



City of Burbank – Planning Division  
**SB 35 – NOTICE OF INTENT TO SUBMIT APPLICATION**  
Application Submittal Checklist and Project Information

150 North Third Street  
Burbank, California 91502  
www.burbankca.gov  
T: 818-238-5250  
F: 818-238-5150  
E: planning@burbankca.gov

**PURPOSE:** Government Code Section 65913.4, also known as Senate Bill 35 (SB 35), requires the City to review qualifying multifamily housing development projects using a ministerial review process. Eligible projects must comply with objective planning standards, provide specified levels of affordable housing, and meet other specific requirements, as detailed in this application.

**TO ALL APPLICANTS:** Applicants intending to invoke the SB 35 streamlining and ministerial approval process must fill out this checklist and provide supporting documentation for each item (*as applicable*) to demonstrate eligibility. This SB 35 Notice of Intent to Submit Application shall be submitted along with the identified Required Submittal Items. Incomplete checklists that do not include required attachments or supporting documentation will be deemed incomplete for processing.

**Project Information.** *Must complete with project submittal.*

**Project Address:** 2814 W. Empire Avenue.

**APNs:** 2464-001-017

**Current Use of Site:** One Story Medieval Restaurant Center with On-Grade Parking.

**Project Description:** (example – “Construction of a proposed 6-story mixed use project with 89 rental residential units and 3,000 SF of commercial on the ground floor, includes the demolition of existing structures on the site.”)

The project proposes construction, use, and maintenance of a 100% affordable housing project that includes 148 dwelling units. Project is pursuant AB 1818 as amended by AB 1763. The existing structure will be demolished.

**Required Submittal Items.** *Check boxes to acknowledge the item is included in the submittal package.*

☒ **Project Application** – Completed SB 35 Residential Application with original owner signature.

☒ **Application fee** – Payment is required at the time of submittal by credit card or check. *Please make all checks payable to “City of Burbank.”* See Planning webpage for fees: <https://www.burbankca.gov/web/community-development/forms-and-fees>

☒ **Project Plans** – 1 electronic set of plans. All plans shall include: **site plan, floor plan, demolition plan, elevations, and building cross-sections** to show proposed alterations or new construction, drawn to scale and with adequate dimensions (see handout for Standard Plan Details).

☒ **SB 35 Eligibility Checklist** – Completed SB 35 Eligibility Checklist with original owner signature.

**Applicant Signature.** *Acknowledgement that all Required Submittal Items are included in the submittal package.*

**Applicants Name:**

SAMUEL CRISTANZA

**Applicants Signature:**

[Signature]

**Date:**

06-28-2024

**NOTICE:** Due to the reduced processing times for eligible SB 35 development applications, submittal of an incomplete entitlement application is grounds for deeming and application incomplete. Determination that an application is incomplete for processing does not preclude the applicant from correcting any deficiencies and resubmitting an application for streamline review, or from applying for the project under standard processes procedures. If the application is deemed incomplete and the applicant elects to resubmit an application for streamlined review, the timeframes specified in Section 301(b) below shall commence on the date of resubmittal.



City of Burbank – Planning Division  
**SB 35 RESIDENTIAL APPLICATION  
PERMIT APPLICATION**

150 North Third Street  
Burbank, California 91502  
www.burbankca.gov  
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E: planning@burbankca.gov

**Project Address:** 2814 W. Empire Avenue.

**Application Type (check all that apply):**

- ☐ Development Review  
☒ SB 35  
☐ Other Permits \_\_\_\_\_

A completed SB 35 checklist and supporting documentation need to be submitted with the application.

**Property Owner Name**  
ABS Burbank LLC

**Applicant Name (if different from owner)**  
ABS Properties, Inc.  
Att: Samir Srivastava.

**Mailing Address**  
5500 W. Hollywood Blvd. 4th Floor, West Wing.  
Los Angeles, CA 90028

**Mailing Address**  
5500 W. Hollywood Blvd. 4th Floor, West Wing.  
Los Angeles, CA 90028

**Telephone**  
(213) 268-2723

**Telephone**  
(213) 268-2723

**Email**  
samir@absllc.org

**Email**  
samir@absllc.org

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 full power to sign all documents related to this application, including any conditions or mitigation measures as may be deemed necessary. 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 made by me. I declare under penalty of perjury that the foregoing is true and correct.

**The Planning Division cannot accept an application without property owner signature.**

**Property Owner Signature** (must be original wet signature)

**Date** 06.28.2021

**Applicant Signature**

**Date** 06.28.21

**For Planning Division Use:**

PL #: \_\_\_\_\_  
Notes: \_\_\_\_\_

**Date Submitted:**





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**SB 35 ELIGIBILITY CHECKLIST**  
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California Senate Bill 35 (2017 Legislative session) created a streamlined and ministerial approval process for certain housing projects under Government Code §65913.4. The California Housing and Community Development Department (HCD) has prepared guidelines that further explain the requirements of Government Code §65913.4.

Invocation of SB 35 streamlining must be initiated by the project applicant and is subject to the eligibility restrictions listed in the checklist below. Applicants intending to invoke the SB 35 streamlining and ministerial approval process must fill out this checklist completely and provide a full set of project plans (i.e., site plan, floor plan, demolition plan, elevations, and building cross-sections), and supporting documentation for each question, as applicable, to demonstrate eligibility, along with the required application fee. Incomplete checklists that do not include required attachments or supporting documentation will not be processed and the request will be denied.

If any of the answers to the questions below are “no,” then the project is not eligible for SB 35 review and the County’s standard development review process will apply, per applicable zoning regulations.

**TO ALL APPLICANTS:** There is no guarantee, expressed or implied, that any permit or application will be granted. Each project matter must be carefully investigated, and the resulting decision may be contrary to a position taken or implied in any preliminary discussions. The burden of proof regarding this application rests upon the applicant.

### SB 35 Eligibility Checklist

The following information and checklist is intended as a guide to help applicants and the City’s Planning Division determine if a project is eligible for streamlined processing under SB 35. To be eligible for SB 35, a project must meet **ALL** of the following criteria, from 1 through 10:

☒ **NUMBER AND TYPE OF UNITS.** The project must be a multifamily housing development that contains at least two residential units and complies with the minimum and maximum residential density range permitted for the site, plus any applicable density bonus.

☒ **AFFORDABILITY.** If more than 10 residential units are proposed, at least 10 percent of the project’s total units must be dedicated as affordable to households making below 80 percent of the area median income. If the project will contain subsidized units, the applicant has recorded or is required by law to record, a land use restriction for the following minimum durations, as applicable:

- ☒ 55 years for rental units.
- ☐ 45 years for homeownership units.

☒ **URBAN INFILL.** The project must be located on a legal parcel or parcels within the incorporated City limits. At least 75 percent of the perimeter of the site must adjoin parcels that are developed with urban uses. For purposes of SB 35, “urban uses” means any current or former residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses. Parcels that are only separated by a street or highway shall be considered adjoined.

☒ **ZONED OR PLANNED RESIDENTIAL USES.** 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, including sites where residential uses are permitted as a conditional use. If the multifamily housing development is a mixed-use development, at least two-thirds of the project’s square footage must be designated for residential use.



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☒ **CONSISTENT WITH OBJECTIVE STANDARDS.** The project must meet all objective zoning and design review standards in effect at the time the application is submitted.

- ☒ If the project is consistent with the minimum and maximum density range allowed within the General Plan land use designation, it is deemed consistent with housing density standards.
- ☒ Any density bonus or any concessions, incentives, or waivers of development standards or reduction of parking standards requested under the Density Bonus Law in Government Code section 65915 are deemed consistent with objective standards.
- ☒ Objective standards are those that require no personal or subjective judgment and must be verifiable by reference to an external and uniform source available prior to submittal. Sources of objective standards include, without limitation:
  - Burbank 2035 General Plan.
  - Burbank Municipal Code
  - Media District Specific Plan
  - Burbank Center Plan Area
  - North San Fernando Master Plan.
  - Rancho Commercial Recreation Master Plan

☒ **PARKING.** The project must provide at least one parking space per unit; however, no parking is required if the project meets any of the following criteria:

- ☒ The project is located within one-half mile of public transit as defined by Section 102(r) of the HCD Guidelines.
- ☐ The project is located within an architecturally and historically significant historic district.
- ☐ On-street parking permits are required but not offered to the occupants of the project.
- ☐ There is 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.

☒ **LOCATION.** The project must be located on a property that is outside each of the following areas:

- ☐ Either prime farmland or farmland of statewide importance, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the City's voters.
- ☐ Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).
- ☐ A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code. This does not apply to sites excluded from the specified hazard zones by the City, pursuant to subdivision (b) of Section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.
- ☐ A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the Department of Toxic Substances Control has cleared the site for residential use or residential mixed-uses.
- ☐ A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building





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code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.

- ☒ A flood plain as determined by maps promulgated by the Federal Emergency Management Agency, unless the development has been issued a flood plain development permit pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations. Please see attached sheet for clarification.
- ☐ A floodway as determined by maps promulgated by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations.
- ☐ Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.
- ☐ Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).
- ☐ Lands under conservation easement.
- ☐ A site that would require demolition of housing that is:
  - Subject to recorded restrictions or law that limits rent to levels affordable to moderate, low, or very-low income households.
  - Subject to rent control.
  - Currently occupied by tenants or that was occupied by tenants within the past 10 years.
- ☐ A site that previously contained housing occupied by tenants that was demolished within the past 10 years.
- ☐ A site that would require demolition of an historic structure that is on a local, state, or federal register.
- ☐ A parcel of land or site governed by the Mobilehome Residency Law, the Recreational Vehicle Park Occupancy Law, the Mobilehome Parks Act, or the Special Occupancy Parks Act.

☒ **SUBDIVISIONS.** The project does not involve an application to create separately transferable parcels under the Subdivision Map Act. However, a subdivision is permitted if either of the following apply:

- ☒ The project is financed with low-income housing tax credits (LIHTC) and satisfies the prevailing wage requirements identified in item 9 of this Eligibility Checklist.
- ☐ The project satisfies the prevailing wage and skilled and trained workforce requirements identified in items 9 and 10 of this Eligibility Checklist.

☒ **PREVAILING WAGE.** The project proponent must certify that at least one of the following is true:

- ☐ The entirety of the project is a public work as defined in Government Code section 65913.4(8)(A)(i).
- ☒ The project is not in its entirety a public work and all construction workers employed in the execution of the development will be paid at least the general prevailing rate of per diem wages for the type of work and geographic area.
- ☐ The project includes 10 or fewer units AND is not a public work AND does not require subdivision.



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☒ **SKILLED AND TRAINED WORKFORCE.** If the project consists of 75 or more units that are not 100 percent subsidized affordable housing, the project proponent must certify that it will use a skilled and trained workforce, as defined in Government Code section 65913.4(8)(B)(ii)

**Applicant Signature.** Acknowledgement that the project would comply with all items in the SB 35 eligibility checklist above, and that supporting information has been provided demonstrating compliance.

**Applicants Name:**

SAMIR SRIVASTAVA

**Applicants Signature:**

SSA

**Date:**

06.28.2021

**NOTICE:** There is no guarantee, expressed or implied, that any permit or application will be granted. Each project matter must be carefully investigated, and the resulting decision may be contrary to a position taken or implied in any preliminary discussions. The burden of proof regarding this application rests upon the applicant.



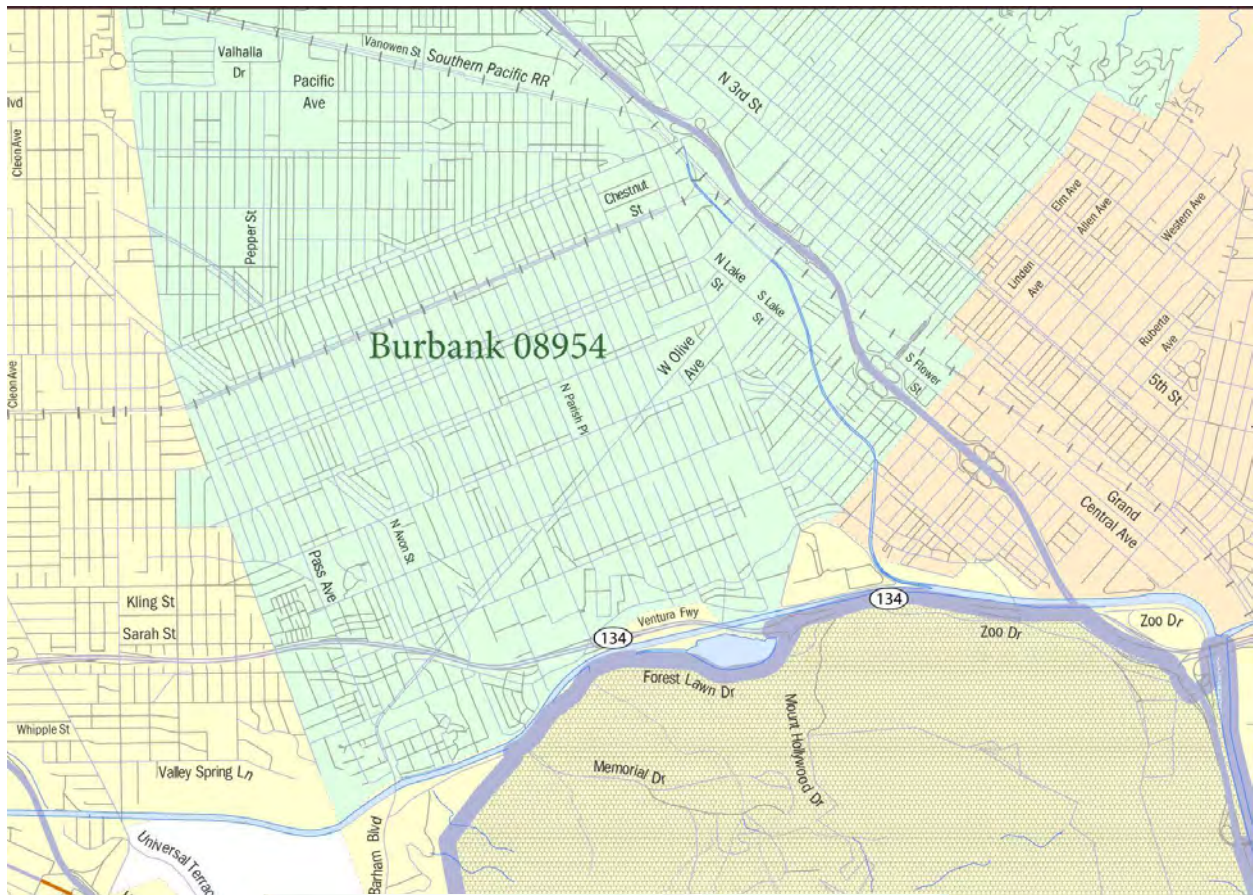
## Attachment A

The City of Burbank is within the boundaries of an urbanized Area and Urban Cluster according to 2010 US Census from the Census Bureau.

United States Census Bureau,

[https://www2.census.gov/geo/maps/dc10map/UAUC\\_RefMap/ua/ua51445\\_los\\_angeles--long\\_beach--anaheim\\_ca/](https://www2.census.gov/geo/maps/dc10map/UAUC_RefMap/ua/ua51445_los_angeles--long_beach--anaheim_ca/). Accessed by Shipra Rajesh, Associate Planner, City of Burbank. July 14, 2021.





### LEGEND

SYMBOL DESCRIPTION	SYMBOL	LABEL STYLE
International	-----	CANADA
Federal American Indian Reservation	.....	L'ANSE RES 1880
Off-Reservation Trust Land	.....	T1880
Urbanized Area	=====	Dover, DE 24580
Urban Cluster	=====	Tooele, VT 88057
State (or statistically equivalent entity)	-----	NEW YORK 36
County (or statistically equivalent entity)	-----	ERIE 029
Minor Civil Division (MCD) <sup>1,2</sup>	-----	Bristol town 07485
Consolidated City	.....	MILFORD 47500
Incorporated Place <sup>1,3</sup>	.....	Davis 18100
Census Designated Place (CDP) <sup>3</sup>	.....	Incline Village 35100

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
Interstate		Water Body	
U.S. Highway		Military	
State Highway		Outside Subject Area	
Other Road	Marsh Ln		
Railroad			
Perennial Stream			
Intermittent Stream			



Attachment B – Aerial view of the Project site





## Attachment C

### Aerial Map Showing 0.5 Mile Distance from Project Site RITC






**Attachment D**

**2814 W Empire Avenue, Burbank, CA**

**Preliminary City Comments**

Department	<b>Burbank Water and Power (Electric)</b>
DR #	<b>21-3649</b>
Project Name	<b>2814 Empire Ave (Empire Ave Apartments)</b>
Location	<b>2814 Empire Ave</b>

Checked by: **Sven Knauth** **7/12/2021**  
**Electrical Engineering Associate II**

Approved by: **Calvin Clark**  **7/12/2021**  
**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 pad-mount transformer
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*

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 5MW will be fed from the existing system but will require upgrades to accommodate the new development, at the developers cost.



5. Loads 5MW 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 5MW.

### *Substructure*

6. The proposed development will require the installation of pad-mounted switches and transformers. The pad-mounted switches will be looped on the line side.
7. The proposed development will require transformer and switch pads, which have a vault underneath them. No structures are allowed to be constructed underneath these vaults.
8. 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.
9. 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.
10. 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.
11. The proposed development may require the installation of 4' x 6' primary pull-boxes.
12. The proposed development may require the installation of 8' x 14' primary manholes.
13. Additional conduits may be required to provide for future needs.
14. 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).
15. No permanent structures are allowed within the proposed easement along the conduit run.
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 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.
24. 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.
25. Any excavation that restricts vehicular access to existing BWP facilities may require the relocation of such facilities at the developer's cost.



## *Aid-in-Construction*

26. 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.
27. 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 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.
28. 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*

29. All electrical installations must conform to the Burbank Water and Power Rules and Regulations for Electric Service (latest revision).
30. 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.
31. 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.
32. 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.
33. 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*

34. The developer is responsible for the street lighting system traversing 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.
35. Any construction that impacts existing streetlight standards or infrastructure will require relocation at the developer's cost.

## *Fiber/Communication*

36. 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](mailto:support@oneburbank.com) or call (818) 238-3113.
37. 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*

38. 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.
39. 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.
40. 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*

- 41. 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.
- 42. 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*

- 43. At least 6% of the total parking spaces shall be capable of supporting future Electric Vehicle Supply Equipment (EVSE). Plan design shall be based on Level 2 EVSE or greater, at maximum operating ampacity. Only underground raceways and related underground equipment per Burbank Water and Power standards are required to be installed at the time of construction. Plans shall include the locations and type of EVSE, raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all the electrical vehicles at all designated EV charging spaces at their full rated amperage. The electrical service panel shall include capacity to simultaneously charge all EVs at their full-rated amperage and shall identify the overcurrent protective devices space(s) reserved for future EV charging purposes as "EV CAPABLE." The future EV charging stations shall be placed at multiple convenient and visible locations within the new parking facilities. This requirement may be superseded by future state building mandates.
- 44. 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](mailto:dkidd@burbankca.gov). Additionally, information

can be found at <https://www.burbankwaterandpower.com/conservation/electric-vehicles-rebate>.

### *Additional Comments*

45. .

For additional information or questions please contact Sven Knauth, Electrical Engineering Associate II, BWP at (818) 238-3568 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



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**DATE:** July 14, 2021

**TO:** Shipra Rajesh, Associate Planner

**FROM:** Daniel J. Rynn, Chief Assistant Public Works Director – City Engineer

**SUBJECT:** Project No. 21-0003649 – Development Review (with IDRC Staff Meeting)  
Located at 2814 Empire Ave

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## **Project Description:**

Request for a Development Review for construction of a 79'-0" high multi-family residential building with 148 dwelling units that are 100% affordable. Applicant has applied for SB 35 streamlining process as well as a preliminary application seeking vested rights pursuant to SB 330, Housing Crisis Act of 2019. Additionally, applicant is seeking density bonus (to allow 98 additional units – which are included in the total 148 units) along with other concessions and waivers including increase in height from 50 feet to 79 feet, reduction in front yard setback and open space, and increase in FAR from 1.25 to 3.42, pursuant to State Density Bonus Law. Per requirements of SB 35, vehicular parking is not required for a 100% affordable housing projects that are located within half a mile of public transit station. Project site is located within half a mile radius of public transit station and qualifies for no parking. Project is proposing 13 parking spaces.

## **ENGINEERING DIVISION**

### **General Requirements:**

- Show dimensions and location of all proposed property dedications.
- Applicant shall protect in place all survey monuments (City, County, State, Federal, and private). Pursuant to California Business and Professions Code Section 8771, when monuments exist that may be affected by the work, the monuments shall be located and referenced by or under the direction of a licensed land surveyor or licensed civil engineer legally authorized to practice land surveying, prior to

construction, and a corner record or record of survey of the references shall be filed with the county surveyor. A permanent monument shall be reset, or a witness monument or monuments set to perpetuate the location if any monument that could be affected, and a corner record or record of survey shall be filed with the county surveyor prior to the recording of a certificate of completion for the project.

- No building appurtenances for utility or fire service connections shall encroach or project into public right-of-way (i.e. streets and alleys). Locations of these appurtenances shall be shown on the building site plan and the off-site improvement plans [BMC 7-3-701.1].
- No structure is permitted in any public right-of-way or any public utility easements/pole line easements [BMC 7-3-701.1, BMC 9-1-1-3203].
- All unused driveways shall be removed and reconstructed with curb, gutter and sidewalk [BMC 7-3-504].
- Any work within the public right-of-way must be permitted and approved by the Public Works Department before construction can commence. All construction work in the public right-of-way must comply with Burbank Standard Plans and must be constructed to the satisfaction of the City Engineer. A Public Works **EXCAVATION PERMIT** is required. The excavation permit requires a deposit acceptable to the Public Works Director to guarantee timely construction of all off-site improvements. Burbank Standard Plans can be accessed at; <http://file.burbankca.gov/publicworks/OnlineCounter/main/index.htm>

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

- A portion of the property is within a flood plain. Applicant shall provide a copy of the "Flood Plain Development Permit" pursuant to Part 59 and Part 60 of subchapter B of Chapter I of Title 44 of the Code of Federal Regulations as stated in "SB 35 – Notice of Intent to Submit Application".
- Applicant shall notify City of Burbank Building Department in regard to proximity of flood zone. FEMA flood map can be accessed at <https://msc.fema.gov/portal/search?AddressQuery=10950%20sherman%20way%20burbank%20#searchresultsanchor>.
- Dedicate\* to the City for street right-of-way: a portion of the property adjacent to Empire Avenue to create a 15' parkway per Burbank 2035 General Plan [BMC 7-3-106].
- The City of Burbank and the applicant must develop an egress/ingress easement agreement for the fire access lane that is proposed through Robert E. Gross Park (City property).



**\*Contact Real Estate Division of the Community Development Department at (818) 238-5180 for information to accomplish this dedication**

- The applicant must coordinate with Public Works to establish a professional service Agreement (PSA) for engineering support/project management and inspection services to oversee any related Public Works Construction in the public right of way or within public utility easements related to this project. The cost of the PSA will be paid by the applicant.
- Off-site improvement plans (in the public right-of-way) must be approved by the Public Works Director. Plans must be submitted in City of Burbank Standard format and as-built plans must be submitted on mylar paper.
- Submit hydrology/hydraulic calculations and site drainage plans. On-site drainage shall not flow across the public parkway (sidewalk) or onto adjacent private property. It should be conveyed by underwalk drains to the gutter through the curb face or connected to a storm drain facility [BMC 7-1-117, BMC 7-3-102]. The proposed development will need to submit a hydrology/hydraulic calculation, which depict both the existing and proposed drainage conditions. Any drainage studies and/or improvements on private property are to be reviewed and approved by the City's Building Department. Any drainage studies and/or improvements within the public right-of-way are to be reviewed and approved by the City's Public Works Department. The Lockheed Channel hydraulics are at capacity. Proposed drainage to the Lockheed Channel shall not increase the channel's existing capacity. Development is proposing to connect to the Lockheed Channel, applicant must apply for a connection permit from the City of Burbank, Stormwater Division.
- An address form must be processed [BMC 7-3-907].
- Applicant must contact the City of Burbank, Park and Recreation Department for the removal of any parkway tree(s).
- Plans should include easements, elevations, right-of-way/property lines, dedication, location of existing/proposed utilities and any encroachments.

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

- Resurface (grind and overlay minimum 2") with Asphalt Rubber Hot Mix (ARHM) to the centerline of Empire Avenue fronting the property per City of Burbank Standards. Plans must be submitted in City of Burbank Standard format.
- Applicant must re-stripe the resurface area and re-establish all traffic loops.
- Remove and reconstruct sidewalk fronting the property along Empire Avenue per City of Burbank Standards.

- Reconstruct dedicated portion of parkway with PCC sidewalk per City of Burbank Standard Plans BS-100 & BS-104-1.
- Existing driveway apron along Empire Avenue is to be removed and reconstructed with sidewalk, curb and gutter per City of Burbank Standards Plan BS-100 & BS-104-1.
- Any portion of public curb or gutter that is broken, uneven or uplifted at the end of the project must be reconstructed to the satisfaction of the City Engineer. That reconstruction will be required whether the damage is pre-existing or is a result of the project. Contact the Public Works Inspection Office at (818) 238-3955 to have these areas inspected and identified after obtaining a Public Works Excavation Permit [BMC 7-3-501].

**Additional Comments:**

- Building access doors, loading docks doors, and access gates may not swing open into the public right-of-way [BMC 7-3-701.1].
- Additional impacts to street triggered by this project could extend the paving restoration limits.

For additional information or questions, please contact Anthony Roman, Civil Engineer Associate, at (818) 238-3945.

Checked by: Anthony Roman

Date: July 13, 2021

**WATER RECLAMATION AND SEWER**

**Required Information Missing on Plans:**

- Type of existing use, including the gross square footage of the building's rooms, and its disposition.

**Wastewater requirements:**

- Under the current rate structure, pulling the Building Permit for the proposed development is subject to a Sewer Facilities Charge estimated at \$87,581.70. The charge is due prior to issuance of a Building Permit [BMC 8-1-802 and BMC 8-1-806].

SFC = Proposed Developments – Demolition Credits  
 = Multi Family Units [\$667/unit \* 148 units] – Restaurant/Office [\$11,134.30]  
 = \$87,581.70

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

- Every building or structure in which plumbing fixtures are installed which conveys sewage must be connected to the municipal wastewater system [BMC 8-1-104].
- No person shall connect to or tap an existing public sewer without obtaining a permit [BMC 8-1-301].
- A maintenance hole must be installed at the connection point to the City sewer main for any newly proposed private sewer lateral connection(s) that are greater than or equal to 8-inches in diameter [BMC 8-1-308] per Standard Drawing BSS-201-2 located in the 2012 edition of Standard Plans for Public Works Construction.
- Any existing fixture or connection to the sewer main line must be capped before building demolition activities occur.
- A backwater valve is required on every private sewer lateral(s) connected to a private building(s), unless it can be shown that all fixtures contained therein have flood level rim elevations above the elevation of the next upstream maintenance hole cover of the public sewer serving the property, or a conditional waiver is granted by the Director [BMC 8-1-313]. Please note that Public Works' Wastewater Division will not sign off on the Certificate of Occupancy until the owner/developer provides proof that the backwater valve(s) has been installed.

**Project Specific Requirements:**

- A Sewer Capacity Analysis (SCA) is required. If an environmental impact analysis is performed, then the applicant needs to include the findings from a sewer study analyzing how the proposed project will impact the wastewater flows and assess the existing sewer lines' ability to accommodate the proposed project in a peak wet weather scenario for all sewer reaches tributary to the property. The sewer study can be conducted by the applicant, or by Public Works subject to a \$482 fee (fiscal year 2020-21) paid to the City. Please be aware that the sewer study must include sewer reaches downstream/tributary to the proposed sewer connection to properly conduct the analysis. Public Works requires that the sewer study be completed prior to the review of the project's offsite improvement plans; however, if an Environmental Impact Report (EIR) is required, Public Works requires the sewer study be completed prior to the draft release of the EIR. Please note that if sufficient capacity does not exist, the Director will require the applicant to restrict discharge until sufficient capacity is available, or to construct a public sewer to provide sufficient capacity or agree to pay a shared portion of the sewer infrastructure improvement costs with the City. The City may refuse service to persons locating facilities in areas where their proposed quantity or quality of sewage is unacceptable [BMC 8-1-301A and BMC 8-1-304].



- For any cooling tower(s) included in this project using recycled water, separate recycled water meter(s) will be required. A recycled water meter must be obtained and coordinated with Burbank Water and Power, located at 164 E Magnolia Blvd., Burbank, CA 91502 or by phone at (818) 238-3500.

### **Stormwater Requirements:**

- Per BMC 9-3-407, Best Management Practices shall apply to all construction projects and shall be required from the time of land clearing, demolition or commencement of construction until receipt of a certificate of occupancy.
- Discharges from essential non-emergency firefighting activities (i.e., fire sprinkler system testing) is a conditionally allowed non-storm water discharge into the storm drain system, provided appropriate Best Management Practices (BMPs) are implemented. Please see the attached Fire Suppression Systems discharge form and follow the requirements to comply when conducting the conditionally allowed non-storm water discharge.
- Certain construction and re-construction activities on private property will need to comply with post-construction Best Management Practices (BMPs), which include Sections 8-1-1007 and 9-3-414.D of the BMC authorizing the City to require projects to comply with the Standard Urban Stormwater Mitigation Plan provisions and the City's **Low Impact Development (LID)** ordinance. For questions on these requirements, please contact the City's Building Division at (818) 238-5220.

For additional information or questions, please contact Kenneth Kozovich at (818) 238-3932.

Checked by: Stephen Walker

Date: July 12, 2021

### **TRAFFIC ENGINEERING**

#### **Conditions:**

- Driveway apron shall be constructed per Burbank Standard Plan BS-102. Driveway slope and transition shall be constructed per Burbank Standard Plan BT-406.
- Driveway shall be minimum 20' wide to accommodate fire truck access.
- Fire Lane shall be a minimum of 24' wide or per Burbank Fire Department's requirement. All driveways leading to and from the Fire Lane and the curvature of the road should be able to accommodate the turn path of the largest fire engine used for fire response.
- Provide turning template for fire truck access.

- Fire truck access, for both ingress & egress, shall be provided on site.
- Consult with Fire Department and Parks and Recreation Department on the feasibility of the proposed fire truck access thru the public parking lot at the Robert Gross Park.
- All driveways and access road leading to parking areas shall be designed to accommodate turn path of Passenger Car (P) design vehicle per the AASHTO Greenbook with minimum 24' outer turning radius and 15' inner turning radius.
- Site plan shall show a detailed parking arrangement accurately dimensioned, showing individual numbered parking spaces, aisles widths, driveway widths, as well as location, size, shape, design of curb cuts (driveway width).
- Parking spaces shall be constructed per BMC 10-1-1401, 10-1-1403, 10-1-1417, 10-1-1606.
- Parking spaces for residential use shall have a minimum width of 8'-6" and a minimum length of 18' per BMC 10-1-1401.
- Access aisle width for standard space and compact space shall be per Burbank Standard Plan BT-401 as follows:

STANDARD SIZE AUTOMOBILE SPACES ADJOINING ACCESS AISLE			
BASIC STALL WIDTH		ACCESS AISLE WIDTH	
8'-6"		27'-4"	
8'-8"		26'-8"	
9'-0"		25'-4"	
9'-4"		24'-0"	

- Turn areas and parking spaces adjacent to obstructions shall be constructed per Burbank Standard Plan BT-400. Parking stalls adjacent to vertical obstructions shall be a minimum of 10' wide per Burbank Standard Plan BT-400.
- End stalls shall be a minimum of 11' wide or the access aisle must extend 3' beyond the bay per Burbank Standard Plan BT-400.
- ADA parking stalls shall be constructed per Caltrans Standard Plan A90A. Stalls shall be a minimum of 9 feet wide by 18 feet deep.

- Investigate the need for traffic control devices at the intersection of Empire Avenue and Niagara to improve pedestrian safety and provide transit accessibility to the transit stop on the north side of Empire Avenue.
- Investigate the need to relocate transit stop on the south side of Empire at Empire/Catalina to Empire/Niagara to improve transit accessibility.
- On street parking shall be eliminated, by red curb, in the areas 30' west of the driveway and 20' east of the driveway.
- Provide pedestrian circulation paths, to connect the on-site and off-site locations and features per BMC 10-1-627 (M).
- No visual obstruction shall be erected or maintained above 3' high or below 10' high in a 5' by 5' visibility cut-off at intersection of street and driveway [BMC 10-1-1303(C)].
- Pedestrian path across project driveway shall be in the public right of way. Corner cutoff requirements shall apply to any corner of the pedestrian path.

For additional information or questions, please contact Vikki Davtian, Principal Engineer – Traffic, at (818) 238-3922.

Checked by: Vikki Davtian

Date: July 14, 2021

## **FIELD SERVICES**

### **Solid Waste:**

- Must have a common location(s) for trash enclosures large enough to house an appropriate number of refuse and recycling bins.
- Must comply with AB 341 requirements and 1383 requirements.
- There must be an appropriate location on the property for all solid waste containers or bins. Solid waste containers shall not to be visible from the street.
- Recycling must be provided for all residents/businesses.

For additional information or questions, please contact Public Works Field Services at (818) 238-3800.

Checked by: John Molinar

Date: July 14, 2021



# CITY OF BURBANK

## BWP – Water Division

### COMMENTS FOR:

DEVELOPMENT REVIEW



PLANNED DEVELOPMENT



Project #: 21-000-3649

Applicant: ABS PROPERTIES, INC. (ATT: SAMIR SRIVASTAVA)

Project Description: 7-Story multi-family residential building with 148 dwelling units that are 100% affordable

Location: 2814 W. Empire Ave

Checked: Bassi, Nalla 7/12/21 Approved: \_\_\_\_\_  
Title Principal Civil Engineer Date Title Engineering Manager Date

Approved: [Signature] 7/22/21 Zone: M-2 DR Agenda Date: 7/15/2021  
Title Assistant General Manager Date

### INCLUDE THIS INFORMATION ON CONSTRUCTION PLANS FOR PLAN CHECK:

- ☒ Size & location of water services (domestic, fire, type & location of the backflow assembly)
- ☒ Calculations for sizing of domestic water meter and service (See Attached Sheet)
- ☒ Landscape irrigation plans for backflow plan check
- ☐ Location of stub-out(s) for future connection(s)

### GENERAL REQUIREMENTS:

- ☒ Temporary water for construction purposes only may be supplied from the existing service at: 2814 W. Empire Ave only after the owner or contractor has signed up for its use at the Burbank Water and Power, 164 W. Magnolia Blvd., between 8:30 AM and 4:30 PM, Monday through Friday. The existing meter(s) and box(s) are to be protected at all times during demolition of the site and/or construction.
- ☐ Water may be supplied temporarily from a fire hydrant. Contact BWP Water Engineering at (818) 238-3500 concerning fees, required permit and fittings.
- ☒ The new water service, if required for this project, will come from a (n) 12 inch main in Empire at a static pressure of approx. 100 psi.
- ☐ Developer shall provide a stub-out to within 2' of curb line at \_\_\_\_\_ to receive service from future main in \_\_\_\_\_. A pressure regulator and relief valve shall be installed on stub-out if so required for original service. Call BWP Water Engineering for inspection a minimum of 24 hours ahead of time. Inspection is required before the trench is backfilled. Provide a sketch showing the location of the end of the stub-out.
- ☒ Due to the system static pressure at this site, the Building Division requirements for a pressure regulator are to be followed in accordance with the 2016 California Plumbing Code.
- ☒ A copy of this Development Review shall be shown on the applicant's plan submittal.

# CITY OF BURBANK

## BWP – Water Division

**BWP - Water Division**

**Development Review/Planned Development**

**Page:** 2

**DR:** 21-000-3649

- ☒ The water service for this project may be required to 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 may require installation of backflow prevention devices. Backflow devices must be installed on private property and as close as possible to the property line (see attached Standard Drawing No. BWP-615).
- ☒ The owner or contractor shall contact BWP Water Division at (818) 238-3500 before the building permit is issued. The drawings will be reviewed for adequate sizing of the service and meter and will take a minimum of five working days. Domestic meter size shall be adequate to provide the required flow, as determined by a licensed plumber or architect, calculated from the number of fixture units for the proposed development, pursuant to the California Plumbing Code 2016, 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 City of Burbank Fire Department for appropriate fire service size and appurtenance selection. A deposit will then be collected to cover construction costs for all required services. Construction scheduling will be based on date of receipt of the required drawings, fees and deposit.
- ☒ If the Fire Department requires any new fire hydrants and/or fire services for this development, the owner or contractor shall request an estimate for same from BWP Water Division by calling (818) 238-3500. The full deposit for any required work (including upgrading the fire service/backflow device) must be paid before the Water Division approves the project drawings.
- ☒ A separate meter and service shall be installed for irrigation purposes only. Use of recycled water will be required for all irrigation needs. Please be advised that the recycled water system may be at a lower pressure than the potable water system. If required, a provision in the design shall be made for installation of a booster pump when recycled water becomes available. See attached sheet for details regarding L.A. County plan check approval. Upon completion of the conversion from domestic to recycled water, the applicant shall comply with all rules and regulations set by the State Water Resources Control Board - Division of Drinking Water.
- ☐ A Water Distribution Main Charge (WDMC) is due. (Section 4.34 (g) of BWP Water Division Rules and Regulations).
- ☐ A Water Main Replacement Fee (WMRF) is required in accordance with Sections 4.34 (a), (b), (c), (d) and (e) of BWP Water Division Rules and Regulations.

**ADDITIONAL COMMENTS:**

See page 3.

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**For additional information, please contact Bassil Nahhas at (818) 238 - 3500.**

**CITY OF BURBANK**  
**BWP – Water Division**

**BWP - Water Division**  
**Development Review/Planned Development**

**Page:** 3  
**DR:** 21-000-3649

**ADDITIONAL COMMENTS, CONTINUED**

1) Recycled water is available from a 8" recycled water main on Empire Ave. Use of recycled water will be required during construction and for all irrigation and HVAC cooling tower water supply. Work with BWP Water Engineering in order to coordinate the locations of the recycled service connections. See the attached sheet for more information regarding Los Angeles County Department of Public Health (LADPH) plan check approval. The applicant shall be responsible for obtaining all required approvals from LADPH and California State Water Board-Division of Drinking Water. Contact BWP-Recycled Water Group prior to submitting the application to County Public Health. BWP Recommends installing two water feeds to cooling towers, one for recycled water and a separate pipe for domestic water.

2) The applicant shall be responsible for all construction costs associated with connection, installation of additional commercial/fire/recycled service(s), abandonment of existing services and for any public fire hydrant installation that may be required by the Fire Department in accordance with BWP Rules and Regulations for Water Use.





# Burbank Water and Power - Water Engineering

## SIZING WATER METER AND SERVICE LINE

(Per California Plumbing Code, 2007 Edition, Title 24 Part 5)

Applicant Name: **PROPERTIES, INC. (ATT: SAMIR SRIVASTA)** Date: \_\_\_\_\_

Project Address: **2814 W. Empire Ave** Agent: \_\_\_\_\_

Occupancy Type: **M-2** Agent Ph.#: \_\_\_\_\_

Owner's Phone #: \_\_\_\_\_ Business, or Cell) \_\_\_\_\_

Description	Water Supply Fixture Units			
	Fixture Quantities	No. of Fixture Units		SubTotal
		Private Use	Public Use	
Bathtub or Combination Bath/Shower (fill)		4	4	
3/4" Bathtub Fill Valve		10	10	
Shower, per head		2	2	
Clothes washer		4	4	
Dishwasher, domestic		1.5	1.5	
Hose Bibb		2.5	2.5	
Hose Bibb, each additional <sup>4</sup>		1	1	
Lawn Sprinkler each head <sup>2</sup>		1	1	
Sinks				
Kitchen, domestic		1.5	1.5	
Bar		1	2	
Bathroom (lavatory)		1	1	
Laundry		1.5	1.5	
Service or Mop Basin		1.5	3	
Wash-up, each set of faucets		-	2	
Clinic Faucet		-	3	
Clinic Flushometer Valve with or without faucet		-	8	
Water Closet, 1.6 GPF Gravity Tank		2.5	2.5	
Water Closet, 1.6 GPF Flushometer Tank		2.5	2.5	
Water Closet, 1.6 GPF Flushometer Valve		See Note 5		
Water Closet, greater than 1.6 GPF Gravity Tank		3	5.5	
Water Closet, greater than 1.6 GPF Flushometer Valve		See Note 5		
Urinal, 1.0 GPF Flushometer Valve		See Note 5		
Urinal, greater than 1.0 GPF Flushometer Valve		See Note 5		
Urinal, flush tank		2	2	
Bidet		1	-	
Dental Unit, cuspidor		-	1	
Drinking Fountain or Watercooler		0.5	0.5	
Washfountain, circular spray		-	4	
Mobile Home, each (minimum)		12	-	
Owner's/Agent's initials: _____		Total Fixture Units		
Distance from meter to most remote outlet				

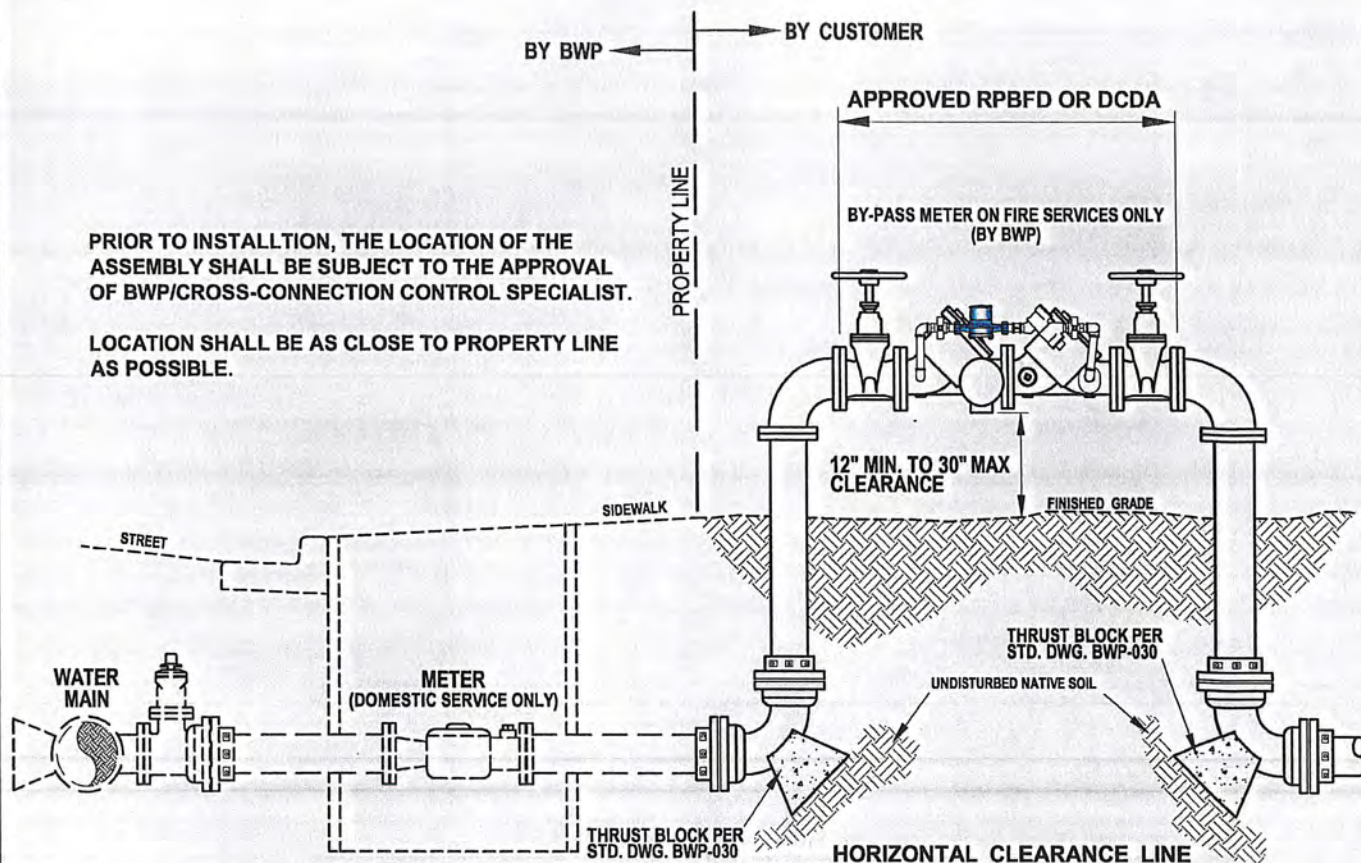
**Notes:**

- Appliances, appurtenances or fixtures not included in this table may be sized by reference to fixtures having a similar flow rate and frequency of use.
- For fixtures or supply connections likely to impose continuous flow demands, determine the required flow in gallons per minute (GPM) and add it separately to the demand (in GPM) for the distribution system or portions thereof.
- Reducing fixture unit loading for additional hose bibbs is to be used only when sizing total building demand and for pipe sizing when more than one hose bibb is supplied by a segment of water distributing pipe. The fixture branch to each hose bibb shall be sized on the basis of 2.5 fixture units.
- Fixture quantities are total plumbing fixtures existing and new.
- When sizing flushometer systems, see 610.10

For Water Division Use Only

Pressure at highest outlet (psi)	100
City to Install Meter and Service Size	
Customer to Install Min. Building Supply Line Size (meter to house)	min.





MINIMUM CLEARANCE SCHEDULE		
SIZE	A	B
3/4" - 3"	12"	12"
4" & UP	18"	12"

SERVICE TYPE	BACKFLOW ASSEMBLY TYPE
DOMESTIC SERVICE	REDUCED PRESSURE BACKFLOW DEVICE (RPBFD)
FIRE SERVICE	DOUBLE CHECK DETECTOR ASSEMBLY (DCDA)

#### NOTES:

1. NEW DEVICES MUST BE INSPECTED AND TESTED IMMEDIATELY AFTER INSTALLATION. PLEASE CALL THE BWP/CROSS-CONNECTION CONTROL SPECIALIST FOR MORE INFORMATION (818) 238-3500
2. NO CONNECTIONS OR TEES ARE PERMITTED BETWEEN THE METER AND BACKFLOW PREVENTER POINT OF CONNECTION
3. THIS INSTALLATION IS TYPICAL; CLEARANCES SHALL APPLY TO ALL OTHER TYPES OF BACKFLOW PREVENTION DEVICES
4. BACKFLOW ASSEMBLIES SHALL BE SAME SIZE AS BUILDING SERVICE LINE
5. ALL ASSEMBLIES MUST BE LEAD FREE
6. THE BACKFLOW ASSEMBLY SHALL BE FROM THE LIST OF "APPROVED BACKFLOW PREVENTION ASSEMBLIES" BY THE CROSS-CONNECTION CONTROL FOUNDATION, UNIVERSITY OF SOUTHERN CALIFORNIA

ASSISTANT GENERAL MANAGER

*Fred Lantz* 4/24/89

DATE

C	REVISED NOTE 5	RPY	BN	3/3/11	CITY OF BURBANK WATER AND POWER	
B	ADDITIONAL NOTES	RPY	BN	4/24/02		
A	REVISED NOTES	RPY	WOM			
NO.	REVISIONS	BY	CHECK	APP'V'D	BACKFLOW ASSEMBLY INSTALLATION	
DRAWN	JJL	SCALE	N.T.S.	CHECK	RRJ	DRAWING NO.
		APP'V'D	CRB	DATE	3-21-89	BWP-615

### **BWP Recycled Water Conditions for Landscape Irrigation Use**

Please provide us with Landscape Irrigation plans for the subject project for review and comments. Your plans shall include the following:

- ◆ Two separate connections, one for domestic use, and one for irrigation use. The State of California Department of Public Health requires that the domestic water service must have a Reduced Pressure Backflow Prevention Assembly installed as close as possible to the domestic water meter.
- ◆ The pressure for the recycled water system is lower than that for the potable water system. However, we recommend installing a pressure reducing valve and a strainer.
- ◆ All irrigation piping, valve covers, boxes, and sprinkler system heads shall be purple, in addition to installing signs informing public of the use of recycled water for landscape irrigation purposes to comply with all State of California Recycled Water Requirements.
- ◆ Minimum separation of potable water mains from recycled water, sewer, storm drain, or others, shall be maintained per the State of California Department of Public Health Requirements.
- ◆ The County of Los Angeles requires that all plans for recycled water projects be submitted for review and approval prior to construction. Please coordinate your work with the County of Los Angeles, Department of Public Health (DPH), and follow their procedures for plan review and approval, and all requirements and guidelines for using recycled water for landscape irrigation purposes.

Contact Information: Carlos Borja - Plan review and approval

5050 Commerce Drive, RM 116  
Baldwin Park, Ca 91706-1423

Tel.: (626) 430-5290 (Baldwin Park Office)  
Fax: (626) 813-3025



# memorandum

**DATE:** July 16, 2021

**TO:** Shipra Rajesh, Associate Planner (ext. 5258)

**FROM:** Building & Safety Division

**SUBJECT:** **Project No. 21-0003649 (Development Review)**  
**Located at 2814 Empire Ave**

---

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.
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 [building@burbankca.gov](mailto:building@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 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 landscape areas for residential and non-residential projects between 500 and 2,500 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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.

15. 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.

16. 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.





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SHEET INDEX	
SHEET #	SHEET NAME
A0.C	Title Sheet - 2814 W Empire Ave
A1.C	Site Map - 2814 W Empire Ave
A2.C	Renderings - 2814 W Empire Ave
A5.C	Site Plan - 2814 W Empire Ave
A9.C	Floor Plans - 2814 W Empire Ave
A12.C	Elevations - 2814 W Empire Ave
A13.C	Parcel Map - For Reference - 2814 W Empire Ave
A14.C	Typical Unit Plans - 2814 W Empire Ave
A15.C	Existing Site Photos
Sheet 1 of 1 Conceptual Civil Site Plan	
L1.C	Overall Illustrative Plan and Notes
L2.C	Ground Level
L3.C	Illustrative Elevations
L4.C	Plant Palette

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Revisions		
No.	Date	Description

Project Information		
Phase:	Planning Pre-Application	Date: 08/18/21
Project No.:	20-0538	PIC / AIC:
ABS Burbank		

Sheet Title  
Title Sheet - 2814 W Empire Ave

Sheet Number

Current Revision

A0.C

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DEVELOPMENT TEAM

Developer:	Property Owner:	Civil Engineer:	Entitlement Counsel:	Development Consultant:
ABS Properties, Inc.	ABS Burbank, LLC.	Land Design Consultants, Inc.	Armbruster Goldsmith & Delvac LLP	Urbanism Advisors
Samir Srivastava samir@absllc.org	Samir Srivastava samir@absllc.org	Victor Salazar, P.E., QSD/QSP		Jose Gardea
5500 Hollywood Blvd., 4th Floor West Wing Los Angeles, CA 90028 213.268.2723	5500 Hollywood Blvd., 4th Floor West Wing Los Angeles, CA 90028 213.268.2723	800 Royal Oaks Drive Suite 104 Monrovia, CA 901016 626.578.7000 EXT 2170	12100 Wilshire Blvd Suite 1600 Los Angeles Ca 90025 310.209.8801	323.559.1762



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Revisions		
No.	Date	Description

Project Information		
Phase:	Planning Pre-Application	Date: 08/18/21
Project No.:	20-0538	PIC/AIC:
ABS Burbank		

Sheet Title  
Site Map - 2814 W Empire Ave

Sheet Number  
A1.C

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VIEW OF NORTH-EAST CORNER



VIEW OF SOUTH-WEST CORNER

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VIEW OF NORTH-WEST CORNER



MAIN ENTRY

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Revisions  
No. Date Description

Project Information  
Phase: Planning Pre-Application Date: 08/18/21  
Project No.: 20-0538 PIC/AIC:  
ABS Burbank

Sheet Title  
Renderings - 2814 W  
Empire Ave

Sheet Number Current Revision  
A2.C

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W EMPIRE AVE

Zoning Review

SITE:  
ADDRESS: 2814 W. EMPIRE AVE.  
ZIP CODE: 91504  
PARCEL NUMBER/APN: 2464-001-017  
LOT AREA: 37,445 GSF (0.86 ACRES)  
USEABLE AREA: 35,967 NET SF  
LEGAL DESC: NW 1/4 OF SEC 10 T1N R14W  
PROPOSED BUILDING AREA: 128,187 GSF  
PROPOSED DWELLING UNITS: 148  
ZONING:  
APPLICABLE LOCAL REGULATIONS:  
BURBANK MUNICIPAL CODE, TITLE 10 ZONING REGULATIONS  
BURBANK 2035 GENERAL PLAN  
ZONE DESIGNATION: M - 2 (GENERAL INDUSTRIAL)  
GENERAL PLAN DESIGNATION: REGIONAL COMMERCIAL  
F.A.R. = 128,187 SF (GROSS BUILDING) / 37,475 SF (GROSS SITE) = **3.42**  
F.A.R. ALLOWABLE: 1.25  
LOT COVERAGE = 19,365 SF (LEVEL 1 GROSS BUILDING) / 37,445 SF (GROSS SITE) = **51.7%**  
PROVIDED OPEN SPACE PER UNIT = **16404** SITE OPEN SPACE / 148 UNITS = **111.38 SF PER UNIT**  
LOT DENSITY = 148 UNITS / .86 ACRES = 172.1 UNITS / ACRE  
PARKING:  
BASE PARKING REQUIRED(10-1-633)(X1):  
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.  
PARKING REQUIRED: 0 STALLS  
PARKING PROVIDED: 13 STALLS  
ACCESSIBLE PARKING REQUIRED: 1 STANDARD, 1 VAN ACCESSIBLE  
PER CALIFORNIA BUILDING CODE TITLE 24, CHAPTER 11A  
ACCESSIBLE PARKING PROVIDED: 2 STALLS TOTAL

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Project Information		
Phase:	Planning Pre-Application	Date: 08/18/21
Project No.:	20-0538	PIC / AIC:

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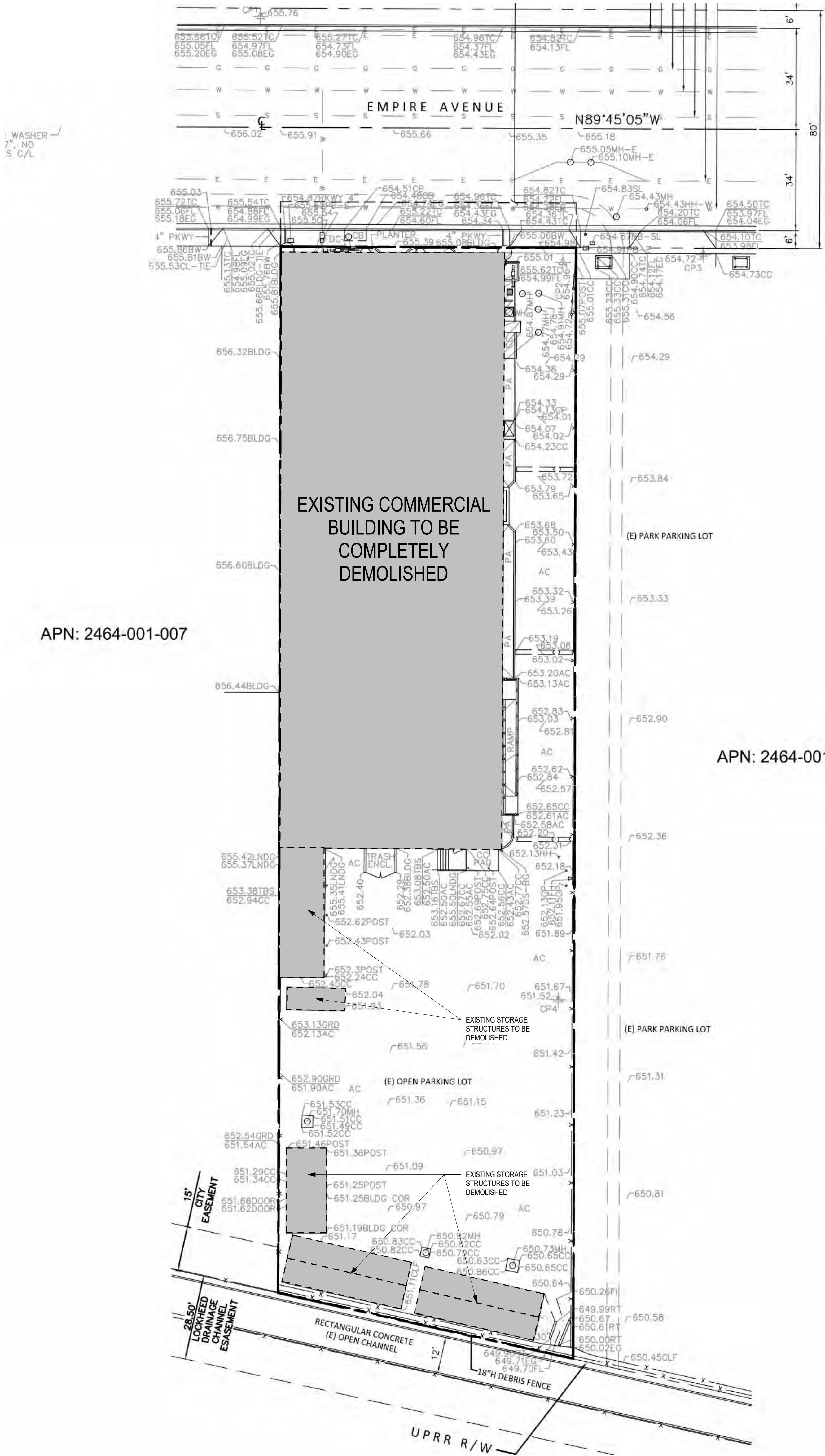
Sheet Title  
Site Plan - 2814 W Empire Ave

Sheet Number Current Revision

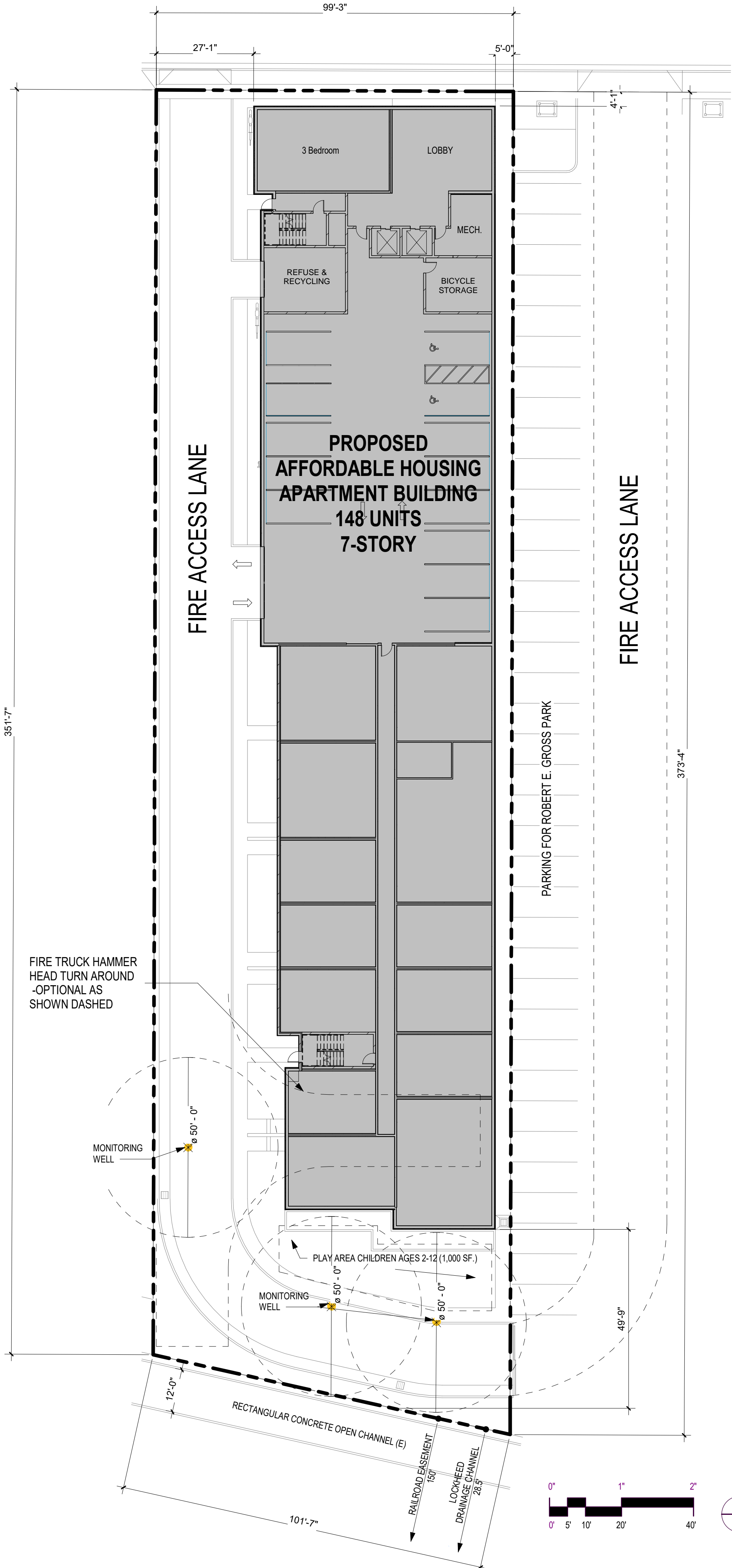
A5.C

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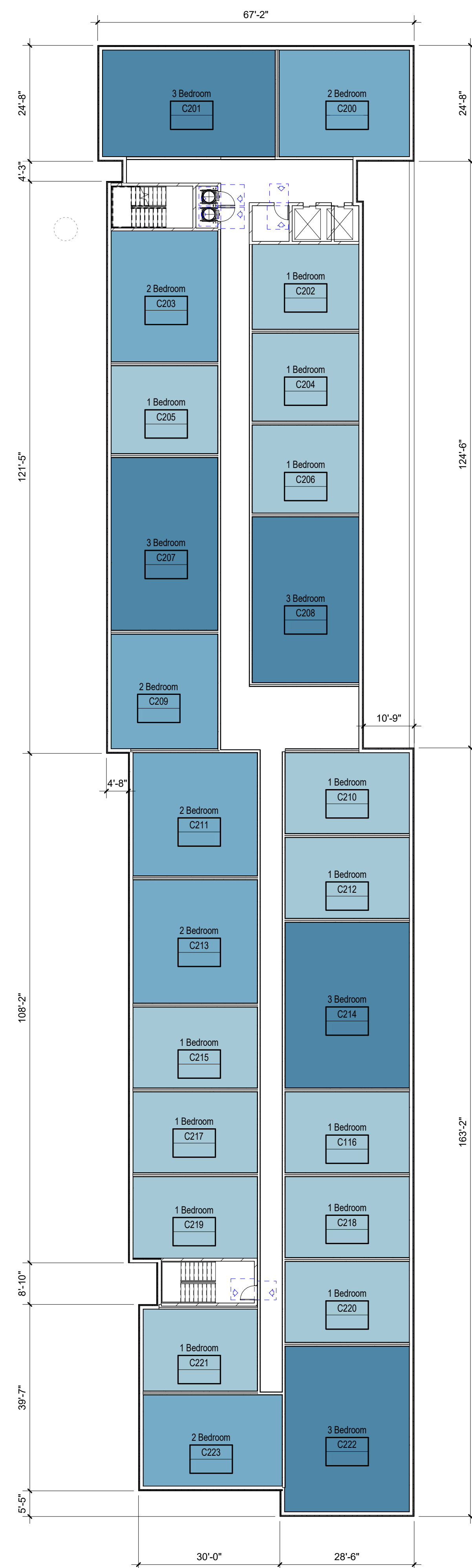
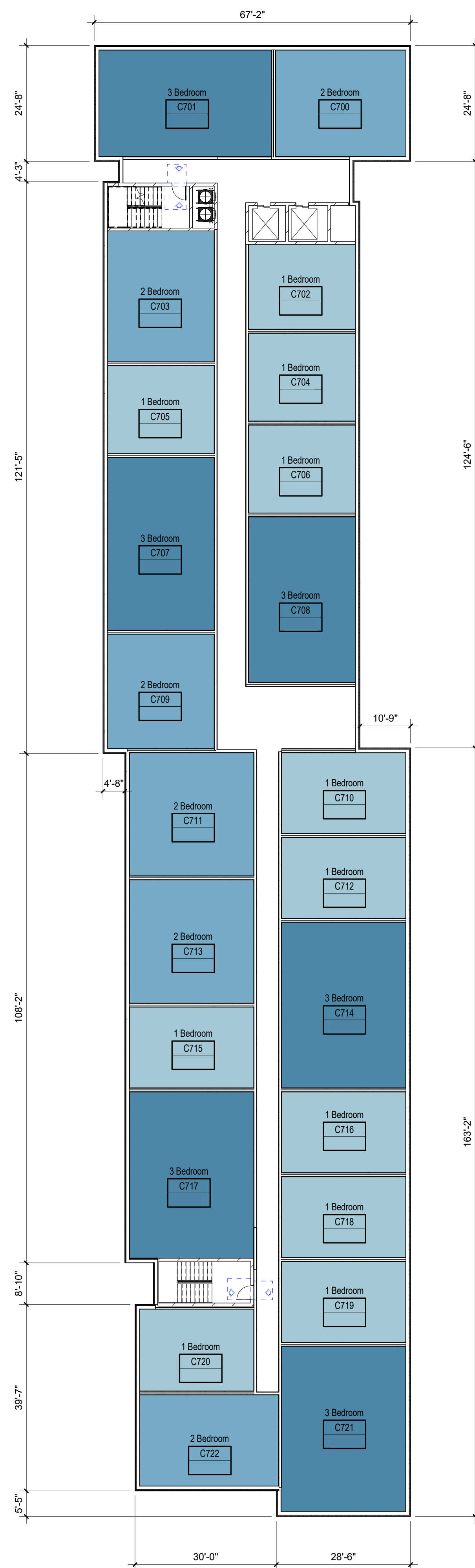
1 Demolition Site Plan  
A5.C 1" = 20'-0"



2 Site Plan - 2814 W Empire Ave  
A5.C 1" = 20'-0"



EMPIRE BLVD.



# DRAFT

2814 W Empire - Unit Matrix				
	1 Bed	2 Bed	3 Bed	Total Units
SF PER UNIT	450 SF MIN	700 SF MIN	900 SF MIN	
Floor 1	7	2	2	11
Floor 2	13	6	5	24
Floor 3	11	6	6	23
Floor 4	11	6	6	23
Floor 5	11	6	6	23
Floor 6	11	6	6	23
Floor 7	11	5	5	21
	<b>75</b>	<b>37</b>	<b>36</b>	<b>148</b>
	<b>50%</b>	<b>25%</b>	<b>25%</b>	

Level	Area
Level 1	9971 SF
Level 2	15710 SF
Level 3	15703 SF
Level 4	15710 SF
Level 5	15710 SF
Level 6	15710 SF
Level 7	15710 SF
	104226 SF

### Common Space Tabulation

TOTAL UNIT AREA:	104,226 SF	81.4%
TOTAL COMMON AREA:	23,961 SF	18.6%

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Revisions		
No.	Date	Description

Project Information		
Phase:	Planning Pre-Application	Date: 06/18/21
Project No.:	20-0538	PIC / AIC:

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Sheet Title

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Floor Plans - 2814 W  
Empire Ave

Sheet Number \_\_\_\_\_  
Current Revision \_\_\_\_\_

A9.C

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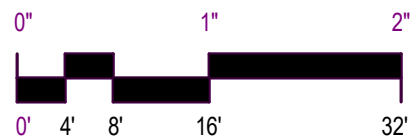
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Elevation Keynotes	
Mark	Description
1	BRICK MASONRY - RED/BROWN
2	HORIZONTAL METAL PANEL - DARK GRAY
3	STUCCO OR FIBER CEMENT PANELS - OFF WHITE/ TWO TONES
4	WOOD-LOOK FIBER CEMENT SIDING
5	METAL MESH BALCONY RAILINGS
6	METAL TRELLIS WITH WOOD MEMBERS
7	BOARD-FORMED CONCRETE
8	PREFINISHED ALUMINUM MECHANICAL SCREEN



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No.	Date	Description

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Phase: Planning Pre-Application Date: 08/18/21  
Project No.: 20-0538 PIC/AIC:  
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**Sheet Title**  
Elevations - 2814 W  
Empire Ave

**Sheet Number** **Current Revision**  
A12.C

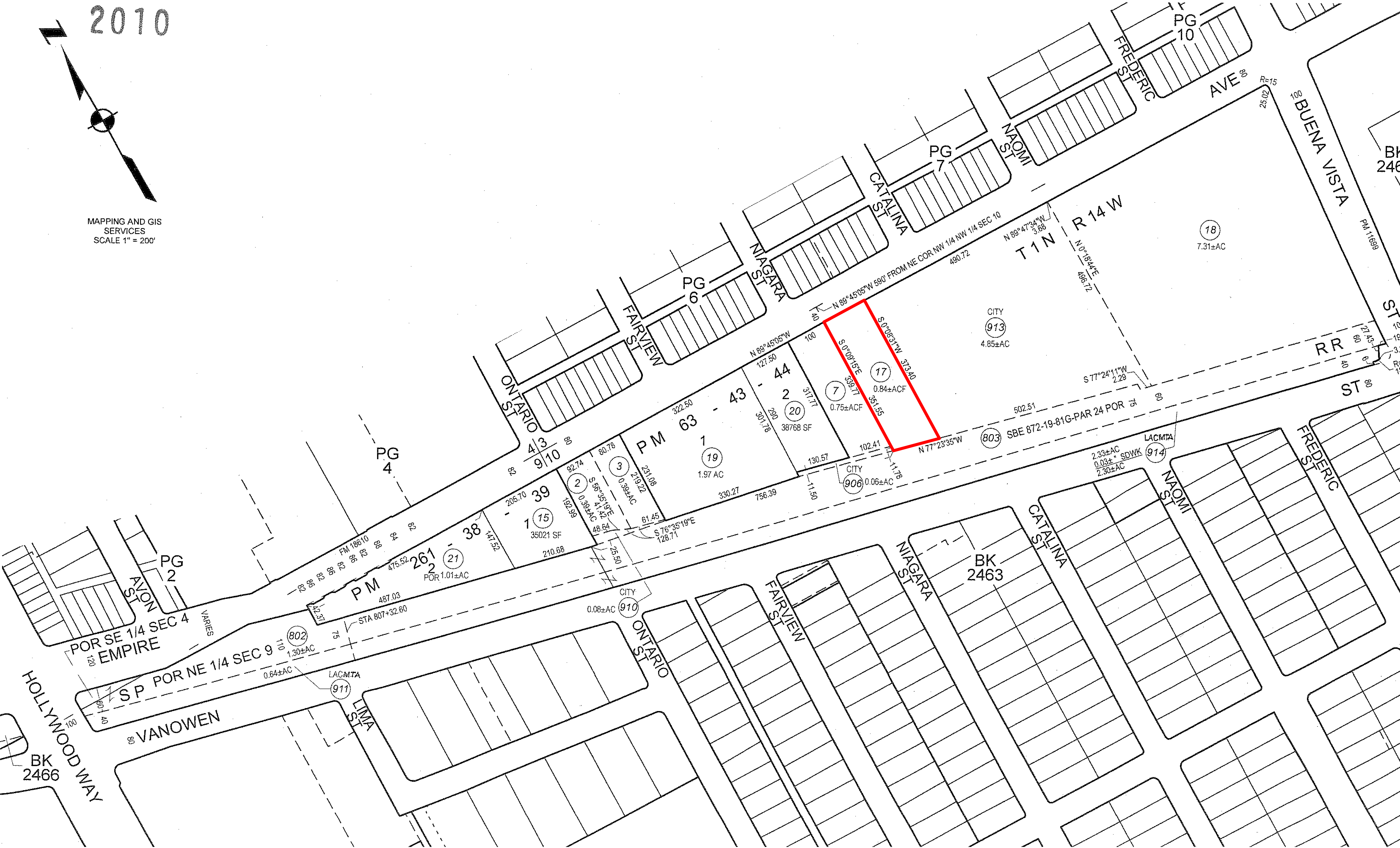
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2464	1 SHEET	P. A. 1224 - 28	TRA 2535	REVISED 2004020612009001-24 2010021705007001-24				SEARCH NO	OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
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Revisions		
No.	Date	Description

Project Information		
Phase:	Planning Pre-Application	Date: 08/18/21
Project No.:	20-0538	PIC/AIC:
ABS Burbank		

Sheet Title  
Parcel Map - For  
Reference - 2814 W  
Empire Ave

Sheet Number Current Revision

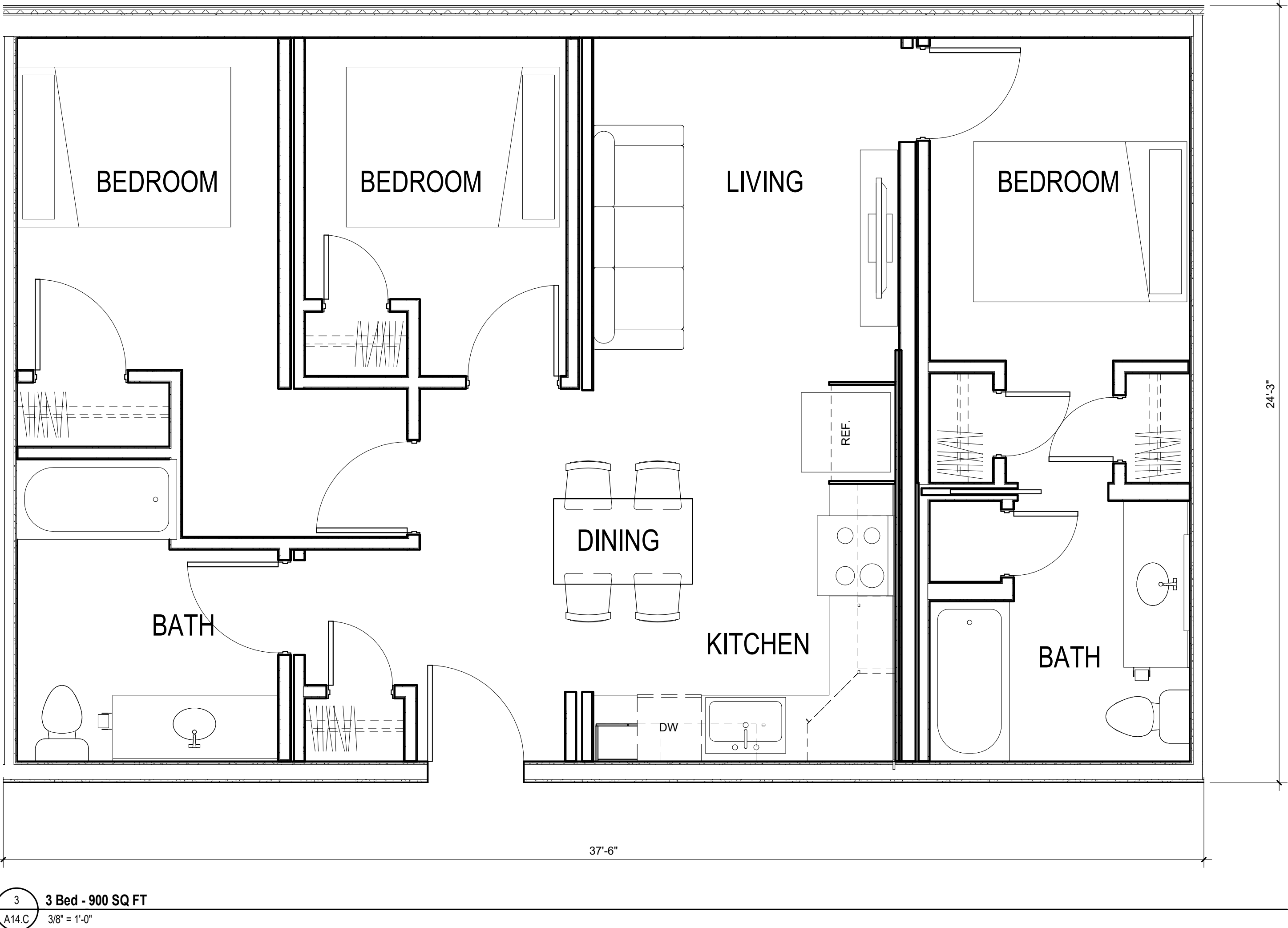
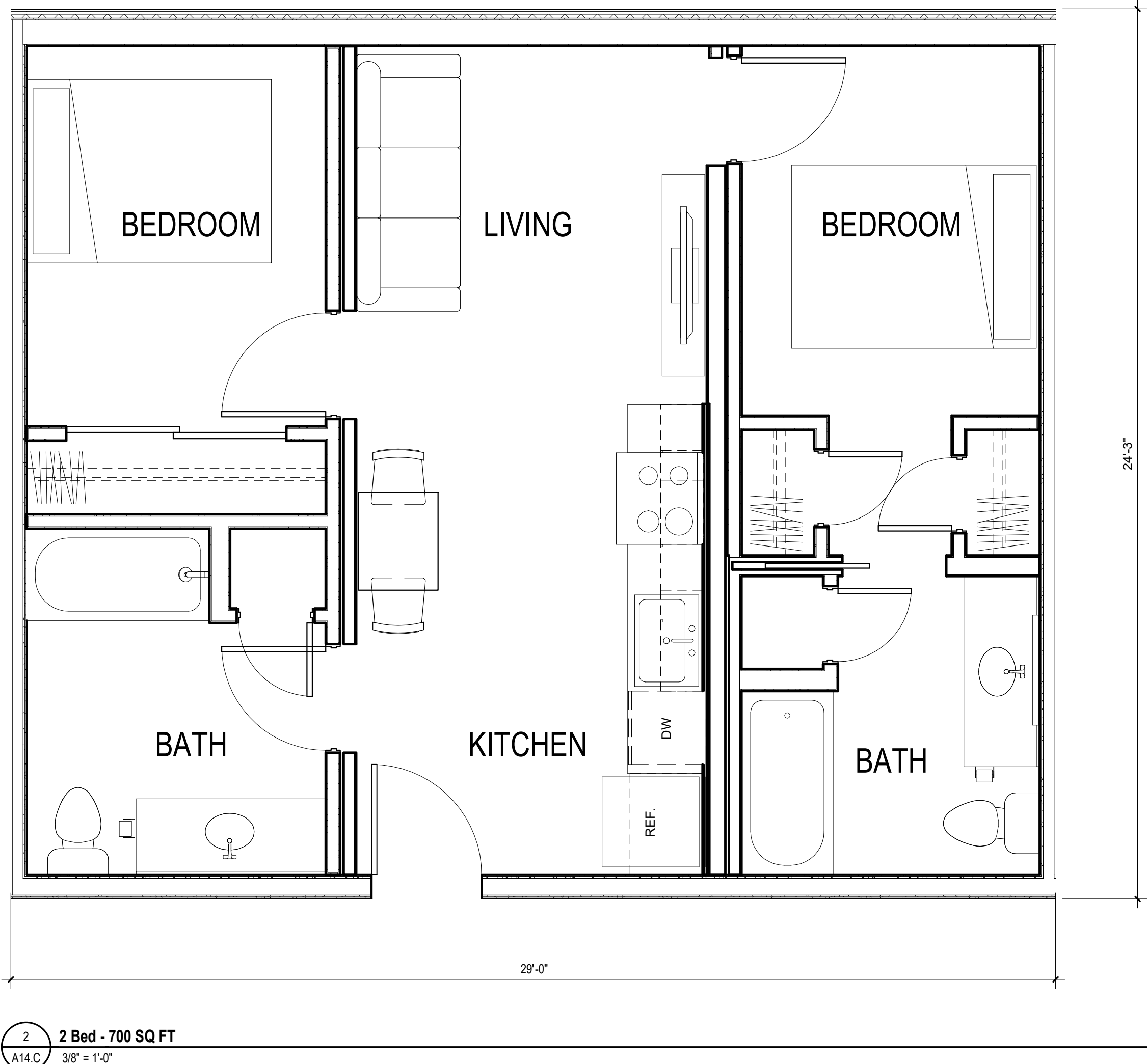
A13.C

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Storage Space Table

1 Bedroom: 20 sf  
2 Bedroom: 40 sf  
3 Bedroom: 62 sf

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Revisions		
No.	Date	Description

Project Information		
Phase:	Planning Pre-Application	Date: 08/18/21
Project No.:	20-0538	PIC / AIC:

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Sheet Title  
Typical Unit Plans - 2814  
W Empire Ave

Sheet Number  
A14.C

Current Revision

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No.	Date	Description

Project Information		
Phase:	Planning Pre-Application	Date: 08/18/21
Project No.:	20-0538	PIC / AIC:

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Sheet Title  
Existing Site Photos

Sheet Number  
A15.C

Current Revision



GENERAL NOTES:

- NO EXISTING PROTECTED TREE SPECIES ARE ON THE PROPERTY.
- FINAL LOCATION OF PROPOSED PROJECT UTILITY LATERAL SERVICES (WATER, SANITARY SEWER, GAS, ETC.) WILL BE DETERMINED DURING THE PREPARATION OF CONSTRUCTION DOCUMENTS.
- THE PROPOSED BUILDING FINISHED FLOOR ELEVATIONS WILL BE SET 1.0 FOOT ABOVE THE BASE FLOOD ELEVATION OF 652.50 AS DEPICTED IN THE FEMA LOMR REPORT CASE NO. 11-09-3187P, EFFECTIVE: JUNE 28, 2012.

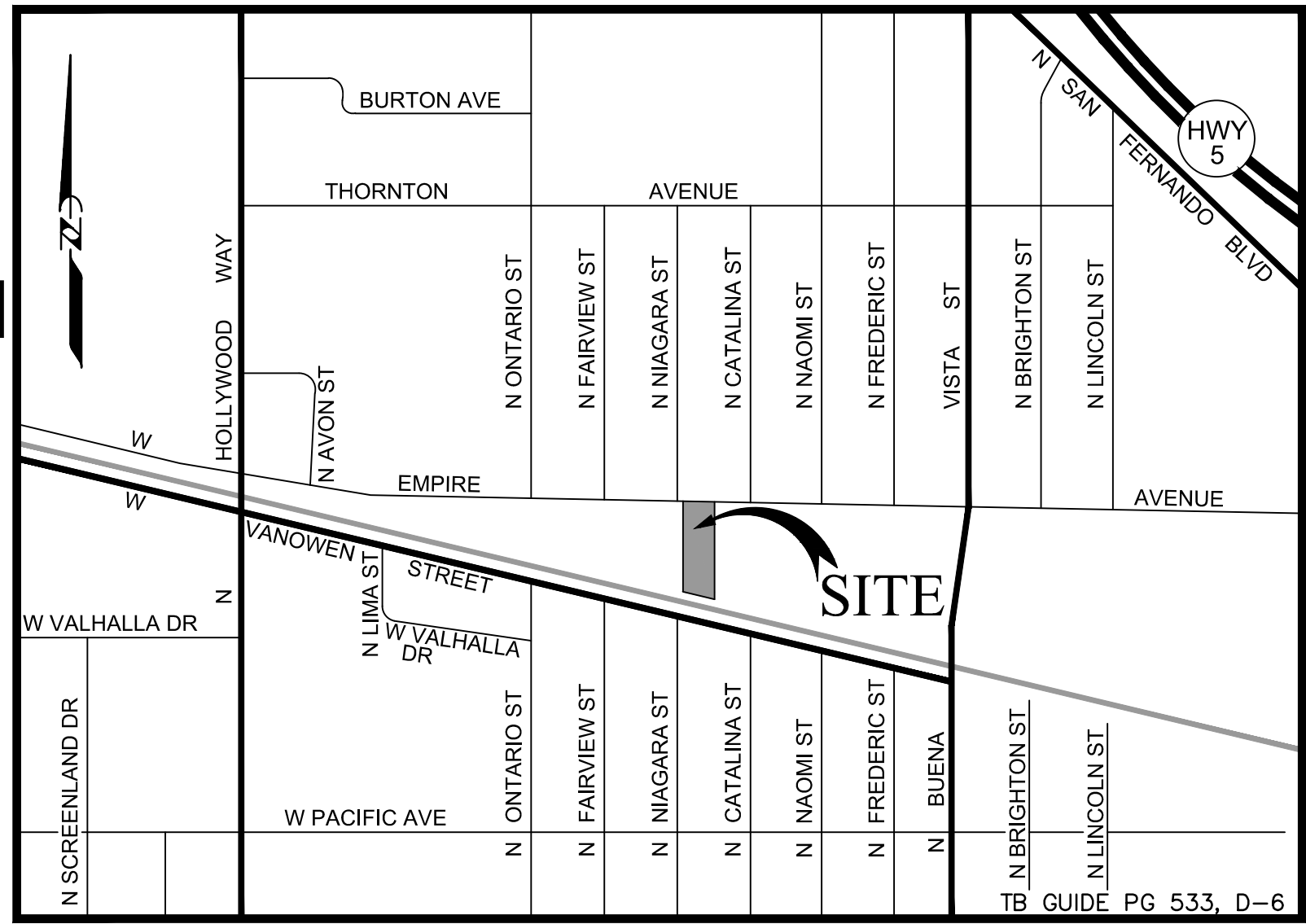
DEMOLITION NOTES:

- EXISTING CATCH BASIN TO PROTECT-IN-PLACE
- EXISTING PULL-BOX (WATER) TO BE REMOVED
- EXISTING PULL-BOX (ELECTRICAL) TO REMOVE AND RE-SET TO (N) GRADE
- EXISTING STREET LIGHT TO PROTECT-IN-PLACE
- EXISTING PULL-BOX (STREET-LIGHT) TO PROTECT-IN-PLACE
- EXISTING PARK DECORATIVE COLUMN TO PROTECT-IN-PLACE
- EXISTING CONCRETE DRIVEWAY TO PROTECT-IN-PLACE
- EXISTING CONCRETE SIDEWALK TO PROTECT-IN-PLACE
- EXISTING CONCRETE CURB AND GUTTER TO PROTECT-IN-PLACE
- EXISTING MONITORING WELL TO PROTECT-IN-PLACE
- EXISTING FDC TO BE REMOVED
- EXISTING CHAIN-LINK-FENCE TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- EXISTING DRAINAGE CHANNEL (LOCKHEED) TO PROTECT-IN-PLACE
- EXISTING GAS METER TO BE REMOVED
- EXISTING FIRE HYDRANT TO BE REMOVED
- EXISTING CATCH BASIN TO BE REMOVED
- EXISTING CONCRETE DRIVEWAY TO BE REMOVED

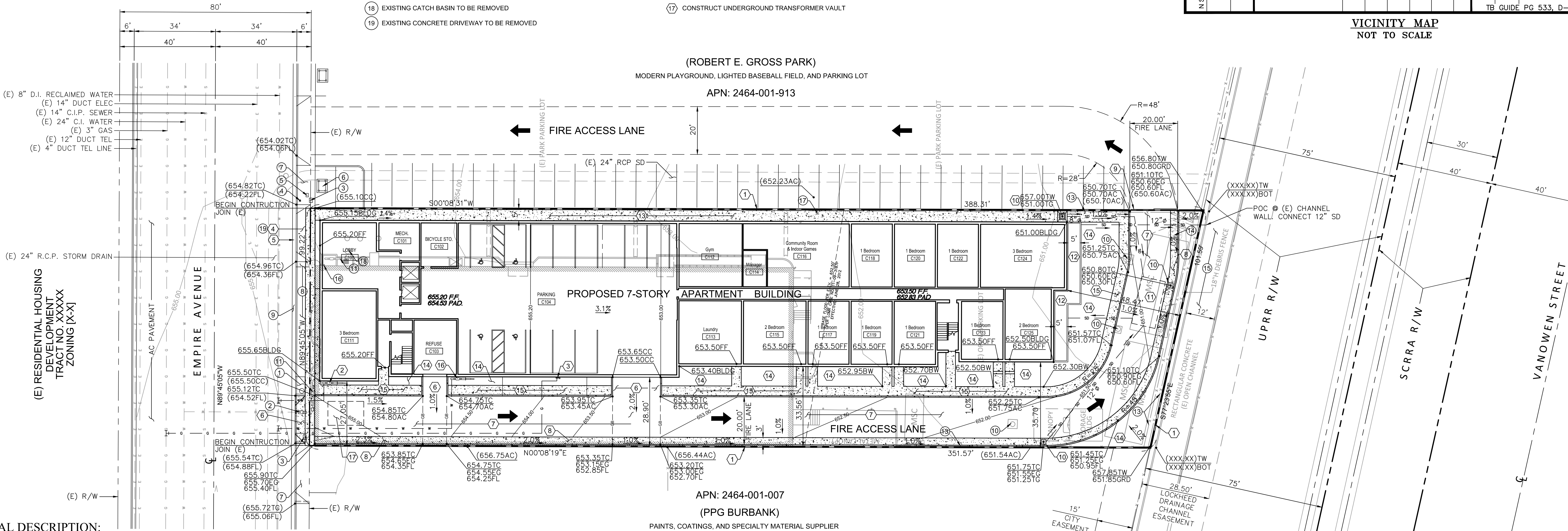
CONSTRUCTION NOTES:

- CONSTRUCT 6' HIGH BLOCK WALL
- CONSTRUCT BFP FOR FIRE PURPOSES
- CONSTRUCT GAS REGULATOR AND METER
- CONSTRUCT CONCRETE SIDEWALK
- CONSTRUCT CONCRETE CURB AND GUTTER AND JOIN (E)
- CONSTRUCT CONCRETE DRIVEWAY
- CONSTRUCT 20' CONCRETE FIRE ACCESS ROAD
- CONSTRUCT 3' CONCRETE CURB & GUTTER
- CONSTRUCT 20' GATE (FIRE ACCESS)
- CONSTRUCT 24"x24" CATCH BASIN
- CONSTRUCT UNDERGROUND STORMWATER CISTERN (FOR LID RETAINED SWQDV ON SITE)
- CONSTRUCT RAISED PLANTER (TO CAPTURE AND USE OF SWQDV)
- CONSTRUCT 5' CONCRETE WALK
- CONSTRUCT PLANTING AREA
- CONSTRUCT 4' CONCRETE WALK WITH 6" CURB ONLY
- CONSTRUCT BFP FOR DOMESTIC PURPOSED AND METER
- CONSTRUCT UNDERGROUND TRANSFORMER VAULT

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VICINITY MAP  
NOT TO SCALE



LEGAL DESCRIPTION:

(PER TITLE REPORT NOTED HEREON):

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

THAT WESTERLY 99.22 FEET, AS MEASURED ALONG THE NORTHERLY LINE OF THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, IN TOWNSHIP 1 NORTH, RANGE 14 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE ALONG THE NORTHERLY LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, NORTH 89°45'05" WEST 590 FEET; THENCE SOUTH 00°09'07" WEST PARALLEL WITH THE EASTERLY LINE OF SAID NORTHWEST QUARTER OF NORTHWEST QUARTER 391.67 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF THE SOUTHERN PACIFIC RAILWAY RIGHT OF WAY COAST LINE, AS SHOWN ON TRACT NO. 13067, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 257, PAGES 34 AND 35 OF MAPS; THENCE SOUTH 77°24'15" EAST ALONG SAID NORTHERLY LINE 604.19 FEET, MORE OR LESS, TO THE EASTERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 10; THENCE ALONG SAID EASTERLY LINE, NORTH 0 DEGREES 09 MINUTES 07 SECONDS EAST 520.88 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPT THE NORTHERLY 25 FEET THEREOF, CONVEYED TO THE CITY OF BURBANK, FOR ROAD PURPOSES, BY DEED RECORDED IN BOOK 2798, PAGE 66, OFFICIAL RECORDS.

APN: 2464-001-017

GROSS AREA OF PROPERTY = 37,445 SQ. FT. (INCLUDES DEDICATED LAND)  
NET AREA OF PROPERTY = 35,957 SQ. FT.

EARTHWORK VOLUMES:

CUT \_\_\_\_\_ C.Y.  
FILL \_\_\_\_\_ C.Y.  
OVEREXCAVATION \_\_\_\_\_ C.Y.  
IMPORT/EXPORT \_\_\_\_\_ C.Y.

BENCHMARK

CITY OF BURBANK BENCHMARK # 1904-2

2-1/4" BRASS DISC STAMPED BM 1904-2 AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF EMPIRE AVE AND NAOMI ST. SET IN THE NORTH END OF A 1.5'X18' CATCH BASIN 1.0 FT BACK OF THE CURB FACE AND 41 FT N/O THE NORTH PROPERTY LINE OF EMPIRE AVE.

ELEVATION: 652.454 FEET

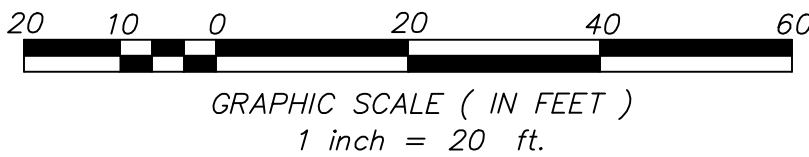
BASIS OF BEARINGS

THE BEARING OF NORTH 89°45'05" WEST OF THE CENTERLINE OF EMPIRE AVENUE AS SHOWN ON TRACT NO. 9443, M.B. 144/5-6, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

LEGEND

- PROPERTY LINE
- STREET CENTERLINE
- EXISTING BUILDING TO-BE-DEMOLISHED
- GRADE CHANGE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- CONCRETE
- BOTTOM
- CLEAN OUT
- GRADE CHANGE

FIELD SURVEY PREPARED UNDER THE SUPERVISION OF:  
VICTOR SALAZAR, P.E.  
COMPLETED ON: 08/28/2015



PROGRESS SET  
CONCEPTUAL CIVIL SITE PLAN

THIS PLAN IS PREPARED UNDER THE SUPERVISION OF:  
VICTOR SALAZAR  
REGISTERED PROFESSIONAL ENGINEER  
No. C57604  
CIVIL  
STATE OF CALIFORNIA  
DATE 03-30-2021

**LAND DESIGN CONSULTANTS INC.**  
*Land Planning, Civil Engineering, Surveying & Environmental Services*  
800 Royal Oaks Drive, Suite 104, Monrovia, CA 91016  
Ph. (626) 578-7000 Fax: (626) 578-7373

**EMPIRE AVE. AFFORDABLE HOUSING PROJECT**  
**2814 W. EMPIRE AVE.**  
IN THE CITY OF BURBANK OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

**SUBDIVIDER**  
**ABS BURBANK, LLC**  
5500 W. HOLLYWOOD BOULEVARD, 4TH FLOOR, WEST WING  
LOS ANGELES, CA 90028, Phone: (323) 464-7853

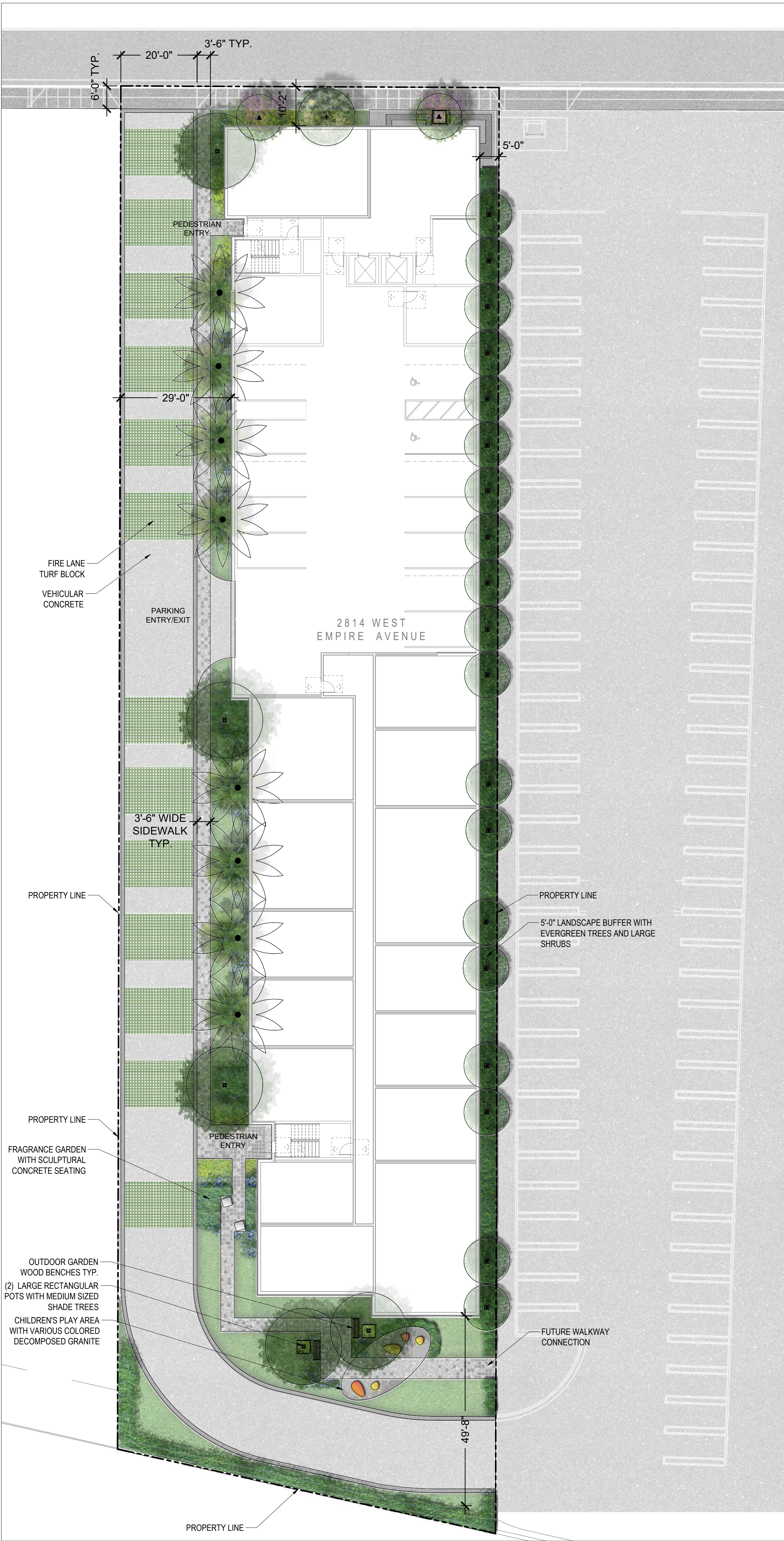
DESIGNED BY:	DATE:	SCALE:	REVIEWED BY:	Proj. No. 05015-834
FB	04/01/2021	AS SHOWN	VS	SHEET 1 of 1







# DRAFT



SCALE: 1/16" = 1'-0"



A graphic scale bar is shown with markings at 0, 8', 16', 32', and 64'. To the right of the scale bar is a north arrow pointing upwards, labeled with an 'N'.

• ON-SITE GROUND LEVEL TREES:	61
• <u>LEVEL 2 COURTYARD:</u>	22
TOTAL TREES PROVIDED:	83



**COMMUNITAS DESIGN**  
landscape architecture • urban design • planning  
1425 NORTH SIERRA BONITA AVENUE # 414  
LOS ANGELES, CALIFORNIA 90046  
(323) 528-4772  
[WWW.COMMUNITASDESIGN.COM](http://WWW.COMMUNITASDESIGN.COM)

## L2.C





A 2814 WEST EMPIRE AVENUE WEST ELEVATION

SCALE: 1/16" = 1'-0"  
0 8' 16' 32'

DRAFT



B 2814 WEST EMPIRE AVENUE EAST ELEVATION

SCALE: 1/16" = 1'-0"  
0 8' 16' 32'

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CONSTRUCTION

Revisions		
No.	Date	Description

Project Information		
Phase:	Planning Pre-Application	Date: 06/18/21
Project No.:	21-040	PIC / AIC:
ABS Burbank		
2814 West Empire Avenue		

Sheet Title  
Sections/Elevations



PLANTING PALETTE

TREES:



ARBUTUS MARINA STANDARD



CERCIS OCCIDENTALIS



LAGERSTROEMIA INDICA 'NATCHEZ'



MYRTUS COMMUNIS



WASHINGTONIA FILIFERA

SHRUBS:



ACACIA COGNATA 'COUSIN ITT'



ACHILLEA MILLEFOLIUM



AGAVE ATTENUATA



ARTEMISIA 'POWIS CASTLE'



CEANOTHUS 'JOYCE COULTER'



CERASTIUM TOMENTOSUM



DIANELLA 'CASSA BLUE'



IRIS DOUGLASIANA



LEYMUS CONDENSATUS



POLYSTICHUM MUNITUM

GROUNDCOVERS:



BACCHARIS PILULARIS 'PIGEON POINT'



CONVOLVULUS SABATIUS



DICHONDRA ARGENTEA



SENECIO MANDRALISCAE



ROSMARINUS OFFICINALIS 'PROSTRATUS'

VINES:



CLEMATIS LASIANTHA



DISTICTIS BUCCINATORIA



TRACHELOSPERMUM JASMINOIDES

DRAFT

SITE 'C' TREE LEGEND:									
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY.	HYDRO ZONE #	CAL-IPC INVASIVE	NOTES:
	ARB MAR	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	L	5	L1	N	
	CER CAN	CERCIS CANADENSIS	EASTERN REDBUD TREE	24"-36" BOX	L	8	L2-6	N	
	LAG IND	LAGERSTROEMIA INDICA 'NATCHEZ'	CRAPE MYRTLE	24" BOX	L	8	L2-6	N	
	MYR COM	MYRTUS COMMUNIS	COMMON MYRTLE	15 GAL	L	15	L1	N	
	WAS FIL	WASHINGTONIA FILIFERA	MEXICAN FAN PALM	7-8' CT	L	8	L1	N	
					TOTAL	44			

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PRELIMINARY NOT FOR CONSTRUCTION

Revisions		
No.	Date	Description

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