

LAND DESIGN CONSULTANTS, INC.

Land Planning, Civil Engineering, Surveying & Environmental Services

February 15, 2022

(Via Email: gmirzaavakyan@burbankca.gov)

Mr. Greg Mirza-Avakyan, Associate Planner
City of Burbank
Community Development Department
150 North Third Street
Burbank, CA 91510

Re: **3000 W. Empire Ave., SB 35 NOI- Project No. 21-0007030**
LDC Project No. 05015-835

Dear Greg,

In response to your application review comment letter on 12/28/2021, please see below our responses to each incomplete items Project SB 35 Eligibility Criteria and Consistency Analysis, including copy of revised exhibits, plans, and letters per your request:

- Item 5:** Please see attached Revised Architectural Plan. **ABS: To follow shortly**
- Item 7a:** Please see Exhibit L- California Farmland Map.
- Item 7d:** Please see revised Exhibit G- Hazardous Waste Map from the California Department of Toxic Substances Control.
- Item 7e:** Please see revised Exhibit H- Fault Activity Map.
- Item 7f:** Please see attached FEMA Letter of Map Revision Case No. 11-09-3187P.
- Item 7g:** The applicant intends is to provide a vertical wall extension built on top of the existing protection wall on the rear of the property. This condition is/will be part of the condition for project entitlement approval.
- Item 7h:** Please see Exhibit M- California Natural Community Conservation Plan.
- Item 7j:** Please see Exhibit N- National Conservation Easement .
- Item 9:** Please see the Original notarized, signed Certification Letter in compliance with the Prevailing Wage requirement.
- Item 10:** Please see the Original notarized, signed Certification Letter to pledge to

Mr. Greg Mirza-Avakyan
City of Burbank Community Development Dept.

February 15, 2022
Page 2 of 2

**hire skilled and trained workforce as defined in Government Code
Section 65913.4(8)(B)(ii).**

We hope that you will find the additional information and exhibits acceptable in completing your review and analysis of the proposed project SB 35 application request.

Please let us know if you have any other additional questions.

Sincerely,

LAND DESIGN CONSULTANTS, INC



Victor Salazar, P.E.
Director of Urban Services.

Cc: **Samir Srivastava**, Owner/Applicant.



CA Farmland Conservancy

Conservation Districts

Farmland Mapping

Williamson Act

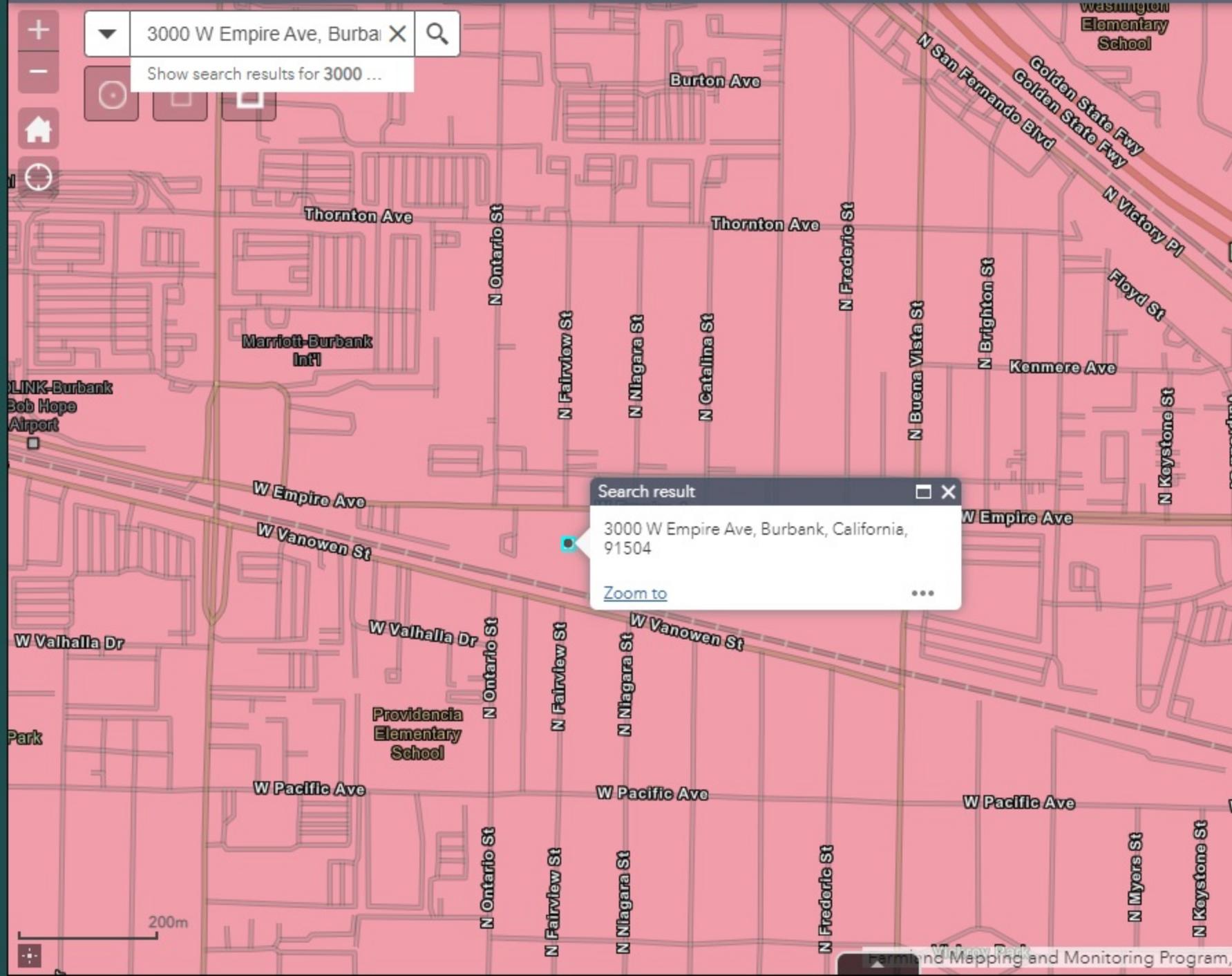
California Important Farmland Finder

Ca. Dept of Conservation



3000 W Empire Ave, Burbank

Show search results for 3000 ...



Legend

California Important Farmland: Most Recent

Most Recent

- Prime Farmland
- Farmland of Statewide Importance
- Unique Farmland
- Grazing Land
- Farmland of Local Importance
- Farmland of Local Potential
- Other Land
- Confined Animal Agriculture
- Nonagricultural or Natural Vegetation
- Vacant or Disturbed Land
- Rural Residential Land
- Semi-agricultural and Rural Commercial Land
- Urban and Built-Up Land
- Water Area
- Irrigated Farmland
- Nonirrigated Farmland

Search result

3000 W Empire Ave, Burbank, California, 91504

[Zoom to](#)

200m

Sites and Facilities

Cleanup Sites

- Federal Superfund
- State Response
- Voluntary Cleanup
- School Cleanup
- Evaluation
- School Investigation
- Military Evaluation
- Tiered Permit
- Corrective Action
- Field Points

STATUS

All Statuses

Permitted Sites

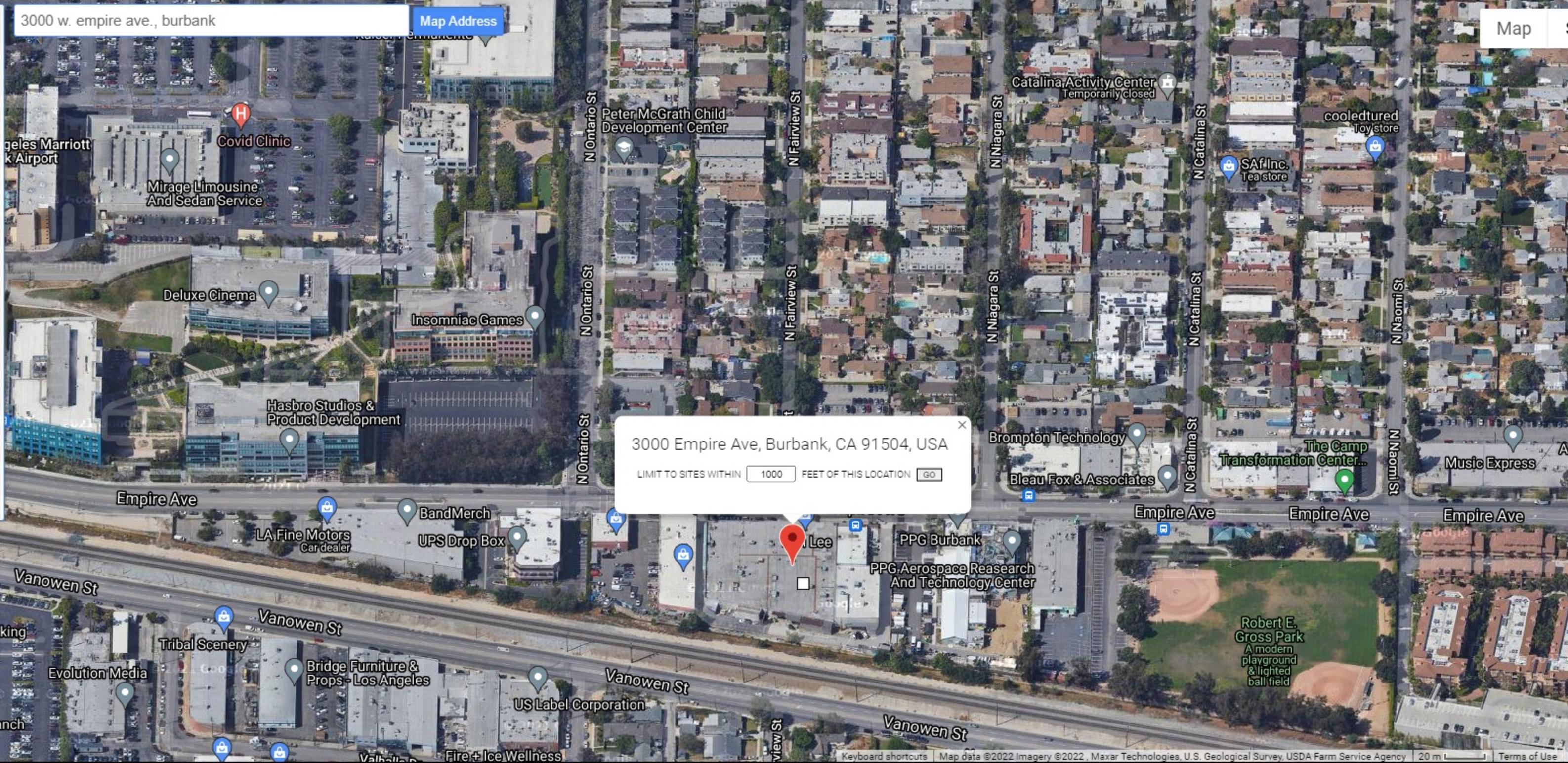
- Operating
- Post-Closure
- Non-Operating

Other Sites

GIS Layers

Tools

[TAKE A TOUR](#) [SHARE THIS MAP](#)



3000 Empire Ave, Burbank, CA 91504, USA

LIMIT TO SITES WITHIN FEET OF THIS LOCATION

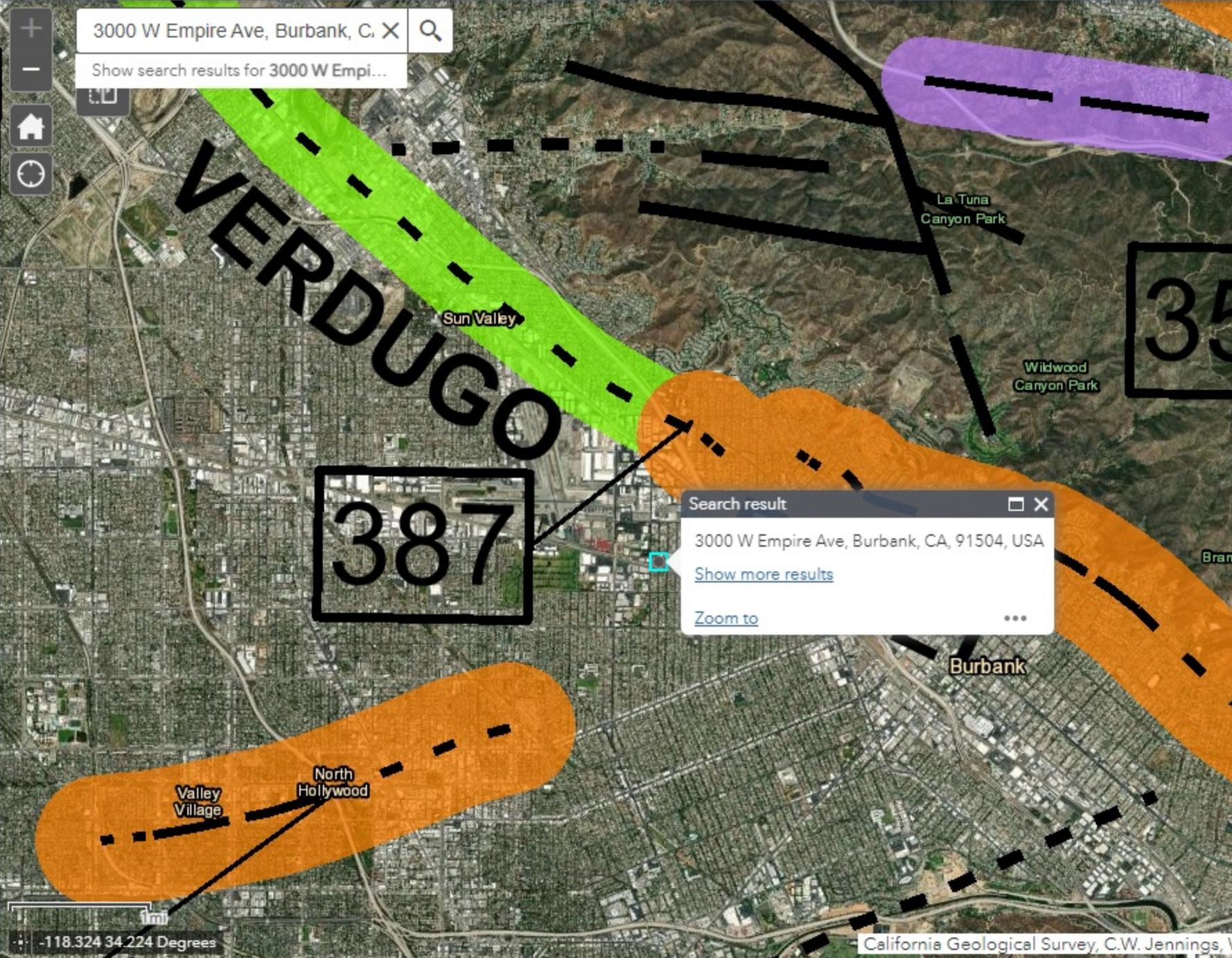
SITES CURRENTLY VISIBLE ON MAP				
PROJECT NAME	STATUS	PROJECT TYPE	ADDRESS	CITY
<input type="checkbox"/> LOCKHEED CORP/ENV SYSTEMS & TECH	REFER: OTHER AGENCY	TIERED PERMIT	2550 N. HOLLYWOOD WAY #305	BURBANK
<input type="checkbox"/> MEL BERNIE & CO., INC.	REFER: OTHER AGENCY	TIERED PERMIT	3000 EMPIRE AVENUE	BURBANK

2 SITES LISTED

[EXPORT THIS](#)

Fault Activity Map of California

California Geological Survey



Explanation

- Date bracketed by triangles indicates local fault break.
- No triangle by date indicates an intermediate point along faultbreak.
- Fault that exhibits fault creep slippage. Hachures indicate linear extent of fault creep. Annotation (creep with leader) indicates representative locations where fault creep has been observed and recorded.
- Square on fault indicates where fault creep slippage has occurred that has been triggered by an earthquake on some other fault. Date of causative earthquake indicated. Squares to right and left of date indicate terminal points between which triggered creep slippage has occurred (creep either continuous or intermittent between these end points).
- Holocene fault displacement (during past 11,700 years) without historic record.
- Late Quaternary fault displacement (during past 700,000 years).
- Quaternary fault (age undifferentiated).
- Pre-Quaternary fault (older than 1.6 million years) or fault without recognized Quaternary displacement.

ADDITIONAL FAULT SYMBOLS

- Bar and ball on downthrown side (relative or apparent).
- Arrows along fault indicate relative or apparent direction of lateral movement.

Follows Conditional Case No.: 07-09-1508R



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	City of Burbank Los Angeles County California	CHANNELIZATION	HYDRAULIC ANALYSIS NEW TOPOGRAPHIC DATA
	COMMUNITY NO.: 065018		
IDENTIFIER	Villas on Buena Vista	APPROXIMATE LATITUDE & LONGITUDE: 34.190, -118.338 SOURCE: USGS QUADRANGLE DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM* NO.: 06037C1329F DATE: September 26, 2008 TYPE: FIRM* NO.: 06037C1328F DATE: September 26, 2008		DATE OF EFFECTIVE FLOOD INSURANCE STUDY REPORT: September 26, 2008 PROFILE(S): 100P, 101P AND 136P	

Enclosures reflect changes to flooding sources affected by this revision.

* FIRM - Flood Insurance Rate Map; ** FBFM - Flood Boundary and Floodway Map; *** FHBM - Flood Hazard Boundary Map

FLOODING SOURCE(S) & REVISED REACH(ES)

Lockheed Drain Channel - from the divergence of North Overflow (B) to the convergence of Flow Along Empire Avenue
North Overflow (B) - from approximately 470 feet downstream to the divergence from Lockheed Drain Channel

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Lockheed Drain Channel	Zone AE	Zone AE	YES	YES
	BFES*	BFES	YES	YES
North Overflow (B)	Zone AE	Zone AE	YES	YES
	BFES	BFES	YES	YES

* BFES - Base Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX), toll free, at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 7390 Coca Cola Drive, Suite 204, Hanover, MD 21076. Additional Information about the NFIP is available on our website at <http://www.fema.gov/business/nfip>.


Siamak Esfandiary, Ph.D., P.E., Program Specialist
Engineering Management Branch
Federal Insurance and Mitigation Administration

125360 PT202.BKR.11093187P.H17

102-I-A-C



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

NFIP regulations Subparagraph 60.3(b)(7) requires communities to ensure that the flood-carrying capacity within the altered or relocated portion of any watercourse is maintained. This provision is incorporated into your community's existing floodplain management ordinances; therefore, responsibility for maintenance of the altered or relocated watercourse, including any related appurtenances such as bridges, culverts, and other drainage structures, rests with your community. We may request that your community submit a description and schedule of maintenance activities necessary to ensure this requirement.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance flood discharges computed in the FIS for your community without considering subsequent changes in watershed characteristics that could increase flood discharges. Future development of projects upstream could cause increased flood discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on flood discharges subsequent to the publication of the FIS report for your community and could, therefore, establish greater flood hazards in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX), toll free, at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 7390 Coca Cola Drive, Suite 204, Hanover, MD 21076. Additional Information about the NFIP is available on our website at <http://www.fema.gov/business/nfip>.

A handwritten signature in black ink, appearing to read "Siamak Esfandiary".

Siamak Esfandiary, Ph.D., P.E., Program Specialist
Engineering Management Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Ms. Sally M. Ziolkowski
Director, Mitigation Division
Federal Emergency Management Agency, Region IX
1111 Broadway Street, Suite 1200
Oakland, CA 94607-4052
(510) 627-7175

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel(s) and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX), toll free, at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 7390 Coca Cola Drive, Suite 204, Hanover, MD 21076. Additional Information about the NFIP is available on our website at <http://www.fema.gov/business/nfip>.

A handwritten signature in black ink, appearing to read "Siamak Esfandiary".

Siamak Esfandiary, Ph.D., P.E., Program Specialist
Engineering Management Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

PUBLIC NOTIFICATION OF REVISION

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below and through FEMA's Flood Hazard Mapping website at https://www.floodmaps.fema.gov/fhm/Scripts/bfe_main.asp.

LOCAL NEWSPAPER

Name: *The Burbank Leader*

Dates: February 22, 2012 and February 29, 2012

Within 90 days of the second publication in the local newspaper, a citizen may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised flood hazard determination information presented in this LOMR may be changed.

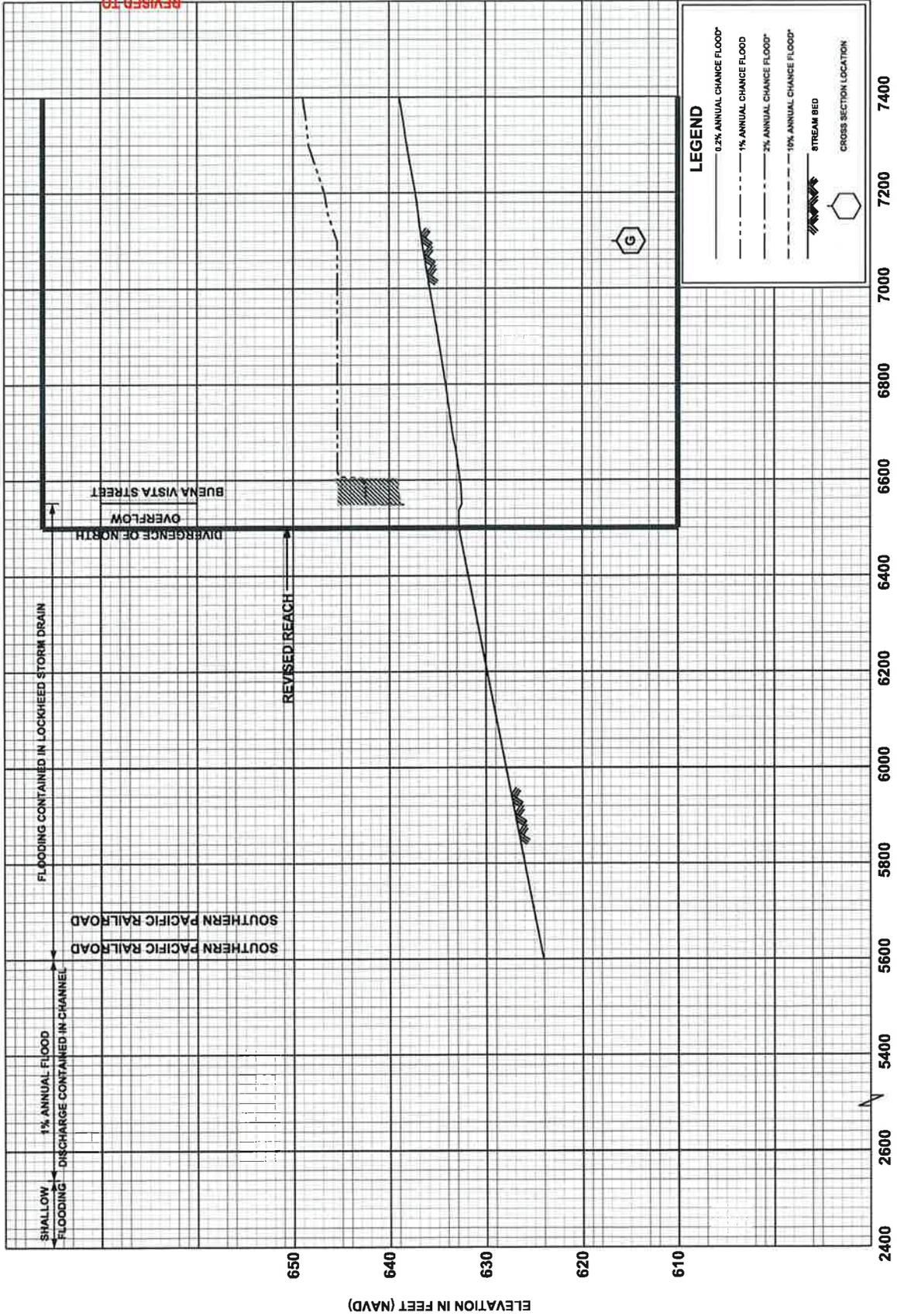
This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX), toll free, at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 7390 Coca Cola Drive, Suite 204, Hanover, MD 21076. Additional information about the NFIP is available on our website at <http://www.fema.gov/business/nfip>.

A handwritten signature in black ink, appearing to read "S. Esfandiary".

Siamak Esfandiary, Ph.D., P.E., Program Specialist
Engineering Management Branch
Federal Insurance and Mitigation Administration

FLOOD PROFILES

REVISED TO
REFLECT LOMR
EFFECTIVE: June 28, 2012



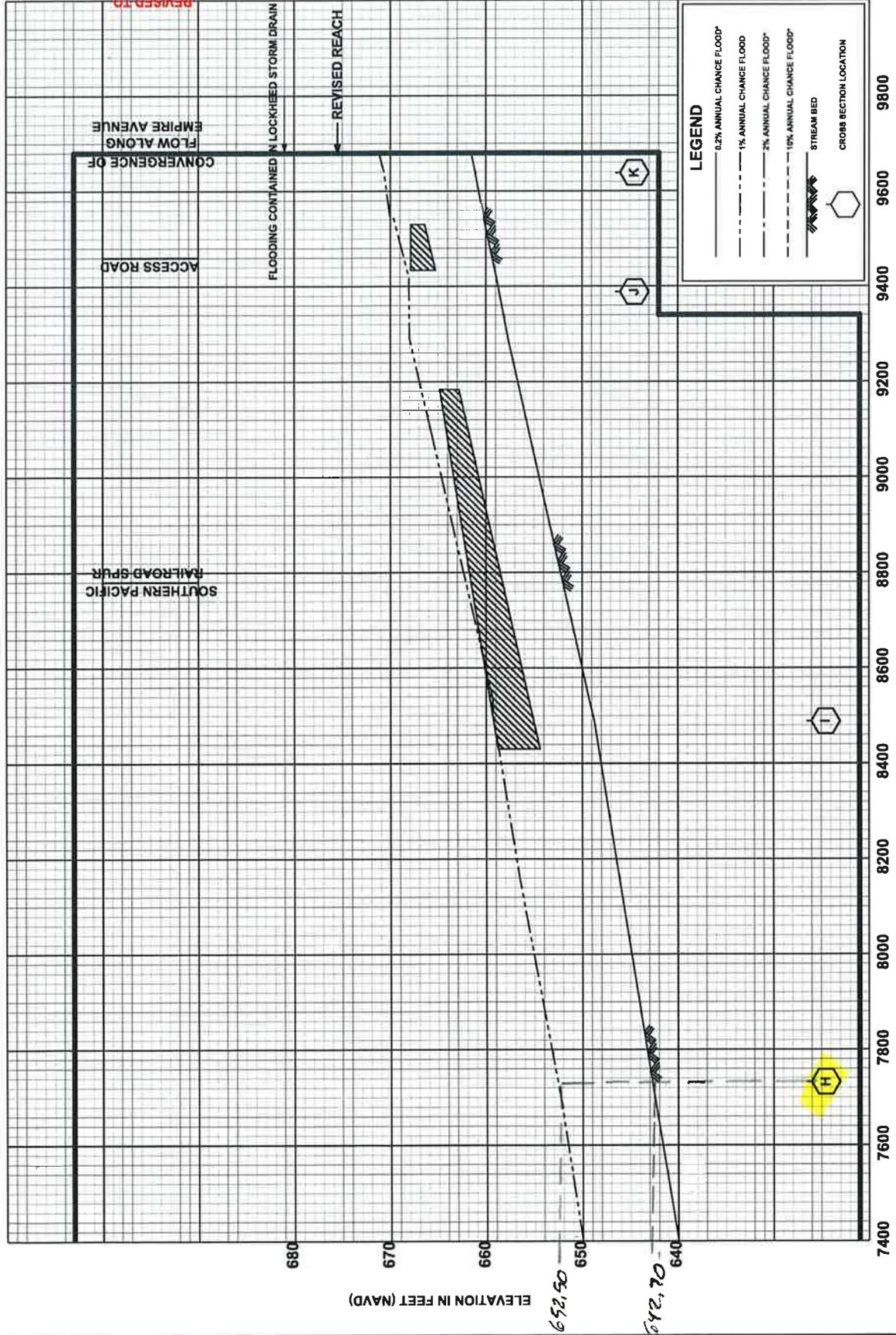
* DATA NOT AVAILABLE

STREAM DISTANCE IN FEET ABOVE BURBANK WESTERN FLOOD CONTROL CHANNEL

ELEVATION IN FEET (NAVD)

FLOOD PROFILES

REMOVED TO
REFLECT LOMR
EFFECTIVE: June 28, 2012

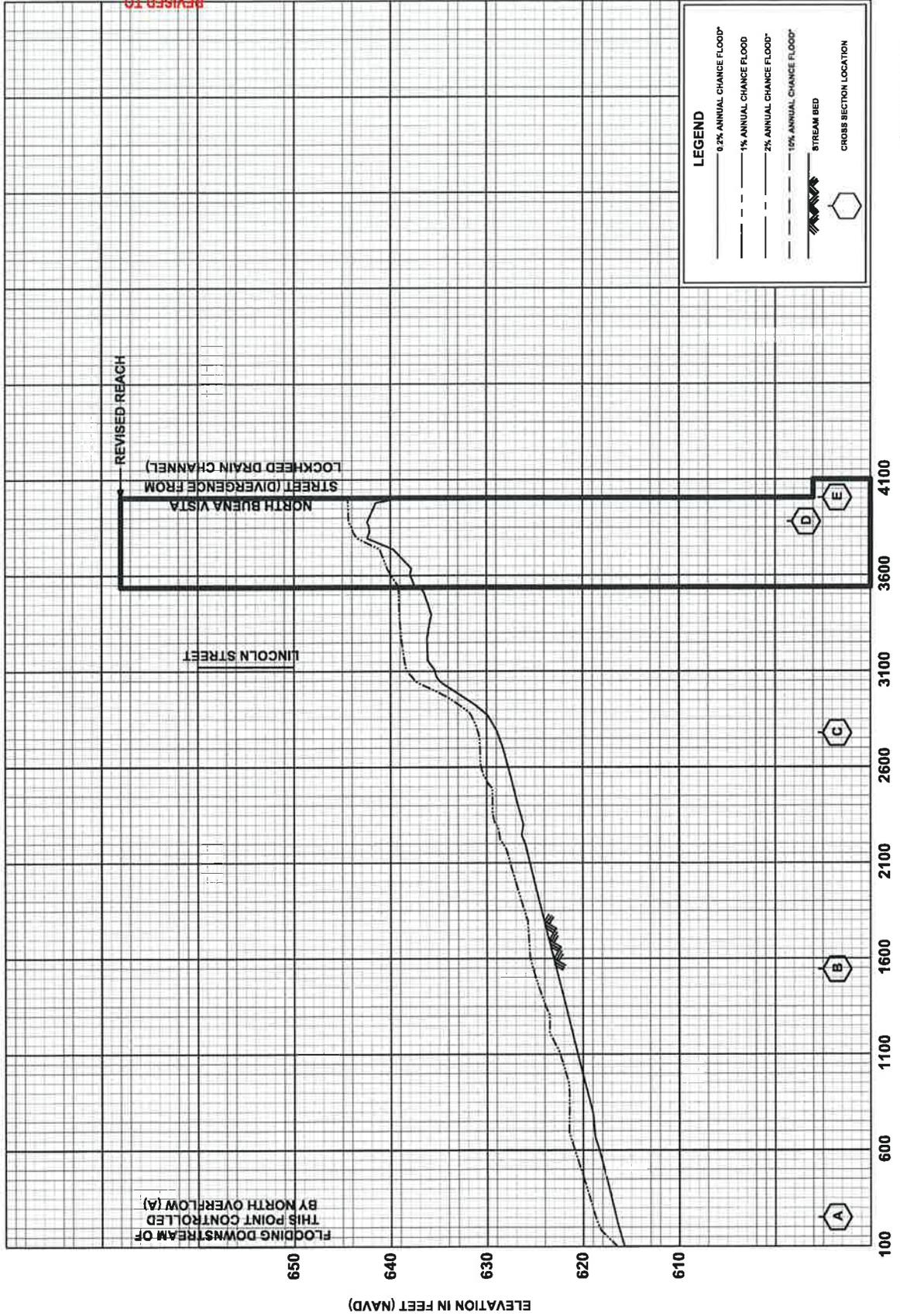


STREAM DISTANCE IN FEET ABOVE BURBANK WESTERN FLOOD CONTROL CHANNEL

ELEVATION IN FEET (NAVD)

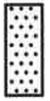
642.70
652.50

REVISED TO
REFLECT LOMR
EFFECTIVE: June 28, 2012



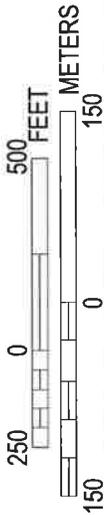
* DATA NOT AVAILABLE

Legend

-  1% annual chance (100-Year) Floodplain
-  1% annual chance (100-Year) Floodway
-  0.2% annual chance (500-Year) Floodplain



MAP SCALE 1" = 500'



NFIP

PANEL 1328F

FIRM
 FLOOD INSURANCE RATE MAP
 LOS ANGELES COUNTY,
 CALIFORNIA
 AND INCORPORATED AREAS

PANEL 1328 OF 2350
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:
 COMMUNITY NUMBER PANEL SUFFIX
 BURBANK CITY OF 065016 1328 F
 LOS ANGELES CITY OF 060137 1326 F

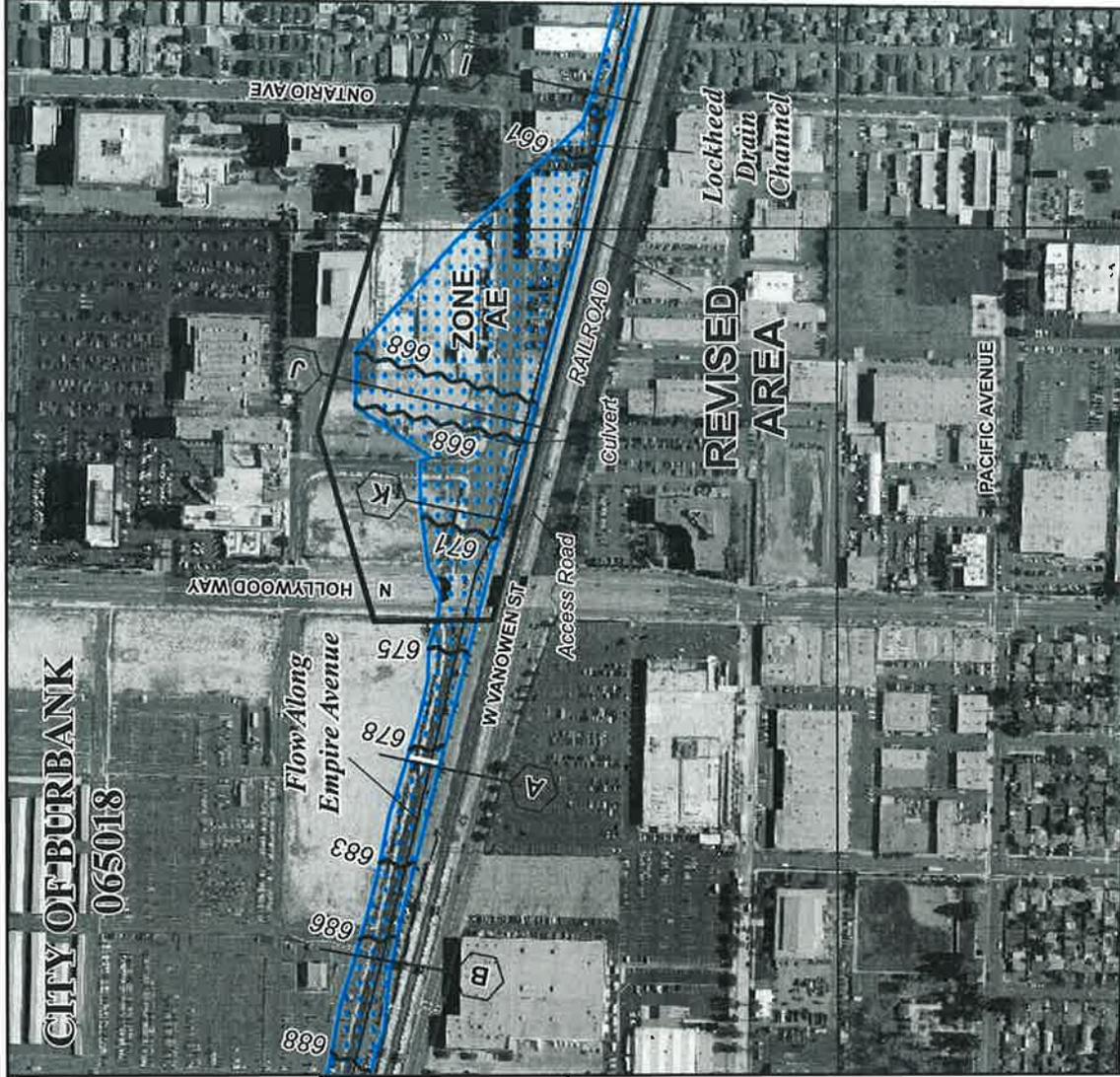
REVISED TO REFLECT LOMR
EFFECTIVE: June 28, 2012

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.



MAP NUMBER
 06037C1328F
 EFFECTIVE DATE
 SEPTEMBER 26, 2008

Federal Emergency Management Agency



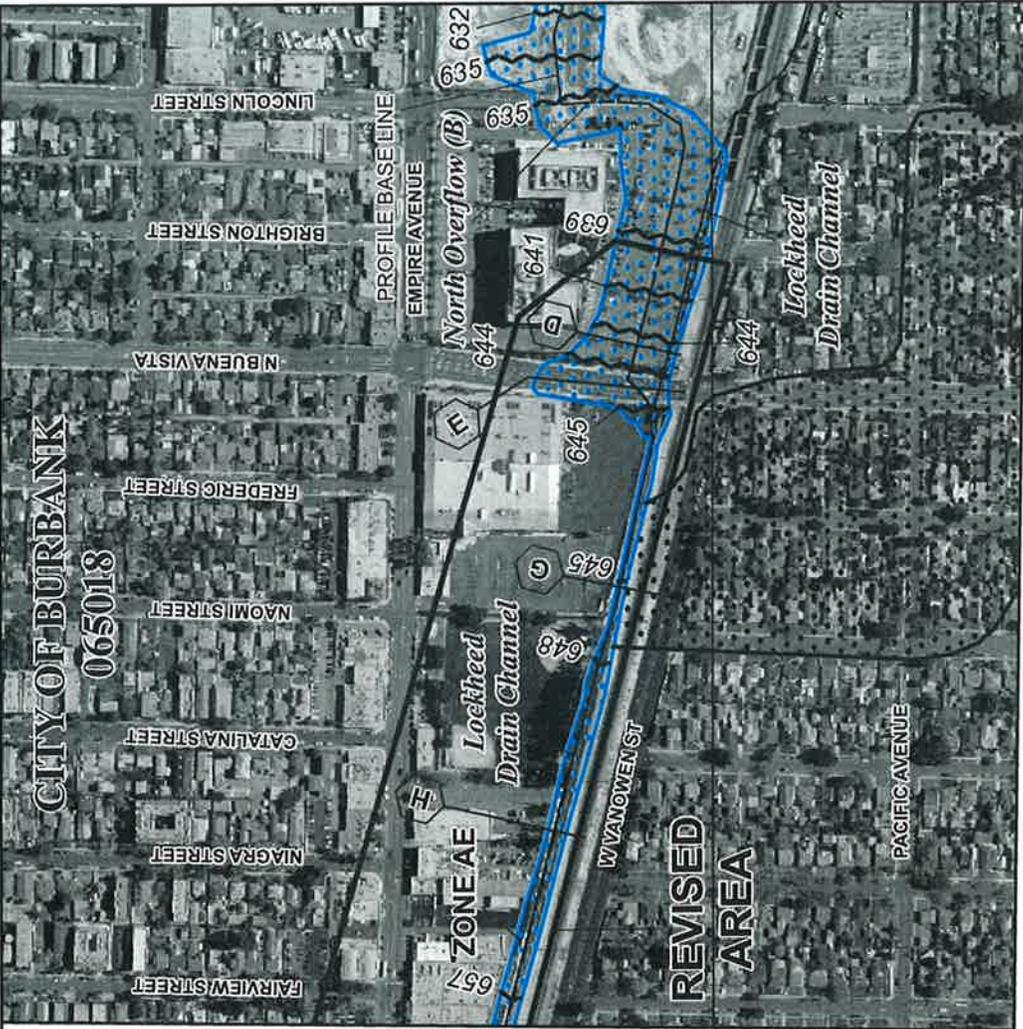
JOINS PANEL 1340

376⁰⁰⁰⁰mE

118°20'37.5"

34°11'15.0"

JOINS PANEL 1329



JOINS PANEL 1328

34°11'15.0"

118°20'37.5"

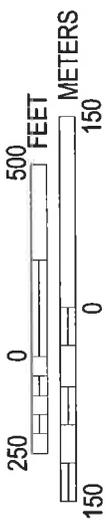
JOINS PANEL 1337

3°77'000mE

- Legend**
- 1% annual chance (100-Year) Floodplain
 - 1% annual chance (100-Year) Floodway
 - 0.2% annual chance (500-Year) Floodplain



MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

NFIP PANEL 1329F

FIRM
FLOOD INSURANCE RATE MAP

LOS ANGELES COUNTY,
CALIFORNIA
AND INCORPORATED AREAS

PANEL 1329 OF 2350
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BURBANK, CITY OF	065018	1329	F
LOS ANGELES, CITY OF	060137	1329	F

REVISED TO REFLECT LOMR
EFFECTIVE: June 28, 2012

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

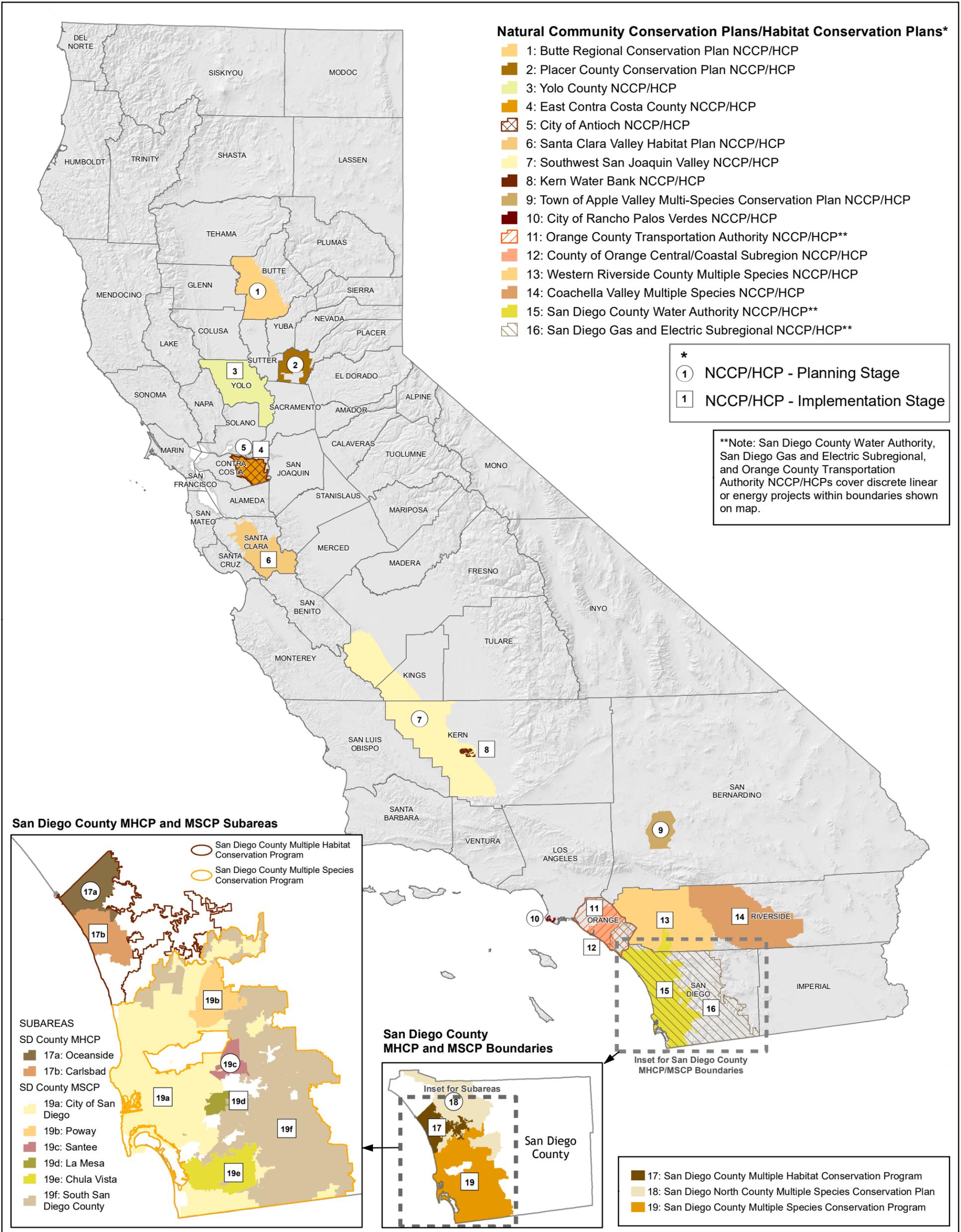
MAP NUMBER
06037C1329F

EFFECTIVE DATE
SEPTEMBER 26, 2008

Federal Emergency Management Agency

CALIFORNIA NATURAL COMMUNITY CONSERVATION PLANS

April 2019



NCCP: Natural Community Conservation Plan (California Fish and Game Code §2800) (<https://www.wildlife.ca.gov/Conservation/Planning/NCCP>)
 HCP: Habitat Conservation Plan (Federal Endangered Species Act Section 10) (<http://www.fws.gov/endangered/what-we-do/hcp-overview.html>)



Conservation plans may be in various stages of review, and subject to change. In some cases, boundaries have not been submitted by participants, and are **estimated locations**.

Data Sources: California Department of Fish and Wildlife, Kern Water Bank, Orange County, Dudek, Orange County Transportation Authority, Contra Costa County, San Diego Association of Governments, Santa Clara Valley Habitat Agency, Placer County, Kern County, San Diego County Water Authority, Coachella Valley Association of Governments.

Projection: Teale Albers, units in meters, NAD83. D.Mastalir 20190402

Show search results for 3000 W ...

Legend

Conservation Easements

Legend panel containing a blue square icon representing Conservation Easements.

Search result popup: 3000 W Empire Ave, Burbank, California, 91504. Includes a 'Zoom to' link and a close button.

-118.353 34.196 Degrees

300ft

Map navigation controls including icons for layers, home, print, pan, zoom, and info.



February 3, 2022

City of Burbank
Community Development Department
150 N. Third Street
Burbank, CA 91502

**RE : Residency at the Empire I
3000 Empire Ave Burbank, CA 91504
Prevailing Wage Certification**

To whom this may concern:

As the developer of the affordable housing project called Residency at the Empire I (the "Project"), located at 3000 Empire Ave Burbank, CA 91504 : I certify that the Project will comply with requirement pursuant to CA Government Code Section 65913.4 for Prevailing Wages.

Sincerely,

A handwritten signature in blue ink, appearing to read 'SS', is written over a horizontal line.

Samir Srivastava
President of ABS Properties, Inc.

See Attached CA Compliant
Acknowledgment or Jurat
CA Civil Code Secs 1185 & 1185

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Los Angeles }

On 2/4/2022 before me, Luis A. White, Notary Public,
(Here insert name and title of the officer)

personally appeared SAMIR SRIVASTAVA,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

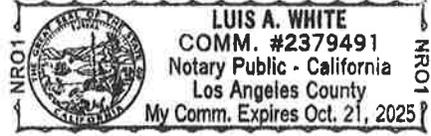
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Handwritten Signature]

Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
LETTER 3000
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

Individual (s)
 Corporate Officer

(Title)

Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~ is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.



February 25, 2022

City of Burbank
Community Development Department
150 N. Third Street
Burbank, CA 91502

**RE : Residency at the Empire I
3000 Empire Ave Burbank, CA 91504
Prevailing Wage Certification**

To whom this may concern:

As the developer of the affordable housing project called Residency at the Empire I (the "Project"), located at 3000 Empire Ave Burbank, CA 91504 : I certify that the Project will use a skilled and trained workforce as defined in Government Code Section 65913.4(8)(B)(ii).

Sincerely,

A handwritten signature in blue ink, appearing to read 'S. Srivastava', with a horizontal line above it.

Samir Srivastava
President of ABS Properties, Inc.

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Los Angeles }

On 2/25/2022 before me, Luis A. White, Notary Public
(Here insert name and title of the officer)

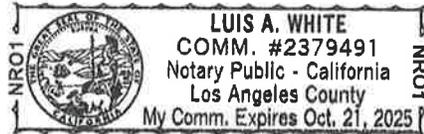
personally appeared SAMIIC SRIVASTAVA,
 who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
 Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Letter
 (Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date 2/25/2022

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer

 (Title)

- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.



March 1, 2022

City of Burbank – Planning
150 N 3rd St # 2,
Burbank, CA 91502

To whom it may concern,

This letter is being written to clarify the set back requirements for the affordable housing project called Residency at Empire III located at 3000 Empire Ave. Los Angeles, CA 91504.

Pursuant to CA Government Section 65915(d)(2)(D), the Project requests a development incentive to permit a 0 (zero) foot front setback requirement in lieu of the 15 foot, 6 inch front yard setback otherwise required in Burbank Municipal Code Section 10-1-812(C).

No rear or side yards are required for projects in the M2 zone. With the requested development incentive, the project would require no setbacks and thus the M2 zone standard for 50% landscaping in the required front and exposed side yards is not applicable.

If you have any questions, please contact me at samir@absllc.org or 213-268-2723.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Samir Srivastava', is written over a faint, light blue circular stamp or watermark.

Samir Srivastava
ABS Properties, Inc.
Developer