

	<p>City of Burbank Planning and Transportation Division GENERAL COMMERCIAL AND INDUSTRIAL DEVELOPMENT PERMIT Application</p>	<p>150 North Third Street Burbank, California 91502 www.burbankusa.com T: 818-238-5250 F: 818-238-5150</p>
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A General Commercial and Industrial development permit application form, along with all applicable specific application forms and other required materials must be completed and submitted to the Planning and Transportation Division for all projects that are subject to review and/or approval by the City of Burbank. Please complete each section. If certain items do not apply to this project, please indicate with a "N/A." Incomplete application forms may result in processing delays.

NOTE: Unless exempt, all project applications are subject to the requirements and guidelines of the California Environmental Quality Act (CEQA). Should you have any questions please call the Planning Division at 818-238-5250.

Application Types		
<input type="checkbox"/> Administrative Use Permit	<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Sign Variance
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Variance
<input type="checkbox"/> Covenant Agreement	<input checked="" type="checkbox"/> Map (Tentative Tract Map, Parcel Map)	<input type="checkbox"/> Zone Map Amendment
<input type="checkbox"/> Development Agreement	<input type="checkbox"/> Planned Development	<input type="checkbox"/> Zone Text Amendment
<input type="checkbox"/> Development Review	<input type="checkbox"/> Parking Agreement	<input type="checkbox"/> Other _____

Project Information	
Project Address: 910 S. Mariposa St Burbank 91506	Zoning: M-1
Current use of site: Vacant Lot	Existing Covenants: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. If yes, attach copies
Lot Area: 43,689 sq ft	Year(s) structure(s) built: 1970
APN: 2443-004-017	Legal Description: See Land Survey
Number of existing on-site parking spaces: 0	Existing square footage: 240 sq ft

Current Site Description: Describe the project site as it currently exists, including information about topography, soil stability, plants (including mature trees) and animals, and any cultural historical or scenic attributes. Describe any existing structure(s) on the site and the use of the structure(s). Attach photographs of the site. (Prepare/attach separate exhibit(s) as necessary)

The project site is a flat lot within an urban infill area. The lot is currently a vacant lot. The only structure on the site is a 240 sq ft one-story building at the front of the property that contains a restroom/storage room.

There are no cultural, historical, or scenic attributes pertaining to the site. Refer to the Tree Inventory Report for a list and description of current trees and landscaping on site. Refer to the Land Survey for topography details.

Project Description/Applicant Request: (You may need to prepare and attach separate exhibits)

1. If the project involves demolition and new construction, describe total project. e.g. demolition, age of building to be demolished, grading, excavation, construction, etc.
2. If commercial, indicate the type, whether neighborhood, city, or regionally oriented, square footage of sales area, square footage of office area, loading facilities, and number of employees.
3. If industrial, indicate type, estimated employment per shift, number of shifts and loading facilities.
4. If institutional, indicate the major function, estimated employment per shift, number of shifts, estimated occupancy, loading facilities, and community benefits to be derived from the project.
5. Will project be owner-occupied or will it be leased to tenants not currently identified? If tenants are known, please list them.

The project will entail the demolition of the 240 sq ft structure and the new construction of 30 condominium units in a single five-story building. The condo units range in size from 1,176 - 2,487 sq ft in size. The building will include a semi-subterranean garage level with a total of 43 total parking spaces. The condos will have private open space in the form of patios and/or balconies. Common open space is also provided throughout the building and the site for passive outdoor spaces.

Project No. _____ Address: _____ Date: _____

Applicant	
Name/Firm:	BUTTERFLY GARDENS LLC
Address:	1812 W. BURBANK BLVD. SUITE 7350, BURBANK CA 91506
Primary phone number	818-416-8064
Alternate phone number	
E-mail address:	INFO@BUTTERFLYGARDENSBURBANK.COM
Primary contact for this application:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Property Owner of Record	
Name/Firm:	BUTTERFLY GARDENS LLC
Address:	625 S HILL ST SUITE 249, LOS ANGELES CA 90014
Primary phone number	818-416-8064
Alternate phone number	
E-mail address:	INFO@BUTTERFLYGARDENSBURBANK.COM
Primary contact for this application:	<input type="checkbox"/> Yes <input type="checkbox"/> No

Contact Person (If different from above)	
Name/Firm:	SAME - GAREN GOZUMIAN AS AGENT
Address:	
Primary phone number	
Alternate phone number	
E-mail address:	
Primary contact for this application:	<input type="checkbox"/> Yes <input type="checkbox"/> No

Property Owner's Affidavit	Applicant's Affidavit
I hereby certify that I am the legally authorized owner of the property involved in this application or have been empowered to sign as the owner on behalf of a corporation, partnership, or business as evidenced by the documents attached hereto. I hereby grant to the applicant of this form permission to submit this application. I declare under penalty of perjury that the foregoing is true and correct.	I hereby certify that the information furnished in this application and the attached materials are true and correct to the best of my knowledge and belief. Further, should the stated information be found false or insufficient, I agree to revise the information as appropriate. I understand that the City of Burbank cannot process this application until all required information is provided. I understand there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully investigated and the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions. I understand that I have the burden of proof in the matter arising under this application. I declare under penalty of perjury that the foregoing is true and correct.
Property owner's signature:  A9553D5B76A84DA...	Applicant signature:  A9553D5B76A84DA
Date: December 22, 2023	Date: December 22, 2023

Staff Comments (For City Use Only)			
Filing fee:	Date received:		
Project No.:	Received by:		
<input type="checkbox"/> Plans	<input type="checkbox"/> Labels	<input type="checkbox"/> Radius Map	
Notes:			

Project No. _____ Address: _____ Date: _____

ENVIRONMENTAL INFORMATION		
<p>1. List and describe all other related permits and other public approvals required for the project, including those required by City, Regional, State and Federal agencies.</p> <p>The project will utilize SB 35 for the streamlined ministerial review of a density bonus request with one incentive and a tentative tract map. The project will apply for the associated building, grading, and utility permits from the relevant departments of the City of Burbank and Burbank Water and Power. As an SB 35 project, the project does not require any other public approvals and it is not subject to review under the California Environmental Quality Act (CEQA).</p>		
<p>Are the following items applicable to the project or its effects? Discuss below all items checked yes. (Attach additional sheets as necessary.)</p>		
2. Are Federal, State and/or County funds involved in this project? If yes, please specify:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
3. Will paints, solvents, asbestos, pressurized gas, cleaning fluids, acids or other chemicals be used in the business? If yes, please specify:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
4. Do you have a hazardous materials list on file with the Burbank Fire Department?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
5. Change in existing features of any hills or substantial alteration of topography	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
6. Change in scenic views or vistas from existing residential areas, public lands or roads	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
7. Change in pattern, scale or character of general area of project	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
8. Significant amounts of solid waste or litter	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
9. Change in dust, ash, smoke, fumes or odors in vicinity	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
10. Change in ground water quality or quantity, or alteration of existing drainage patterns	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
11. Substantial change in existing noise or vibration levels in the vicinity	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
12. Site on filled land or on slope of 10% or more	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
13. Use or disposal of potentially hazardous materials, such as toxic substances, flammable or explosives	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
14. Substantial change in demand for municipal services (police, fire, water, electricity, sewage, etc.)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
15. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
16. Is there a relationship to a larger project or series of projects? If new construction or expansion of present facilities will take place after demolition, the action is part of a larger project.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<p>17. Describe the surrounding properties, including information on plants (including mature trees) and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (single-family, apartment houses, commercial, industrial, etc...). Photographs may accompany written description (Prepare/attach separate exhibit(s) as necessary.)</p> <p>The site is zoned M-1 for light industrial and related uses. The property to the North of the site is also zoned M-1 and is being used for commercial purposes. The property to the East is the Los Angeles Equestrian Center. The property to the South is zoned M-1, upon which a commercial horse rental business is actively operated. The properties to the West are single family homes contained in Burbank's R-1H residential zoning. Refer to the SB 35 Intro Letter contained in the full SB 35 application package for more info on the surrounding urban uses. Refer to the Tree Inventory Report for plan and tree info.</p>		
<p>18. Describe how the project will affect existing patterns of land use. If new construction alters land use from existing patterns, requires a variance or conditional use permit, or increases size or bulk of existing uses please describe. (Prepare/attach separate exhibit(s) as necessary.)</p> <p>Using SB 35 streamlined ministerial review in conjunction with a density bonus request with one incentive and a tentative tract map, the project will permit the development of 30 new for-sale condominium units in a single five-story building.</p> <p>The project will include associated on-site parking within a semi-subterranean garage level, along with landscaping, open space, and other improvements ancillary to residential use. Per SB 35, the project will comply with all objective zoning standards and does not require a variance or conditional use permit to permit the project.</p>		

Project No. _____ Address: _____ Date: _____

**NEW CONSTRUCTION AND CONVERSION
CONDOMINIUM SUBDIVISION APPLICATION**

Pursuant to Chapter 27 of the Burbank Municipal Code

Tentative Tract Map No.: 84060



1. Site Address: 910 S Mariposa St 2. Zip Code 91506
 2. Total Area: 43689 square feet 1.01 acres
 3. Number of Lots: 1 4. Number of Buildings Proposed: 1

<u>Proposed Unit Type</u>	<u>No. of Units</u>	<u>Floor Area Per Unit in Sq. Ft.</u>	<u>Balcony/Patio Area Per Unit in Sq. Ft.</u>
Efficiency	_____	_____	_____
One-Bedroom	_____	_____	_____
Two-Bedroom	<u>24</u>	<u>1305.2 avg</u>	<u>96.04 avg</u>
Three-Bedroom	<u>6</u>	<u>1970.8 avg</u>	<u>285.83 avg</u>
> Three-Bedroom	_____	_____	_____
Total number of units:	<u>30</u>	_____	_____

6. Parking Provided: compact _____ standard 43 guest _____ Total 43

7. Number of existing buildings to be removed: 1

8. Type of existing buildings to be removed (single family, duplex, etc.): _____
Single one-story Storage/Restroom building of total 240 square feet.

9. Are there deed restrictions now in effect that regulate the number of dwelling units or the use of the land? Yes No (If "yes", attach copy of said restrictions.)

PLEASE PROVIDE THE FOLLOWING:

- A General application, environmental information form, radius map and labels (in accordance with City of Burbank requirements) must be completed and submitted with this and all other land use/development applications.
- Thirteen (13) copies of tentative tract map, subject to requirements noted on page 2.

CITY OF BURBANK
 COMMUNITY DEVELOPMENT DEPARTMENT
 Planning Division (818) 238-5250
 275 E. Olive Avenue, Burbank, CA 91502
 P.O. Box 6459, Burbank, CA 91510-6459

CDD

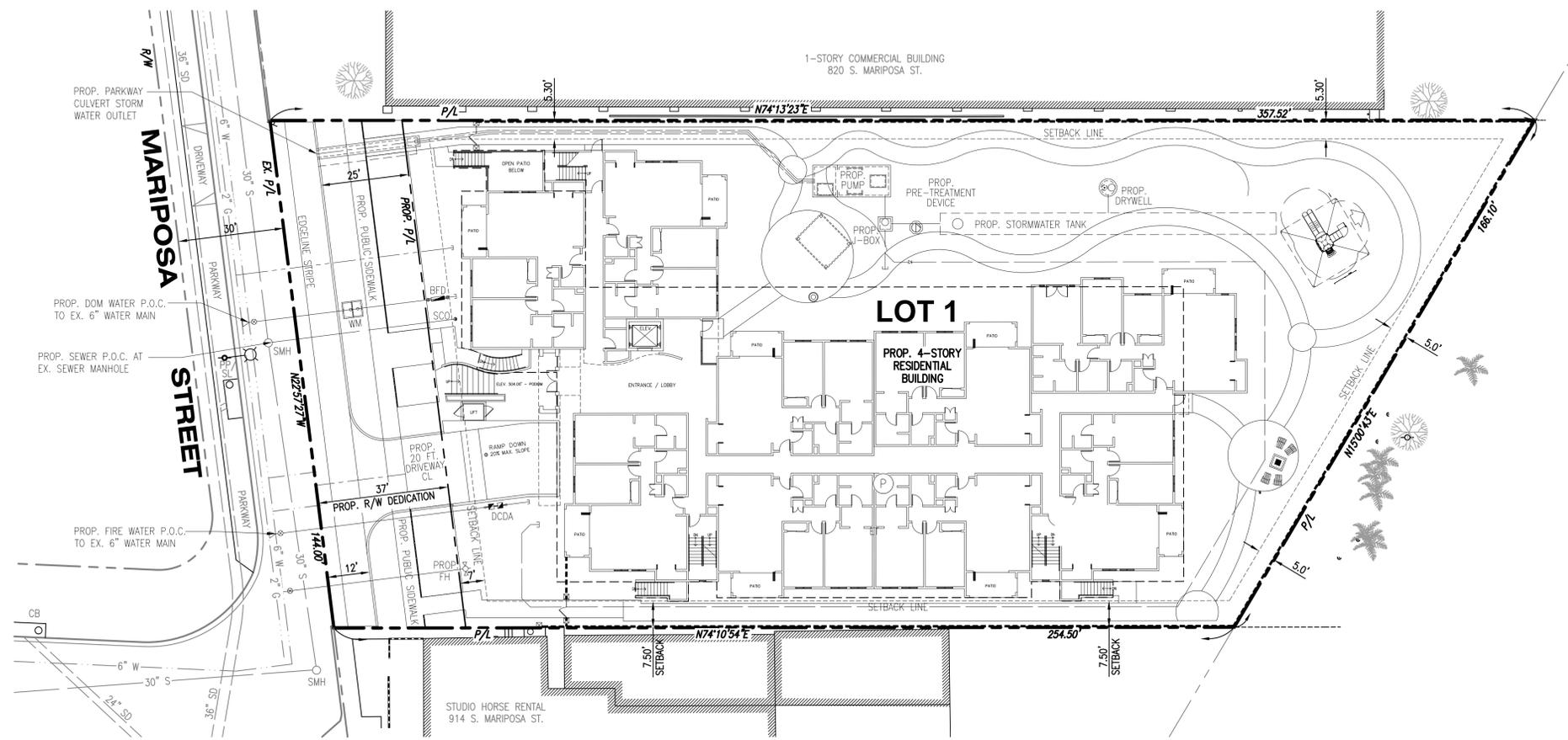
TENTATIVE TRACT MAP REQUIREMENTS

1. Each tentative map shall have a minimum dimension of not less than 18 inches by 26 inches. The scale of the map shall be large enough to show clearly all details thereof, but in no case is to be smaller than 1" = 100'.
2. The tentative map shall show the following:
 - A. The tract number as secured from the county engineer displayed in numerals being a minimum height of 3/4 inch.

NOTE: If this application is for a vesting tentative map then this map must be titled "VESTING TENTATIVE MAP" in **BOLD LETTERS** being a minimum height of 3/4 inch located directly above the tentative tract number.

- B. The dimensions of the boundaries of the property to be subdivided and the relation of said boundaries to other recorded subdivisions or recognized property lines.
- C. Name and address of the subdivider.
- D. Name, address, registration number, certificate, or other acceptable evidence of professional certification of the tract engineer or surveyor.
- E. Location, size and character of all existing public utility facilities (water, power, gas, phone, sewage) within or adjacent to the proposed subdivision.
- F. The locations, existing names, right-of-way widths, roadway widths, grades, and curve radii of all existing streets and freeways and all proposed streets in or adjacent to the subdivision.
- G. The width and location of all existing and proposed easements, whether public or private, for streets, drainage, sewerage and public utilities, private purposes, etc.
- H. Lot layout, lot numbering, dimensions of each lot and area of each lot in the subdivision.
- I. Statement of present use zone and proposed use or uses of property.
- J. Proposed public areas to be dedicated.
- K. Location, size and species of all trees or stands of trees over six (6) inches in diameter in or adjacent to the area proposed for subdivision, including all trees in the parkway.
- L. Reserve strips, wall or other devices for controlling access to adjacent property.
- M. A vicinity map showing all adjacent and abutting property and streets together with the zoning symbol thereon at a scale no smaller than 1" = 1000'.
- N. Date, north arrow, and scale.
- O. Where the subdivision covers an area having local relief greater than 20 feet, the tentative tract map shall show contours of the entire area (before project implementation and after project development) at an interval of five (5) feet.

Staff Comments:



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

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

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

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

NOTE:
 NET AREA EXCLUDES PROPOSED DEDICATION AREA

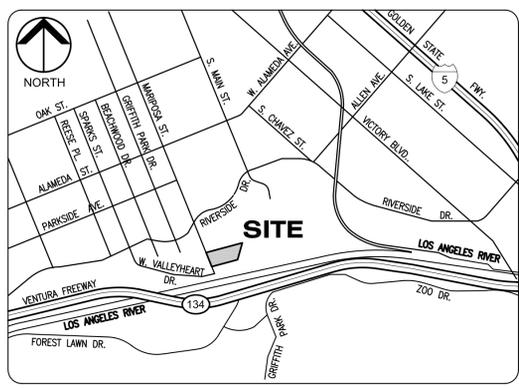
LEGAL DESCRIPTION
 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:
 THAT PORTION OF BLOCK SIXTY-NINE (69) OF THE SUBDIVISION OF RANCHO PROVIDENCIA AND SCOTT TRACT, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES,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

- EASEMENTS**
- EASEMENT(S) FOR RIGHT OF WAY FOR IRRIGATION PIPES OR DITCHES AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 783, PAGE 120, OF DEEDS.
THE EXACT LIMITS OF SAID EASEMENT CANNOT BE LOCATED FROM RECORD.
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FLOOD ZONE
 THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (UNSHADED), CONSIDERED TO BE AN AREA OF MINIMAL FLOOD HAZARD AND AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAP NOS. 06037C1345F AND 06037C1337F WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

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

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



VICINITY MAP
 NO SCALE

ABBREVIATIONS

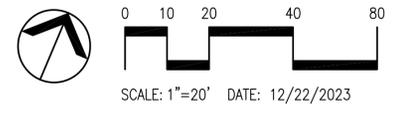
BFD	BACKFLOW DEVICE
C/L	CENTERLINE
CB	CATCH BASIN
CHLK	CHAIN LINK FENCE
CONC.	CONCRETE PAVEMENT
DCDA	DOUBLE DETECTOR CHECK ASSEMBLY
FH	FIRE HYDRANT
G	GAS
O/U	OVERHEAD UTILITY LINE
P/L	PROPERTY LINE
P.O.C.	POINT OF CONNECTION
PP	POWER POLE
PROP.	PROPOSED
R/W	RIGHT OF WAY
S	SEWER
SCO	SEWER CLEANOUT
SD	STORM DRAIN
SL	STREET LIGHT
SMH	SEWER MANHOLE
TRANS.	TRANSFORMER
UP	UTILITY POLE
W/	WITH
W	WATER
WM	WATER METER

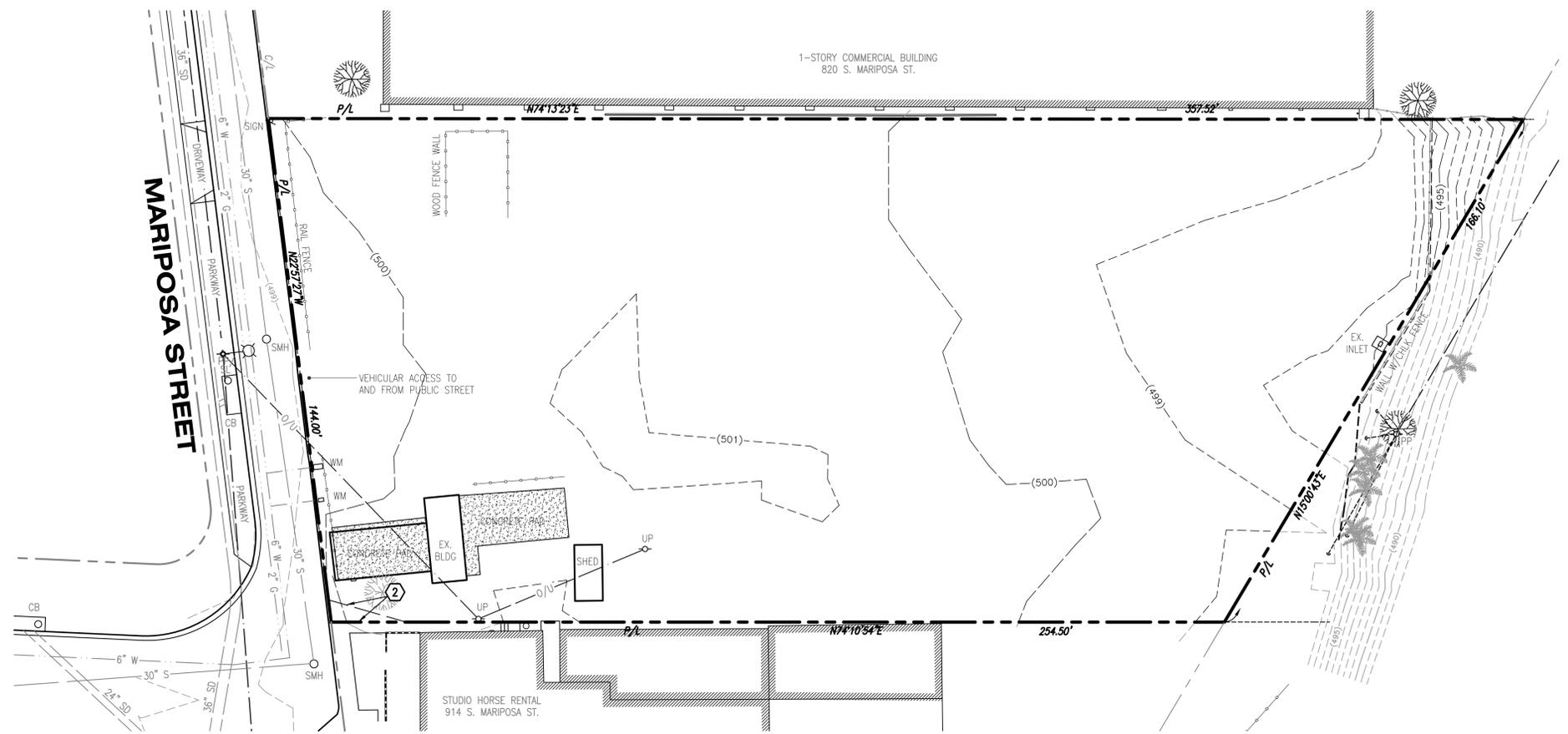
LEGEND

	BOUNDARY LINE
	CENTERLINE
	RIGHT OF WAY
	WATER
	SEWER
	STORM DRAIN
	ELECTRICAL
	BLOCK WALL
	POINT OF CONNECTION
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	FIRE HYDRANT
	SEWER
	SEWER CLEANOUT
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	TRANSFORMER
	UTILITY POLE
	WITH
	WATER
	WATER METER
	EX. TREE

SITE INFORMATION

ADDRESS:	910 S. MARIPOSA STREET
APN:	2443-004-017
ZONING/LAND USE:	M-1 LIMITED INDUSTRIAL
GENERAL PLAN:	RANCHO COMMERCIAL
(M-1) FRONT SETBACK 5' OR 20% BLDG. HEIGHT WHICHEVER GREATER	
SITE PLAN SUMMARY	
SITE AREA:	± 1.0 ACRES (GROSS)
GROSS DENSITY:	43 DU/AC
UNITS:	30 DU
UNITS (GROSS AREAS):	
2BD/2.5BA	24 DU (25,775.70 S.F.)
3BD/3.5BA	6 DU (20,491.90 S.F.)
TOTAL	30 DU (46,267.60 S.F.)
PARKING REQUIRED: 1 SPACE/UNIT (PER SECTION 65913.4.(d)(2) = 30 SPACES	
PARKING PROVIDED: GARAGE 43 SPACES	





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

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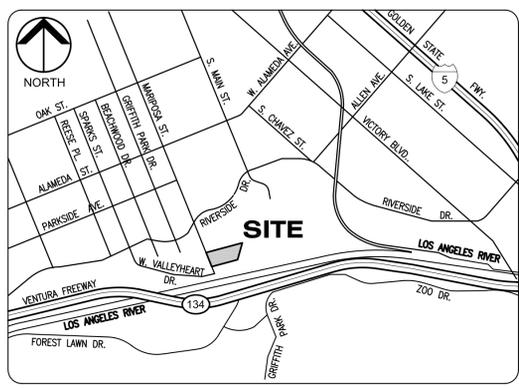
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VICINITY MAP
 NO SCALE

ABBREVIATIONS

BFD	BACKFLOW DEVICE
C/L	CENTERLINE
CB	CATCH BASIN
CHLK	CHAIN LINK FENCE
CONC.	CONCRETE PAVEMENT
DCDA	DOUBLE DETECTOR CHECK ASSEMBLY
FH	FIRE HYDRANT
G	GAS
O/U	OVERHEAD UTILITY LINE
P/L	PROPERTY LINE
P.O.C.	POINT OF CONNECTION
PP	POWER POLE
PROP.	PROPOSED
R/W	RIGHT OF WAY
S	SEWER
SCO	SEWER CLEANOUT
SD	STORM DRAIN
SL	STREET LIGHT
SMH	SEWER MANHOLE
TRANS.	TRANSFORMER
UP	UTILITY POLE
W/	WITH
W	WATER
WM	WATER METER

LEGEND

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

