on or after January 1, 2023.

2. 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.
3. All conditions of approval are to be reproduced on the construction document drawings as part of the Approved Construction Set.

4. 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.
5. 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.
6. Low Impact Development: 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. 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.
7. New construction projects within the City of Burbank are subject to MWELO 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.
8. The property 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.
9. The parking layout will have to comply with City standards, including minimum turning radii for accessing parking stalls.
 - i. Standard Plans(<https://www.burbankca.gov/web/public-works/standard-plans>)
10. Separate Permits will be required for the following:
 - a. Demolition
 - b. Grading & Shoring
 - c. Architectural & Structural
11. Deferral of any submittal items shall have prior approval of building official. The registered design professional in responsible charge shall list the deferred submittals on construction documents for review.
12. 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.
13. 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.

- 14. 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.

- 15. 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.

- 16. 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 CBC:
 - 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.

- 17. 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.



**BUILDING & SAFETY DIVISION
CITY OF BURBANK**

LID / ULAR EWMP BMP REPORTING INFORMATION

Approval for development projects and building/grading permits will not be granted/issued until appropriate and applicable stormwater BMPs are incorporated into the project design plans. Also, a plumbing permit will be required for certain treatment control BMPs such as grease traps, sump pumps, and clarifiers. For all projects other than small scale residential developments (4 units or less), if an infiltration BMP is chosen for treatment control, a soils report to address the feasibility of infiltration will be required to be submitted with the plan for review and approval.

Project Name: _____

Street Address: _____

City: _____

Zip Code: _____

Latitude of Project Location (at least 6 decimals): _____

Longitude of Project Location (at least 6 decimals): _____

Parcel APN: _____

Project Type: _____

BMP Type: _____

Total Drainage Area: _____

Predominant Land Use: _____

Project Capital Cost: _____

Native Soil: _____

Managed by BMP: _____ acres

Project Storage Capacity: _____ ac-ft

Total Drainage Area to BMP: _____ Acres

Storm Water Quality Design Volume: _____ cubic feet

Infiltration Rate: _____ in/hr

% Imperviousness of Drainage Area: _____ %



BUILDING & SAFETY DIVISION CITY OF BURBANK

LID / ULAR EWMP BMP REPORTING INFORMATION

User-Estimated Water Supply Benefit:		ac-ft per year
Is Project Storage Capacity Equal to Runoff from the 85th Percentile, 24-hour Storm?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
85th %-tile Vm:		ac-ft
Does BMP have a diversion structure to inlet?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
If yes, indicate design diversion rate:		acres cfs
BMP Footprint:		acres sq ft
Depth to bottom BMP from Inlet:		acres ft
Commercial Land Use in Drainage Area:		Acres
Residential Land Use in Drainage Area:		Acres
Industrial Land Use in Drainage Area:		Acres
Institutional Land Use in Drainage Area:		Acres
Street/Road Land Use in Drainage Area:		Acres
Open Space Drainage Area:		acres

Department	Burbank Water and Power (Electric)
DR #	22-0006774
Project Name	910 S. Mariposa Ave.
Location	910 S. Mariposa Ave.

Checked by: **Sven Knauth** **12/1/2022**
Electrical Engineer

Approved by: **Calvin Clark** **12/5/2022**
Senior Electrical Engineer

General Requirements

Plan Information

1. 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.
2. 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 (BWP Rules and Regulations 2.01(d), 2.01(j), 3.26 per BMC 8-2-203)

3. 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.
4. Loads below 5MVA will be fed from the existing system but will require upgrades to accommodate the new development, at the developers cost.

5. 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.

Substructure (BWP Rules and Regulations 2.50-2.53, 2.55, 2.80, 2.81 per BMC 8-2-203, General Plan Land Use Element Policy 4.11, 4.12)

6. 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.
7. The proposed development may require the installation of pad-mounted switches and transformers. The pad-mounted switches will be looped on the line side.
8. The proposed development may require transformer and switch pads, which have a vault underneath them. No structures are allowed to be constructed underneath these vaults.
9. 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.
10. 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.
11. 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.
12. The proposed development may require the installation of 4' x 6' primary pull-boxes.
13. The proposed development may require the installation of 8' x 14' primary manholes.
14. Additional conduits will be required to provide for future needs.
15. 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).
16. The developer's contractor will provide as-built drawings showing the exact location of underground substructure installed to serve the property.
17. 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.

18. 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.
19. 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
20. The developer's contractor shall install secondary conduits, pull cable from the transformer to the switchboard, and terminate the secondary cables on the switchgear.
21. 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).
22. 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.

Safety/Clearances

23. 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 property frontage and within the project boundary. The lines are approximately 30 feet from grade. The actual height and location of the conductor attachment has to be surveyed and shown on the plans.
24. 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 the previous comment.

25. 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*)
26. 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*)
27. 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*)
28. 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

29. 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.
30. 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.
31. 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 (*BWP Rules and Regulations 2.61-2.75 per BMC 8-2-203*)

32. All electrical installations must conform to the Burbank Water and Power Rules and Regulations for Electric Service (latest revision).
33. Contact BWP Engineering at (818) 238-3647 (residential) or at (818) 238-3565 (commercial) if the existing service panel requires upgrading.

34. 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.
35. 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.
36. 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.
37. 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.

Street Lighting (BWP Rules and Regulations 3.19(c)4 per BMC 8-2-203)

38. 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.
39. Any construction that impacts existing streetlight standards or infrastructure will require relocation at the developer's cost.

Fiber/Communication

40. 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.
41. 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 (BWP Rules and Regulations 2.52(i) per BMC 8-2-203)

42. 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.

43. 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.
44. 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.

Energy Efficiency

45. 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.
46. 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

47. 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.

48. 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

49. 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.
50. 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. See Substructure section above.

For additional information or questions please contact Sven Knauth, Electrical Engineering Associate II, BWP at (818) 238-356 or SKnauth@BurbankCA.gov.

Attachments:

- A. BWP Specifications for the Construction of Underground Electrical Systems
- B. S-330 Three-phase 6' x 8'-6" Transformer Pad Details
- C. S-458 Barrier Post Detail
- D. S-461 Primary Riser Pole Grounding Requirements
- E. S-462 7' x 10.5' Padmounted Switch Pad Details
- F. S-464 4' x 4.5' Single-Phase Transformer Pad Details
- G. S-708 GO-95 Clearances
- H. S-723 Three-phase 8' x 10' Transformer Pad Details
- I. S-724 Clearances for Three phase 6'x 8'-6" Transformer Pad

- J. S-725 Clearances for Three phase 8' x 10' Transformer Pad
- K. S-729 4' x 6' x 6' Traffic Rated Pullbox Details
- L. S-732 7' x 10.5' Padmounted Switch Clearances
- M. S-794 8' x 14' Precast Manhole Details
- N. S-821 Spec. for bonding grounding electrode conductors and grounding electrodes

MEMORANDUM



**WATER AND
POWER**



DATE: November 7, 2022

TO: David Kim, Associate Planner

FROM: Bassil Nahhas, Principal Civil Engineer ***BASSIL NAHHAS***
BY: Jared Lee, Civil Engineer

SUBJECT: SB 35 Project – Notice of Intent to Submit a Streamlined Ministerial Application and Eligibility Checklist (with IDRC Staff Meeting)

Project No. 22-0006774 – APN: 2443-004-017(910 S. Mariposa Ave.)

Project Description:

An SB 35 Project – NOI Application was submitted on Thursday, October 27, 2022. The Project includes demolition of all existing structures on the site and the new construction of six three-story residential structures, containing a total of 21 townhomes ranging from 1,178 to 1,689 square feet in size and a total of 42 enclosed parking spaces and five open parking spaces. The project proposes four triplex buildings located along the rear of the site, each containing 2 two-bedroom units, and one three-bedroom unit. One fourplex containing 4 three-bedroom units and one fiveplex containing 5 three-bedroom units is proposed along the southern portion of the site. The Project design also includes 8,050 square feet of combined common and private open space, proposed in the form of patios and/or upper-level balconies only, and will be accessed from a two-way driveway from South Mariposa Avenue.

All Plan Submittals Shall Contain:

<input checked="" type="checkbox"/>	BWP Rules and Regulations Section 4.30 (a): Size & location of water services (domestic, fire, type & location of the backflow assembly)
<input checked="" type="checkbox"/>	§ 4.30 (a) & (b): Calculations for sizing of domestic water meter and service
<input checked="" type="checkbox"/>	§ 4.30 (a): Landscape Irrigation Plans
<input checked="" type="checkbox"/>	§ 4.30 (a): Plumbing Plans
<input type="checkbox"/>	§ 4.31 (b): Location of stub-out(s) for future connection(s)

<input type="checkbox"/>	Other:
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General Requirements:

<input checked="" type="checkbox"/>	§ 4.31, 4.32, 4.33, & 4.34: New potable water service will connect from an 6" main located in Mariposa Street at a static pressure of approximately 160+ psi.
<input checked="" type="checkbox"/>	§ 4.31 (d) and 4.31 (e): The applicant shall be responsible for all additional costs of connection, installation, and abandonment
<input checked="" type="checkbox"/>	§ 4.36: Temporary potable water may be supplied from the 2" existing service located on Mariposa Street The existing meter(s) and box(es) must always be protected in place.
<input checked="" type="checkbox"/>	§ 4.36: Water may be supplied temporarily from a hydrant. Contact Water Engineering concerning fees, required permit, and fittings.
<input checked="" type="checkbox"/>	§ 4.30 (k): Since the static pressure at this site exceeds 80 pounds per square inch (PSI), the Building Division requirements for a pressure regulator are to be followed in accordance with the California Plumbing Code (CPC).
<input checked="" type="checkbox"/>	§ 4.30 (b): 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.
<input checked="" type="checkbox"/>	§ 4.14 & 4.15: 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.
<input type="checkbox"/>	§ 1.10: 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.
<input checked="" type="checkbox"/>	A copy of this Development Review shall be shown on the applicant's plan submittal.
<input checked="" type="checkbox"/>	The Applicant shall meet with utility representatives from BWP/Water, BWP/Electric, and Public Works/Sewer to discuss utility requirements in detail.
<input type="checkbox"/>	Other:

Fees:

<input checked="" type="checkbox"/>	§ 4.34 (a), (b), (c), (d), & (e): A Water Main Replacement Fee (WMRF) is required. 1. 8" WMRF: 144' of frontage on Mariposa St x \$85/linear-foot = \$12,240
<input type="checkbox"/>	§ 4.34 (g): A Water Distribution Main Charge (WDMC) is required.
<input type="checkbox"/>	Other:

Cross-Connection Prevention and Control:

<input checked="" type="checkbox"/>	§ 4.35: 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).
<input type="checkbox"/>	Other:

Recycled Water:

<input checked="" type="checkbox"/>	§ 5.01 & 5.15: Recycled water shall be utilized for construction, grading, and dust control. Contact Water Engineering for fees and permitting requirements.
<input type="checkbox"/>	§ 5.02: Recycled water is available to your parcel. All landscape irrigation must be served by a dedicated recycled water landscape irrigation service. See attached sheet.
<input type="checkbox"/>	§ 5.02: Recycled water will be available to your parcel in the future. Until recycled water is available, landscape irrigation must be served by a dedicated landscape service protected by a BWP approved prevention device. When recycled water is available you must immediately convert; at your cost; all landscape irrigation from potable water to recycled water. See attached sheet.
<input type="checkbox"/>	Other:

For additional information or questions, please contact Bassil Nahhas PE, Principal Civil Engineer, at (818) 238-3500



BURBANK FIRE DEPARTMENT

Memorandum

TO: Joseph Onyebunchi

FROM: Dave Burke, Fire Marshal
By: Daniel King

DATE: 12/9/2022

RE: 910 Mariposa Street Project No. 22-0006774

ALL NOTED INFORMATION PERTAINING TO THE PROPOSED PROJECT SHALL BE SHOWN ON PLANS SUBMITTED AS PART OF THE FIRE DEPARTMENT REVIEW FOR APPROVAL.

While we make no attempt to cite all applicable provisions herein, the following code requirements are of special significance for this project:

- Provide an automatic fire sprinkler system in accordance with the Burbank Municipal Code. **9-1-9-903. (a)**
- 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. **BMC 9-1-9-903.4.2.1**
- Provide a fire alarm system to notify all occupants of automatic fire sprinkler water flow. **BMC 9-1-9-903.4.2.1**
- Provide a Knox key box for fire department access. **CFC 506.1 / BMC 9-1-9-506.1**
- Provide a Knox KS-2 key access switch for security gates. **CFC 503.6**
- 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. **BMC 9-1-9-505.1.1 / BMC 9-1-9-505.1.2**
- 2A10BC fire extinguishers shall be provided and located as directed by the Fire Code Official in the field. All portable fire extinguishers shall be installed on a positive latching bracket or within an enclosed cabinet. **BMC 9-1-9-906.6.7.1 / CFC 906.1**
- 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. **CFC 1010.1.9**
- Provide a fire alarm system. **BMC 9-1-9-903.4.2.1**
- 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 Section 503.1 Through 503.6**
- Specifications for fire apparatus access roads shall be provided and maintained in accordance with the **California Fire Code 503.2.3**

- Plans for fire apparatus access road shall be submitted to the fire department for review and approval prior to construction. **CFC 105.4.1**
- Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction. **CFC 105.4.1**
- 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. **CFC 501.4**
- 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. **CFC 503.3 / CFC 503.4**
- 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 400 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. **CFC 507.1 Through 507.5.6**
- All exits, fire department access and fire protection shall be maintained in accordance with the California Fire Code during construction. **CFC 3308.5 / CFC 3310.1 / CFC 3311.2**

In order to determine fire flow requirements for this building, the following information shall be provided prior to issuing a building permit for final fire department plan check:

- Building Type Construction as defined by the California Building Code.
- Square feet of the building.

All items reviewed are based on information provided at time of review. The comments provided do not limit or relieve the owner and the owner's architect and/or contractor from the responsibility of ensuring compliance with all applicable provisions of fire/life safety codes. Such compliances may include but are not limited to fire department access for fire fighting, including fire department vehicle access, fire water supplies and appurtenances. Further reviews may require additional requirements or limitations as the project develops and is not limited to the requirements provided in these comments.

NOTE: All references are in accordance with the 2019 Edition of the California Fire Code (CFC) and the California Building Code (CBC) as amended by the Burbank Municipal Code (BMC).

ALL NOTED INFORMATION PERTAINING TO THE PROPOSED PROJECT SHALL BE SHOWN ON PLANS SUBMITTED AS PART OF THE FIRE DEPARTMENT REVIEW FOR APPROVAL.

For additional information or questions contact the Deputy Fire Marshal or Fire Marshal at (818) 238-3473.



DATE: November 9, 2022

SUBJECT: 910 South Mariposa Avenue –
CONDITIONS OF APPROVAL COMMENTS

Housing Division Comments:

The Project Applicant shall provide two (2) for-sale, ownership units that are affordable to lower income households (the Affordable Units) to comply with the applicable requirements for a density bonus, SB 35, and inclusionary housing as provided in Burbank Municipal Code (BMC), Title 10, Chapter 1 (Zoning), Article 6, Division 5 (Affordable Housing Incentives); Government Code Section 65915; Government Code Section 65913.4 (SB 35); and Updated Streamlined Ministerial Approval Process Government Code Section 65913.4 Guidelines, issued March 30, 2021 by the California Department of Housing and Community Development (HCD Guidelines). 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 the HCD Guidelines.

1. Affordable Housing Agreement. The Project Applicant shall enter into and record the Affordable Housing Agreement 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 of 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.
2. 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).
 3. 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.
 4. 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).

2022

PARKS AND RECREATION DEPARTMENT
DEVELOPMENT REVIEW COMMITTEE

LOCATION: 910 S. Mariposa St	PROJECT: BS 22-0002497
DESCRIPTION: New Commercial Office	DATE: 2022

1	<p>Submit landscape and irrigation plans prepared by a licensed landscape architect.</p> <p>Must comply with Municipal Water Efficient Landscape Ordinance (MWELO) requirements if over 500 square feet of landscape –</p> <ul style="list-style-type: none"> Do not remove any Street/Parkway Trees. Tree protection zones are required around all trees, during construction. A Certified Arborist report is required for all landscaping to be removed.
2	<p>Park Development Fee shall be paid prior to issuance of building permits: \$150 /bedroom. N/A</p> <p>X \$150.00 =</p>
3	Street trees required and Street Tree Required if Removed - YES
4	Street trees to remain: YES
5	<p>Revise plans to include the following street trees: Contact Forestry for list of approved street trees.</p> <p>Street Trees are required.</p> <p>All street trees shall be a minimum of 24" box size.</p> <p>Trees in grass shall be installed with Arbor Guards.</p>
6	<p>Add note on planting plan:</p> <p>Owner 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.</p>
7	Tree wells required.
8	Provide irrigation bubbler to street trees.
9	Provide automatically controlled irrigation system to the parkway.
10	<p>Remove existing street trees: NO</p> <p>_____ FEE: _____</p> <p>Contact Forestry Services at (818) 238-5343 for removal fee.</p>
11	Must comply with Art in Public Places Ordinance if building costs are over \$500,000
12	<p>Additional Comment</p> <p>Street Trees and irrigation to street trees required</p> <p>Landscape plans required</p>

For additional information contact the Parks and Recreation Department at (818) 238-5300.

Approved: _____

Michael del Campo
Landscape and Forestry Superintendent
Parks and Recreation Department

ATTACHMENT E

CITY COMMENTS ON SB 35 NOI APPLICATION AND CONCEPTUAL DESIGN

910 SOUTH MARIPOSA STREET. (PROJECT NO. 22-0006774)

PLANNING DIVISION - CONSISTENCY WITH OBJECTIVE DEVELOPMENT STANDARDS

BURBANK MUNICIPAL CODE SECTION / ADOPTED PLAN	CONSISTENCY ANALYSIS	COMPLIANCE DETERMINATION
10-1-502: USES IN ALL ZONES (EXCEPT RESIDENTIAL ZONES)	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.	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
10-1-630: ADDITIONAL REQUIREMENTS FOR THE RANCHO AREA		
A. APPLICABILITY	<ol style="list-style-type: none">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.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	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL

	<p>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>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 	<p>YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL</p>

	<ul style="list-style-type: none"> b. Slump c. Block or other adobe-like masonry d. Clay roof tile <p>Project must comply with these standards</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> <ul 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>YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL</p>
<p>Article 6. RESIDENTIAL USES AND STANDARDS</p>		

<p>DIVISION 5. AFFORDABLE HOUSING INCENTIVES</p>		
<p>10-1-635 CALCULATION OF DENSITY BONUS AND NUMBER OF INCENTIVES AND CONCESSIONS</p>	<p>A. The City shall grant a Density Bonus to a developer of a Housing Development of five (5) 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</p>	<p>YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL</p>

	<p>proposes 21 units with 2 units reserved for low income. Therefore, the Project satisfied criteria A.1. and meets this standard.</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> <ol style="list-style-type: none"> 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. 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. 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>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</p>	<p>NO</p>

	<p>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>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) = 2 units.</p>	<p>YES, THE APPLICANT MUST MEET THE REQUIREMENTS OF THE CITY’S INCLUSIONARY HOUSING ORDINANCE</p>

	<p>Therefore, the Project must provide at least 2 low income units to meet the density bonus requirement. The Project proposes 2 affordable units and therefore, the Project meets this standard.</p> <p>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>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>YES</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>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 	<p>YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL</p>

	<p>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> <p><i>Project is entitled to one incentive or concession.</i></p>	
	<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><i>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.</i></p>	<p>YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL</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</p>	<p>N/A</p>

	<p>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>	
10-1-636: LAND DONATION	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. Therefore, this standard does not apply.	N/A
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. Therefore, this standard does not apply.	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
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.	YES, SUBJECT TO CONDITIONS OF PROJECT, APPROVAL

	The Project must comply with this standard.	
	<p>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</p> <p>The Project must comply with this standard.</p>	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
	<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</p>	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL

	<p>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.</p> <p>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>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>YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL</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>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> <ul style="list-style-type: none"> a. Zero to one (1) bedrooms: one (1) onsite parking space. b. Two (2) to three (3) bedrooms: two (2) onsite parking spaces. c. Four (4) and more bedrooms: two and one-half (2 1/2) parking spaces. <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.</p> <p>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</p>	<p>YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL</p>

	<p>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>(D) 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.</p> <p>The Project does not meet any of the above criteria and therefore is subject to the applicable parking standards set forth in Article 14 of the BMC Zoning ordinance. Article 14 is reviewed separately in this document. The Project proposes 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.</p>	
	<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.</p> <p>The project must comply with this standard.</p>	<p>YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL</p>

10-1-640; DEVELOPMENT STANDARDS MODIFIED AS INCENTIVE OR CONCESSION A-D	If incentives or concessions are requested at time of formal application submission, the standards included in this section will apply.	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
10-1-641: APPLICATION REQUIREMENTS AND REVIEW	The Project must comply with the standards included in this section.	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
10-1-642: DENSITY BONUS HOUSING AGREEMENT	The Project must comply with the standards included in this section.	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
10-1-644: PURPOSE OF INCLUSIONARY ORDINANCE	The Project is subject to the Inclusionary Ordinance (BMC Sections 10-1-644 through 10-1-167).	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
10-1-651: STANDARDS FOR INCLUSIONARY UNITS	<p>The Project it is required to provide at least 15% of the units to low-income households under the City's Inclusionary Housing Ordinance.</p> <p>Future submittals must comply with the standards set forth in this section.</p>	
10-1-801.5: GENERAL PLAN CONSISTENCY	<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.</p> <p>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).</p> <p>In accordance with BMC Section 10-1-203, the lot area is defined as the following:</p> <p>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</p>	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL

	<p>easement or right-of-way, or alley easement or right-of-way.</p> <p>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.</p> <p>Applicant to clarify the correct lot area based on the above definition used for the density bonus calculation.</p>	
10-1-802: USES IN THE M-1 ZONE	<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>	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
10-1-805: LOCATION AND OPERATION OF USES	<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>	N/A
10-1-806: PROPERTY DEVELOPMENT STANDARDS		
10-1-806: PROPERTY DEVELOPMENT STANDARDS: (A) STRUCTURE HEIGHT	<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.</p>	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL

	<p>At 150 – less than 300 feet, the maximum height is 50 feet.</p> <p>The Project includes residential buildings that are located within 150 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>(B) OPEN SPACE</p> <p>(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.</p> <p>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>YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL</p>
<p>10-1-806: PROPERTY DEVELOPMENT STANDARDS:</p> <p>(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.</p> <p>Mariposa Avenue is a 20 foot-wide right-of-way that abuts the R-1-H lot. The Project is also</p>	<p>YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL</p>

	proposing to dedicate a 37 foot wide section adjacent to the existing public right-of-way.	
10-1-806: PROPERTY DEVELOPMENT STANDARDS: (B)(3) Landscaping Requirement	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.	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
10-1-806: PROPERTY DEVELOPMENT STANDARDS: (B) Open Space (B)(4) Parking Allowed in Open Space	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.	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
10-1-806: PROPERTY DEVELOPMENT STANDARDS: (C) Yards (C)(1) Front Yard - Definition	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.	
10-1-806: PROPERTY DEVELOPMENT STANDARDS: (C) Yards (C)(2) Setbacks	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	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL

	<p>structure shall not be included in calculating average setbacks. Portions of buildings over 20 feet in height may extend over required front yard setbacks, except in areas where required trees are planted.</p> <p>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.</p> <p>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.</p> <p>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>	
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<p>10-1-806: PROPERTY DEVELOPMENT STANDARDS:</p> <p>(C) Yards</p> <p>(C)(3) Landscaping</p>	<p>a. A minimum of 50 percent of front and exposed side yards shall be landscaped.</p> <p><i>This standard will need to be met.</i></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.</p> <p><i>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.</i></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</p>	<p>YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL</p>

	<p>40 linear feet of street frontage or fraction thereof. Turf is allowed in up to 50 percent of required landscaped areas. In shrub areas, a minimum of one five (5) gallon shrub is required for every ten (10) square feet of shrub area.</p> <p>f. A minimum of 50 percent of required trees shall be a minimum 36-inch box size, with the remainder a minimum 24-inch box size. The required 36-inch box trees shall be equally distributed in required front or street side yards.</p> <p>g. If trees are planted in planters, the planters must have a minimum length and width of five (5) feet.</p> <p>h. For additional landscaping requirements for above-grade parking structures and surface parking lots, see Article 14, Division 4 of this Chapter.”</p> <p><i>Standards d-h will have to be met.</i></p>	
<p>10-1-806: PROPERTY DEVELOPMENT STANDARDS:</p> <p>(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.</p> <p><i>This standard will need to be met.</i></p>	<p>YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL</p>
<p>10-1-806: PROPERTY DEVELOPMENT STANDARDS:</p> <p>(E) Off-Street Parking</p>	<p>Yards may be used for off-street parking if consistent with this article.</p>	<p>YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL</p>

	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.	
10-1-806: PROPERTY DEVELOPMENT STANDARDS: (F) ADDITIONAL STANDARDS	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> Applicant to comply with applicable standards in Article 11 through 16 of Chapter 1: Zoning in the Burbank Municipal Code - Title 10: Zoning Regulations.	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
ARTICLE 11. GENERAL PROPERTY DEVELOPMENT REGULATIONS 10-1-1101: COMPLIANCE	The requirement is <i>“No lot or structure shall be created, erected, altered, or maintained contrary to the provisions of this chapter.”</i> Applicant shall comply with this requirement.	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
10-1-1102: ERECTION OF MORE THAN ONE STRUCTURE ON A RESIDENTIAL LOT	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.	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
10-1-1103: LOT TO HAVE FRONTAGE	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>	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL

	Project site has a street frontage along South Mariposa Street of approximately 144 feet.	
10-1-1104: FRONTAGE ON ALLEYS	The requirement is “Alleys shall not be considered public streets for street frontage requirements of this chapter.” Not applicable to Project.	N/A
10-1-1105: HAZARDOUS AREAS	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.	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
10-1-1106: USES IN COMPLETELY ENCLOSED BUILDINGS	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</i>	N/A

	<p><i>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>	
10-1-1108: OPEN STORAGE AREAS MUST BE ENCLOSED	<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>	N/A
10-1-1109: JUNK YARDS MUST BE FENCED	<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></p> <p>Not applicable to Project.</p>	N/A
10-1-1110: ACCESSORY BUILDINGS CONVERTED TO LIVING QUARTERS	<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.”</p> <p>Not applicable to Project.</p>	N/A
10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS (A) ROOF DESIGN	<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</i></p>	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL

	<p><i>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 rooves proposed on all structures. Neither a parapet wall or mansard roof are proposed at this stage.</p> <p>No mechanical equipment is proposed on the rooves of the structures.</p>	
<p>10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS</p> <p>(B) WINDOW TREATMENT</p>	<p>The requirement is “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.”</p> <p>Not applicable to the Project.</p>	<p>YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL</p>
<p>10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS</p> <p>(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>”</p> <p>The proposed elevation plans show building facades visible to the street having similar façade design using similar exterior materials (stucco, “s” tiles)</p>	<p>YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL</p>

<p>10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS</p> <p>(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></p> <p>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.</p> <p>The Project shall include visual variation to remain consistent with this objective standard.</p>	<p>YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL</p>
<p>10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS</p> <p>(E) ENTRIES</p>	<p>The requirement is <i>“Pedestrian entrances on exposed elevations shall be recessed and architecturally highlighted.”</i></p> <p>There are pedestrian entrances on the exposed elevations facing the street. The entrances are to be recessed.</p>	<p>YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL</p>
<p>10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS</p> <p>(F) APPENDAGES, AWNINGS AND MARQUEES</p>	<p>The requirement is <i>“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>YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL</p>

	Applicant to show on elevation plans that this requirement will be met.	
10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS (G) EXTERIOR STAIRWAYS	<p>The requirement is “<i>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>	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS (H) LOCATION AND SCREENING OF TRASH BINS	<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>	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS (J) FENCES AND WALLS	<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></p>	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL

<p>(1) HEIGHT</p>	<p><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></p> <p><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></p> <p><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></p> <p><i>Applicant to comply with the fence/wall requirements. Site plan shall call out the proposed wall/fence location, height from natural grade, and materia.</i></p>	
<p>10-1-1113.1: COMMERCIAL AND INDUSTRIAL DESIGN STANDARDS</p> <p>(J) FENCES AND WALLS</p> <p>(2)</p>	<p>The requirement is <i>“All fences and walls must comply with the corner cutoff provisions of Section 10-1-1303.”</i></p> <p><i>Project to comply with corner cut-off regulations.</i></p>	<p>YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL</p>

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
10-1-1114: ART IN PUBLIC PLACES	The Project shall comply with this standard	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
10-1-1115: ARCADE DEVELOPMENT REGULATIONS	Not applicable to Project.	N/A
10-1-1116: ALCOHOLIC BEVERAGES - ON-PREMISES AND OFF-PREMISES; CONDITIONAL USE PERMIT REQUIRED	Not applicable to Project	N/A
10-1-1117: BILLIARD PARLOR DEVELOPMENT STANDARDS	Not applicable to Project.	N/A
10-1-1118: WIRELESS TELECOMMUNICATIONS FACILITIES. REGULATIONS AND DEVELOPMENT STANDARDS	Not applicable to Project.	N/A
10-1-1120: ADULT BUSINESSES: REGULATIONS AND DEVELOPMENT STANDARDS	Not applicable to Project.	N/A
10-1-1121: SHOPPING CART CONTAINMENT	Not applicable to Project.	N/A
10-1-1122: EMERGENCY SHELTER DEVELOPMENT STANDARDS	Not applicable to Project.	N/A
10-1-1123: TEMPORARY AID CENTER DEVELOPMENT STANDARDS	Not applicable to Project.	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

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
10-1-1152: RESIDENTIALLY ADJACENT USES - ADMINISTRATIVE USE PERMIT REQUIRED FOR NEW LATE NIGHT OPERATIONS	Not applicable to Project.	N/A
10-1-1153: RESIDENTIALLY ADJACENT USES - DEVELOPMENT STANDARDS FOR NEW CONSTRUCTION	The Project shall comply with this standard	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
10-1-1154: RESIDENTIALLY ADJACENT USES - OPERATIONAL REQUIREMENTS FOR ALL BUSINESSES	Not applicable to Project.	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.	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
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>	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL

	The project proposes multiple structures on one lot. Project would be required to comply with this requirement.	
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.	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
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.	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
10-1-1211: MISCELLANEOUS ENCROACHMENTS (A) DEFINITION AND APPLICABILITY	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.	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
10-1-1211: MISCELLANEOUS ENCROACHMENTS (B) FIRE ESCAPES	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> ”	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL

	Project elevation plans or site plan do not call out fire escapes. Project would have to comply with the City's Fire Department requirements.	
10-1-1211: MISCELLANEOUS ENCROACHMENTS (C) EAVES, CORNICES, CANOPIES, ETC.	<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></p> <p>The submitted plans must detail eaves, cornices, canopies and any other encroachments into the permitted front yard</p>	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
10-1-1211: MISCELLANEOUS ENCROACHMENTS (D) UNCOVERED PORCHES, PATIOS AND PLATFORMS	<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</p>	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL

	elements projecting into the front yard by more than four feet.	
10-1-1211: MISCELLANEOUS ENCROACHMENTS (E) STAIRWAYS, HANDICAP RAMPS AND BALCONIES	<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>	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
10-1-1211: MISCELLANEOUS ENCROACHMENTS (F) PORTE-COCHERE	<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>	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
10-1-1211: MISCELLANEOUS ENCROACHMENTS (G) UTILITY POLES	<p>The requirement is <i>“Utility poles servicing the property may extend into the side yard two (2) feet from the lot line.”</i></p> <p>Utility poles are not proposed for the Project, any required under ground utilities would be subject to the review and approval of the City’s Burbank Water and Power department.</p>	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
10-1-1211: MISCELLANEOUS ENCROACHMENTS (H) GARAGE DOORS	<p>The requirement is <i>“Garage doors shall not, when open or being opened, project beyond any lot line”</i></p> <p>According to the Project plans, the garage doors do not project beyond any lot line.</p>	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL

<p>10-1-1211: MISCELLANEOUS ENCROACHMENTS</p> <p>(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.”</p> <p>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>YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL</p>
<p>10-1-1211: MISCELLANEOUS ENCROACHMENTS</p> <p>(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>”</p> <p>According to the Project plans, there are no proposed chimneys.</p>	<p>YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL</p>
<p>ARTICLE 13. GENERAL HEIGHT STANDARDS</p> <p>DIVISION 1. HEIGHTS FOR BUILDINGS, WALLS AND FENCES</p> <p>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</i></p>	<p>YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL</p>

	<p><i>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></p> <p>Refer to the Project’s building height analysis in accordance with the M-1 Zone.</p>	
10-1-1303: CORNER CUTOFF	<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>A. <i>STREETS.</i></p>	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL

	<p><i>At intersecting streets, ten (10) feet from the intersection at the corner of a front or side property line.</i></p> <p>B. ALLEYS.</p> <p><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>C. DRIVEWAYS.</p> <p><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>DIVISION 2. HEIGHTS SURROUNDING BOB HOPE AIRPORT</p> <p>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>YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL</p>
<p>ARTICLE 14. GENERAL OFF-STREET PARKING STANDARDS</p> <p>DIVISION 1. GENERAL PROVISIONS</p> <p>10-1-1401: PARKING SPACE DIMENSIONS</p>	<p><i>Residential Use: 8’-6” minimum width Retail and Services Commercial: 9’-0” minimum width</i></p> <p><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></p>	<p>YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL</p>

	<p><i>PARKING BAY WIDTHS FOR TWO-WAY TRAFFIC AND DOUBLE LOADED AISLES</i></p> <p><i>Minimum Stall Length = 18'-0"</i></p> <p><i>8'-6" width (90 degree angled parking): 63' - 4"</i></p> <p><i>9'-0" width (90-degree angled parking): 61' - 4"</i></p> <p>Project plans should show the dimensions of the garage and open parking spaces.</p>	
10-1-1403: INGRESS AND EGRESS; BACKING INTO HIGHWAY	Proposed Project would not require vehicles to back out into major or secondary highways.	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
10-1-1404: TANDEM PARKING	The Project does not propose tandem parking	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
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.	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL

10-1-1406: SITE PLAN	<p>The requirement is <i>“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.”</i></p> <p>The project shall comply with this standard.</p>	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
10-1-1407: USE OF VACANT LOTS IN RESIDENTIAL AND COMMERCIAL ZONES FOR PARKING VEHICLES	Not applicable to the Project.	N/A
10-1-1407.01: USE OF PARKING AREAS FOR STORAGE	<p>The requirement is <i>“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.”</i></p> <p>Not applicable to the Project.</p>	N/A
10-1-1407.1: CENTRAL BUSINESS DISTRICT DOWNTOWN PARKING AREA	Not applicable to the Project.	N/A
DIVISION 2. PARKING REQUIREMENTS 10-1-1408: SPACES REQUIRED	<p>The requirement is <i>“Residential Uses: As provided for each residential zone in Article 6 of this chapter.”</i></p>	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
10-1-1409: WAIVER WITHIN A PARKING DISTRICT	Not applicable to Project.	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.	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
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.	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
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.	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
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.	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
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.	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL

10-1-1417.1: SETBACKS AND WALLS	Project does not propose subterranean-level parking spaces.	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
10-1-1417.2: PARKING LOTS ABUTTING AND ADJACENT TO RESIDENTIAL ZONES	Not applicable	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
10-1-1418: LANDSCAPING	Not applicable	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
10-1-1419: PARKING STRUCTURES	Not applicable	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
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"> 1. <i>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> 2. <i>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>	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
10-1-1421: MAINTENANCE	Applicant to make sure the parking area is in good condition for the life of the development.	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
10-1-1422: PREREQUISITES TO IMPROVEMENT AND USE	Applicant to make sure applicable city permits are obtained for parking area improvements.	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
ARTICLE 15. GENERAL OFF-STREET LOADING STANDARDS 10-1-1501: LOADING SPACES REQUIRED 10-1-1502: LOADING SPACE DIMENSIONS	Not applicable to the Project.	N/A

10-1-1503: LOCATION OF AND ACCESS TO LOADING SPACES		
ARTICLE 16. GENERAL VEHICULAR ACCESS STANDARDS 10-1-1601: ACCESS TO STREET	<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>	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
10-1-1602: CURB CUTS	<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</p>	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL

	City emergency and public utility vehicles as necessary.	
10-1-1603: DRIVEWAY WIDTH	The requirement is “Every driveway shall be at least 10 feet wide, and a maximum as approved by the Director.” Proposed Project meets this requirement.	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
10-1-1604: DRIVEWAY SLOPES	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> ” Provide the driveway slope for any areas providing access to a garage.	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
10-1-1605: PROTECTIVE BARRIER IN NONRESIDENTIAL ZONES	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> ” Project must comply with this requirement.	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
10-1-1606: TURN AROUND AREAS	The requirement is “ <i>A 24 foot turning radius shall be provided for access to driveways and right-angle parking stalls.</i> ”	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL

	The project plans must show a 24-foot turning radius for garage access areas and open parking spaces.	
10-1-1607: APPROVAL BY PUBLIC WORKS DIRECTOR	The requirement is <i>“All vehicular accessways to the street must be approved by the Public Works Director.”</i> The Project would have to comply with this requirement.	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
10-1-1608: DRIVE-THROUGH RESTAURANTS 10-1-1609: RESIDENTIALLY ADJACENT DRIVE-THROUGH ESTABLISHMENTS	Not applicable to Project.	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
Article 17. PROTECTION AGAINST NUISANCES 10-1-1701-1707	Project shall comply with the standards of this article.	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
DIVISION 8. TRANSPORTATION DEMAND MANAGEMENT	Not applicable to the project	N/A
Article 24. RANCHO MASTER PLAN ZONES		
Division 2 – 7 (NB – RBP Zones)	Not applicable to the project	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
TITLE 11 SUBDIVISION		NO
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.	NO

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.	NO
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.	NO
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.	NO
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.	NO
ARTICLE 15 IMPROVEMENTS	The Project is proposing for-sale units. A tentative tract map is required to be submitted. This standard is not met.	NO
BURBANK2035 GENERAL PLAN		
Policy 1.8	<p>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.</p> <p>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</p>	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
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	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL

	Provide adequate open space and amenities in residential projects that encourage residents to gather and that supplement public open spaces.	
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.	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
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.	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
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.	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL
BURBANK GREENHOUSE GAS REDUCTION PLAN (GGRP) UPDATE (ADOPTED BY CITY COUNCIL ON MAY 3, 2022)	Project shall comply with the City’s updated GGRP.	YES, SUBJECT TO CONDITIONS OF PROJECT APPROVAL