



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 CLIVAS JARA

Applicants Signature:

[Signature]

Date:

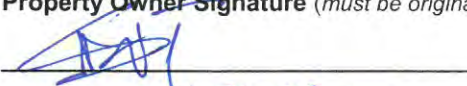

06-28-2024

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
 T: 818-238-5250
 F: 818-238-5150
 E: planning@burbankca.gov

Project Address: 2814 W. Empire Avenue.	
Application Type (check all that apply): <input type="checkbox"/> Development Review <input checked="" type="checkbox"/> SB 35 <input type="checkbox"/> 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
<p>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.</p> <p>The Planning Division cannot accept an application without property owner signature.</p>	<p>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.</p>
Property Owner Signature <i>(must be original wet signature)</i>  <hr/> Date 06.28.2021	Applicant Signature  <hr/> Date 06.28.21.
For Planning Division Use: PL #: _____ Notes: _____	Date Submitted:



City of Burbank – Planning Division
SB 35 ELIGIBILITY CHECKLIST
Submittal Checklist and Project Information

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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: 	Date: 06.28.2021
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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.



SHEET INDEX

SHEET #	SHEET NAME
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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
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Project Information

Phase: Planning Pre-Application	Date: 08/18/21
Project No.: 28-0538	PIC / A/C:

ABS Burbank

Sheet Title
Title Sheet - 2814 W Empire Ave

Sheet Number	Current Revision
A0.C	

DEVELOPMENT TEAM

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



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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 _____ Current Revision _____

A1.C



VIEW OF NORTH-EAST CORNER



VIEW OF SOUTH-WEST CORNER



VIEW OF NORTH-WEST CORNER



MAIN ENTRY



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 Phase: Planning Pre-Application | Date: 08/18/21
 Project No.: 28-0538 | PIC / A/C:
 ABS Burbank

Sheet Title
 Renderings - 2814 W
 Empire Ave

Sheet Number _____ Current Revision _____

A2.C

EMPIRE BLVD.

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
	75	37	36	148
	50%	25%	25%	

2814 W Empire - Rentable Area

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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Project No.: 28-0538 PIC / A/C
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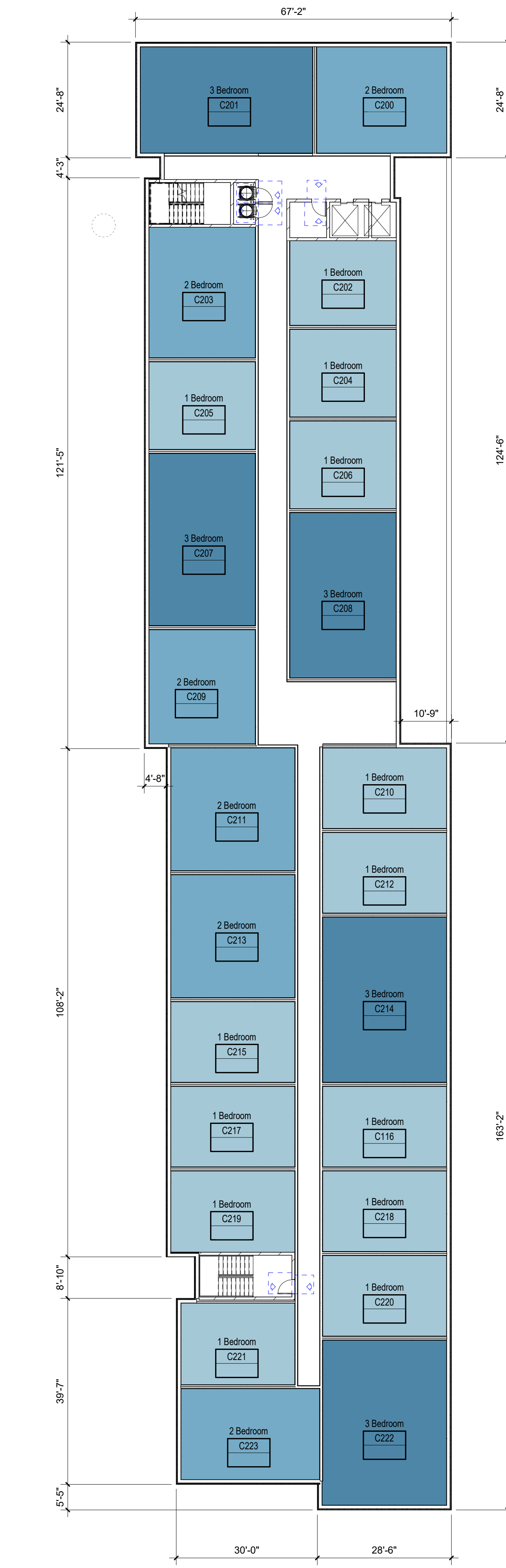
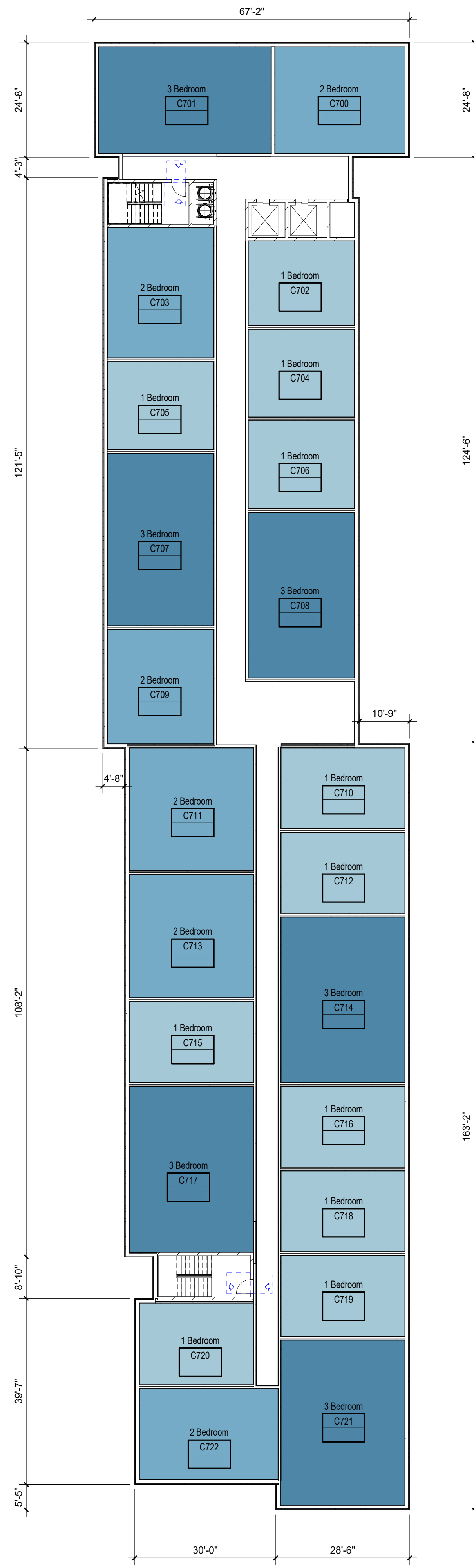
Sheet Title
Floor Plans - 2814 W Empire Ave

Sheet Number **Current Revision**

A9.C

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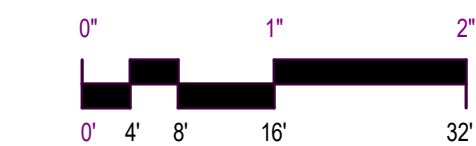
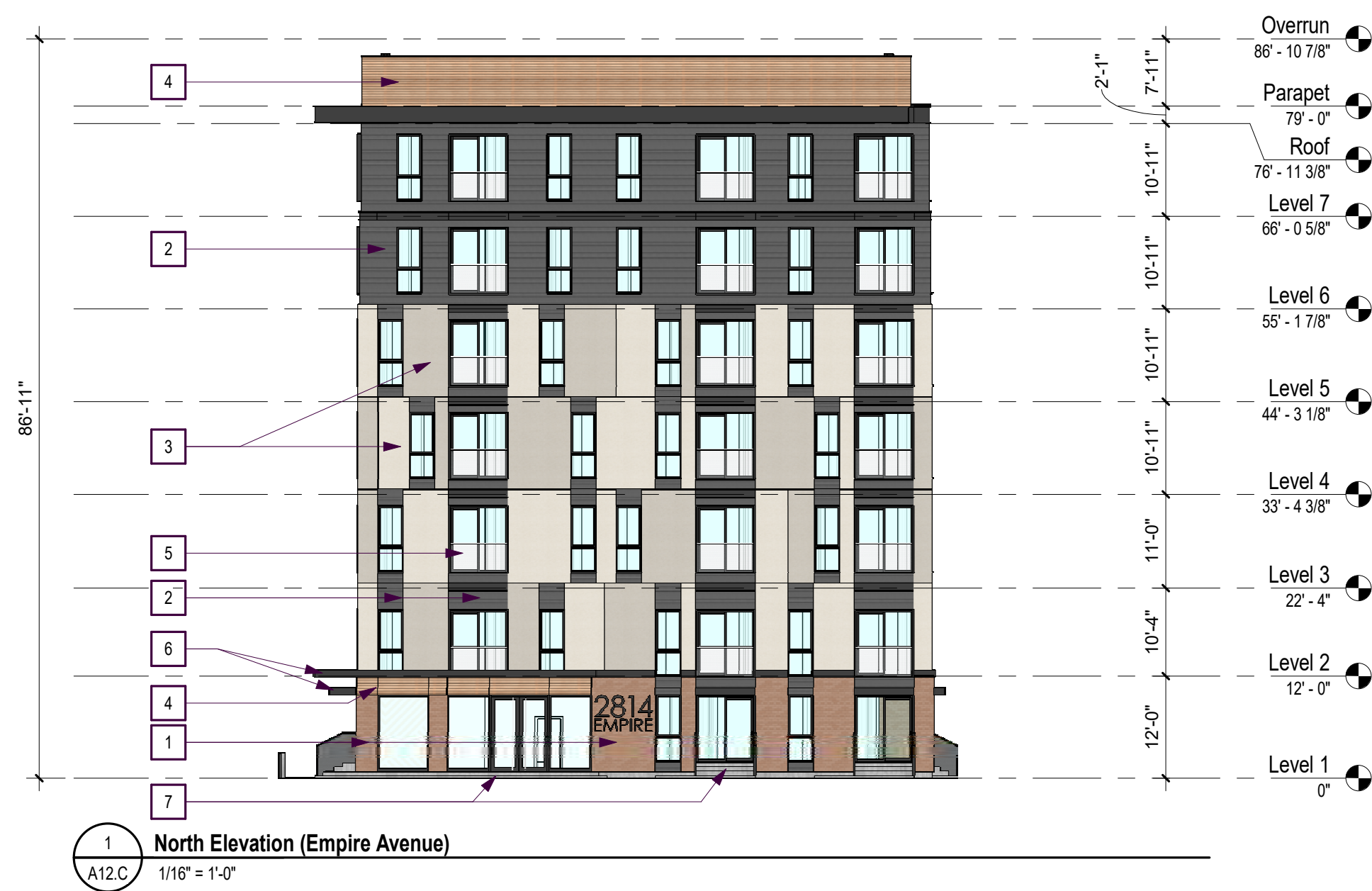
3 Levels 3-7
A9.C 1/16" = 1'-0"

2 Level 2
A9.C 1/16" = 1'-0"

1 Level 1
A9.C 1/16" = 1'-0"

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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Sheet Title
Elevations - 2814 W Empire Ave

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A12.C

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1 SHEET

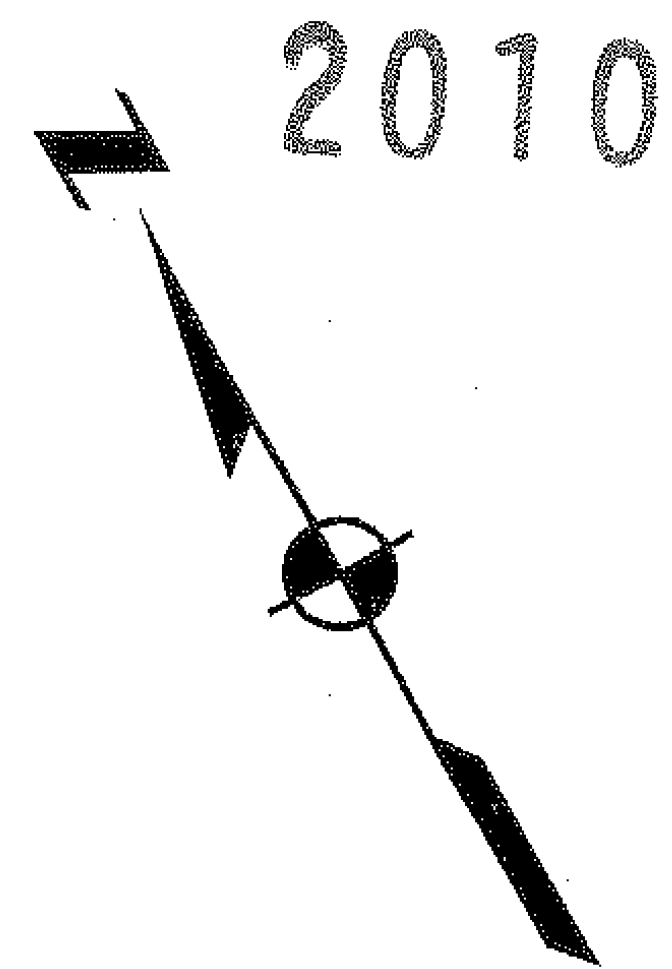
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TRA 2535

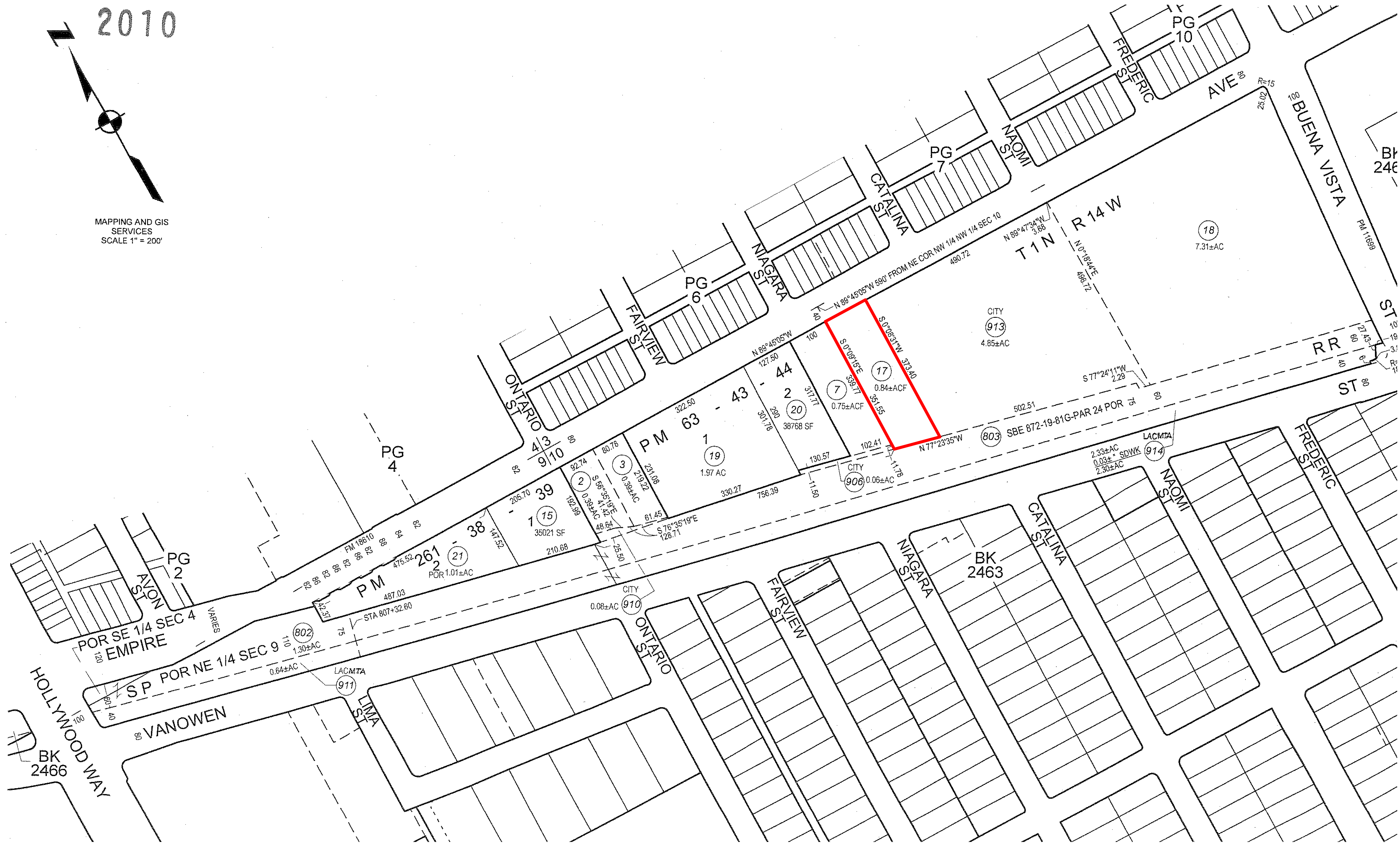
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SEARCH NO

OFFICE OF THE ASSESSOR
COUNTY OF LOS ANGELES
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MAPPING AND GIS SERVICES
SCALE 1" = 200'



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Project Information		
Phase:	Planning Pre-Application	Date: 08/18/21
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Sheet Title
Parcel Map - For Reference - 2814 W Empire Ave

Sheet Number Current Revision

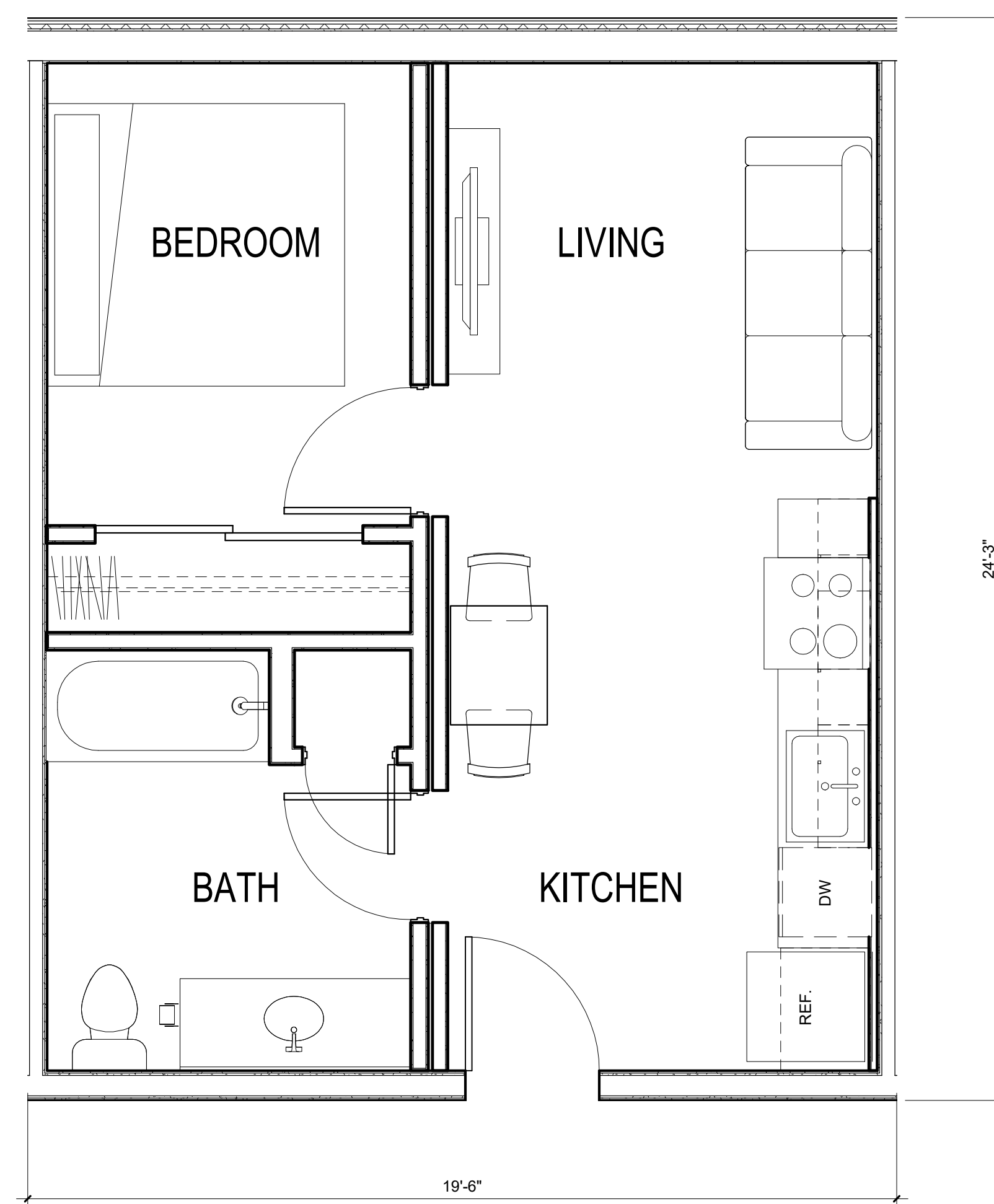
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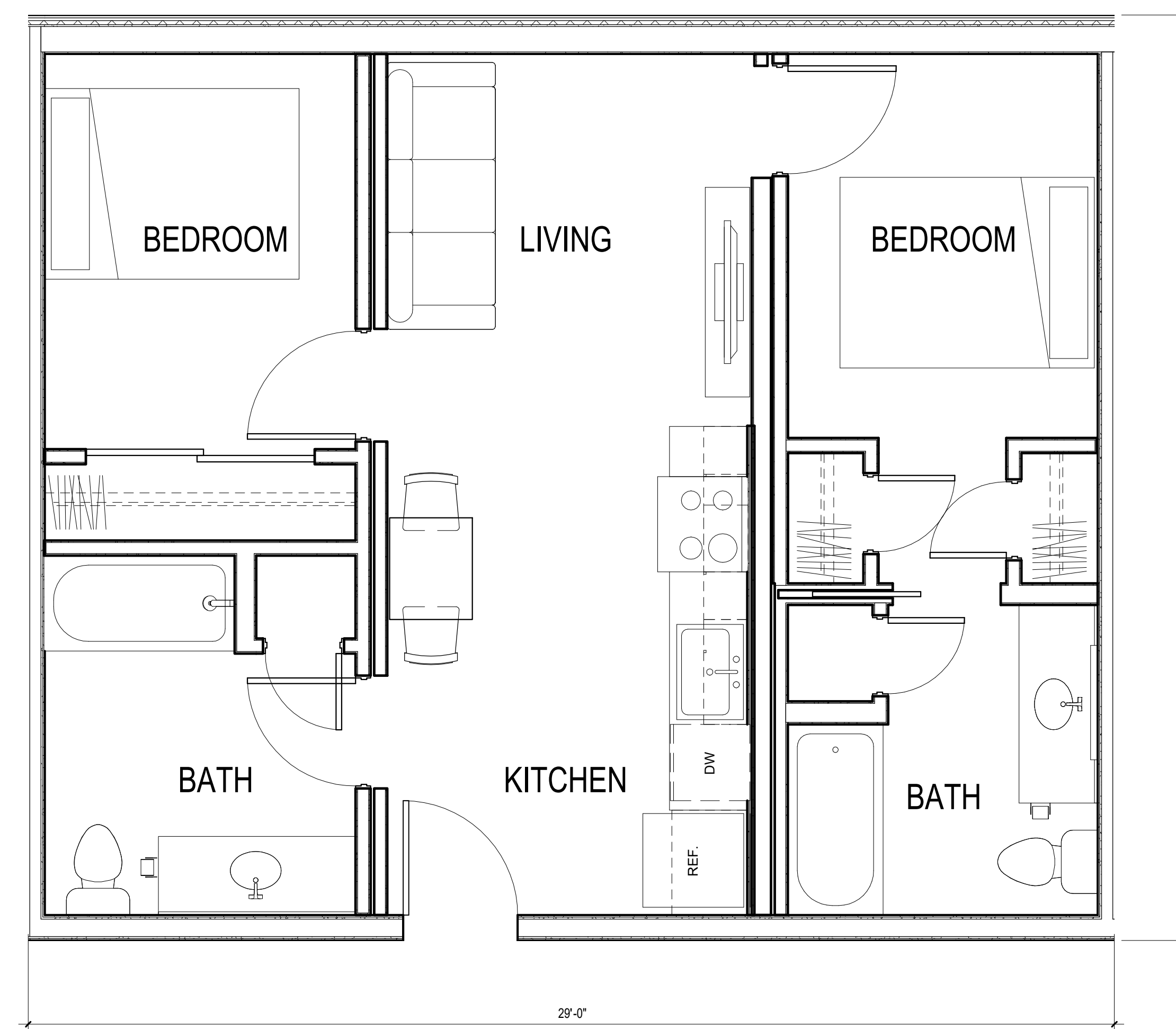
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Storage Space Table

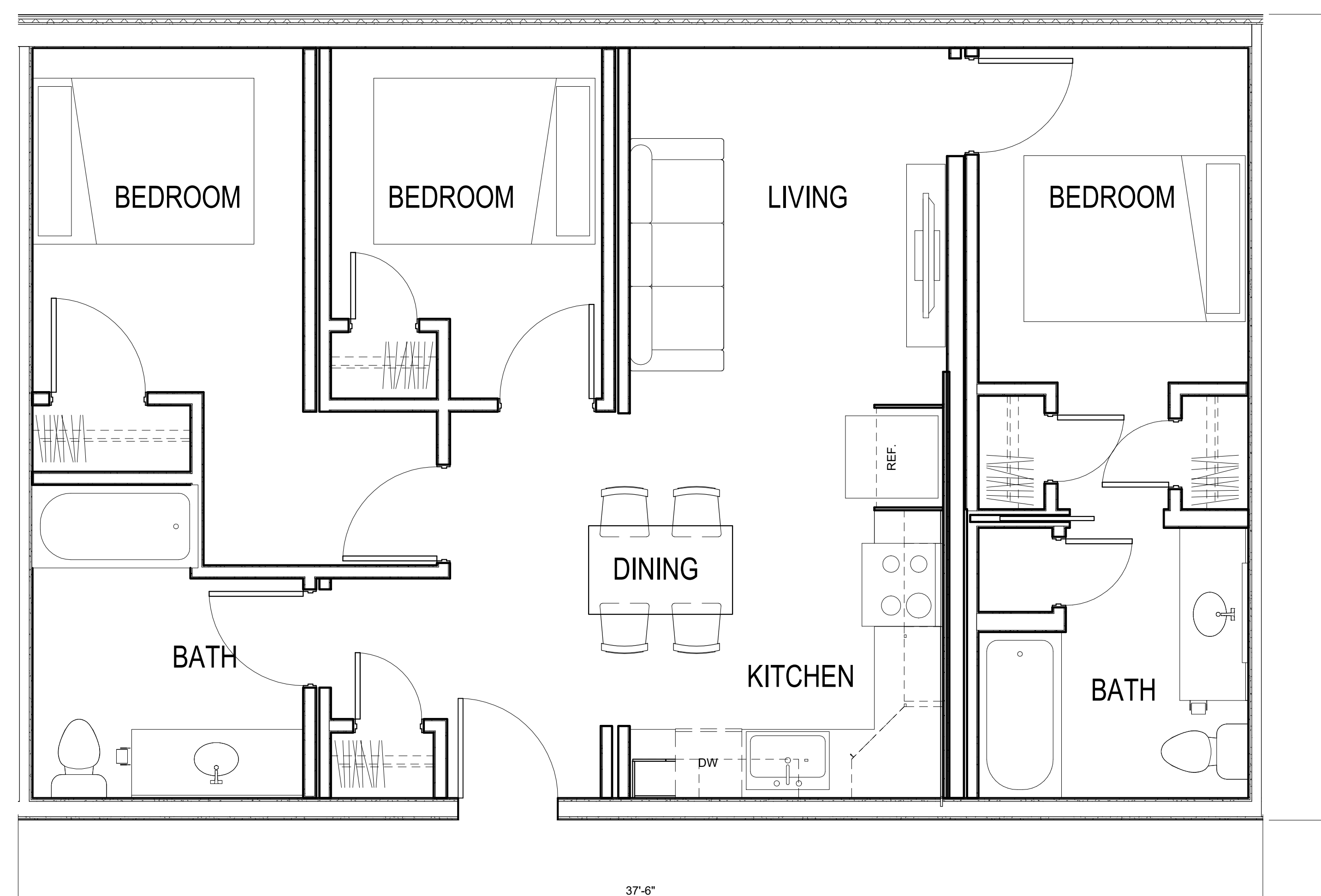
1 Bedroom: 20 sf
 2 Bedroom: 40 sf
 3 Bedroom: 62 sf



1 1 Bed - 450 SQ FT
 A14.C 3/8" = 1'-0"



2 2 Bed - 700 SQ FT
 A14.C 3/8" = 1'-0"



3 3 Bed - 900 SQ FT
 A14.C 3/8" = 1'-0"

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Sheet Title
 Typical Unit Plans - 2814
 W Empire Ave

Sheet Number | Current Revision

A14.C

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Sheet Title

Existing Site Photos

Sheet Number **Current Revision**

A15.C

GENERAL NOTES:

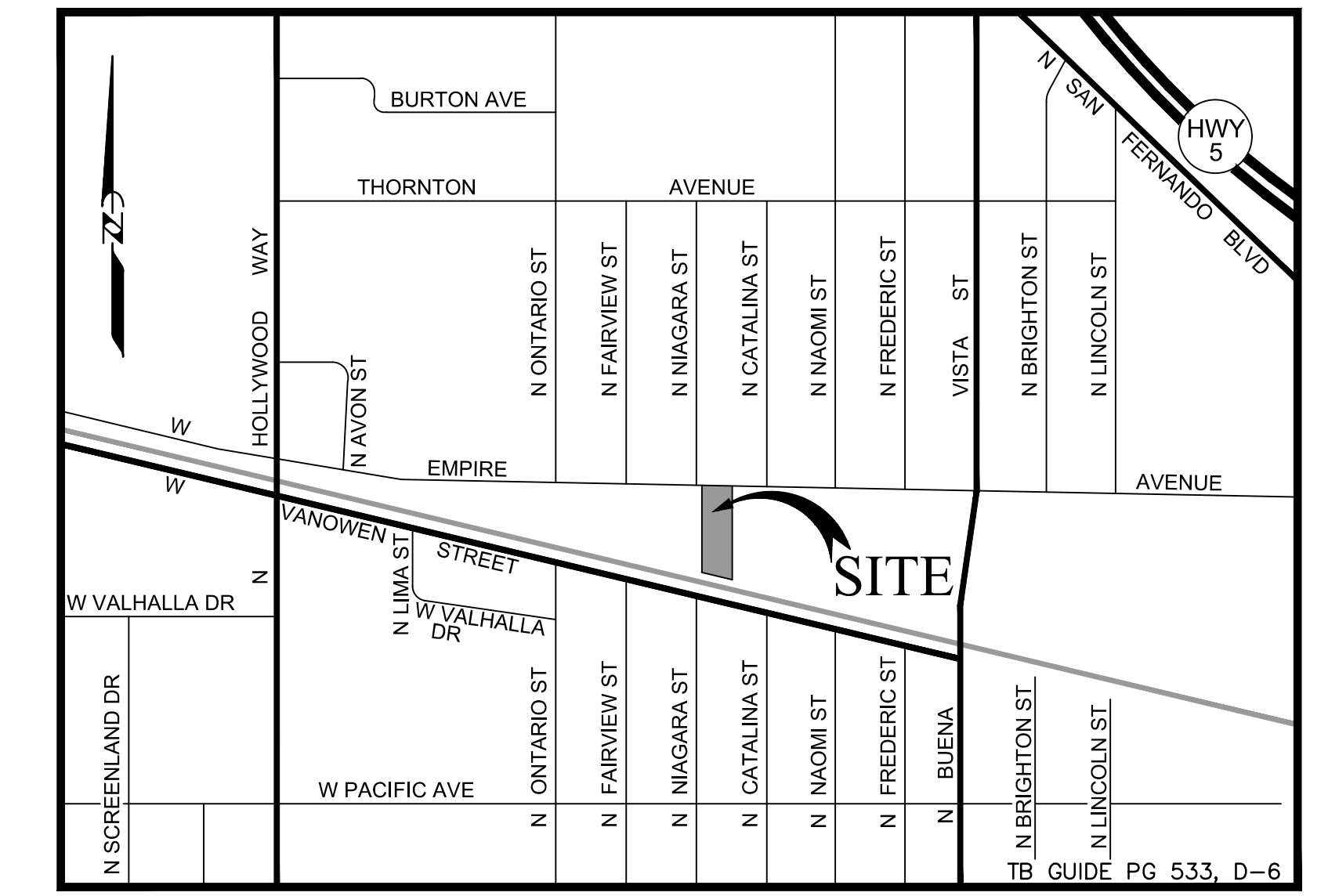
- NO EXISTING PROTECTED TREE SPECIES ARE ON THE PROPERTY.
- FINAL LOCATION OF PROPOSED PROJECT UTILITY LATERAL SERVICES (WATER, SANITARY SEWER, GAS, ETC.) WILL BE DETERMINED DURING THE PREPARATION OF CONSTRUCTION DOCUMENTS.
- THE PROPOSED BUILDING FINISHED FLOOR ELEVATIONS WILL BE SET 1.0 FOOT ABOVE 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:

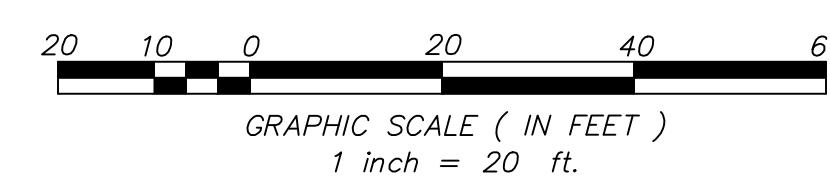
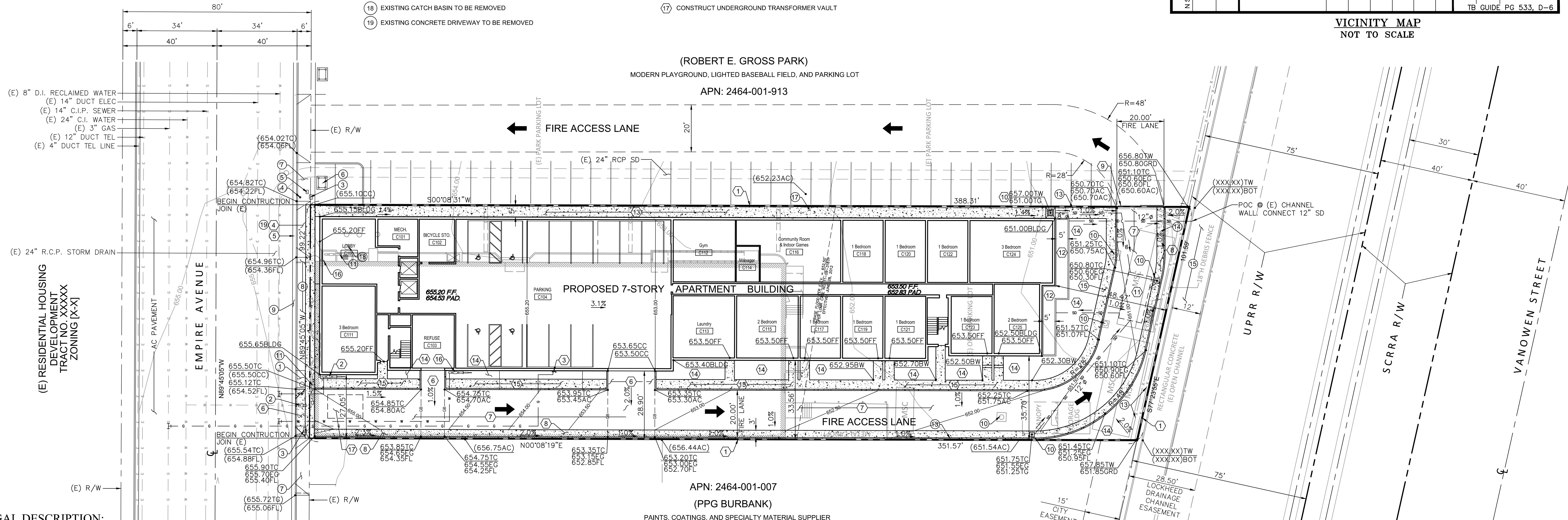
- EXISTING CATCH BASIN TO PROTECT-IN-PLACE
- EXISTING PULL-BOX (WATER) TO BE REMOVED
- EXISTING PULL-BOX (ELECTRICAL) TO REMOVE AND RE-SET TO (N) GRADE
- EXISTING STREET LIGHT TO PROTECT-IN-PLACE
- EXISTING PULL-BOX (STREET-LIGHT) TO PROTECT-IN-PLACE
- EXISTING PARK DECORATIVE COLUMN TO PROTECT-IN-PLACE
- 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 PURPOSES AND METER
- CONSTRUCT UNDERGROUND TRANSFORMER VAULT



**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.

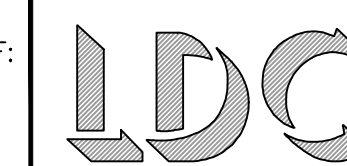
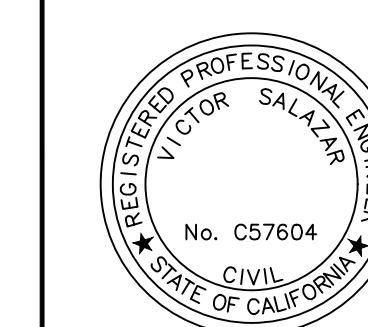
LEGEND

- 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:



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

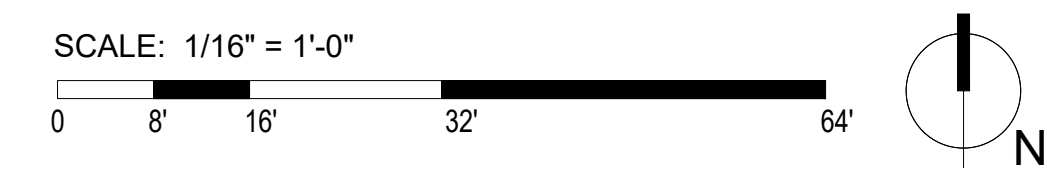
DESIGNED BY:	DATE:	SCALE:	REVIEWED BY:	Proj. No. 05015-834
FB	04/01/2021	AS SHOWN	VS	SHEET 1 OF 1

C:\Users\j30\Projects\05015834\Site Plan\Site Plan.dwg Apr 01, 2021 8:56 am NBE\VAWDES

SITE 'C' TREE LEGEND:									
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY.	HYDRO ZONE #	CAL-IPC INVASIVE	NOTES:
	ARB MAR	ARBUS 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



OVERALL ILLUSTRATIVE SITE PLAN



LANDSCAPE REQUIREMENT CHECKLIST:

THE FOLLOWING LANDSCAPE PLANS WERE DEVELOPED IN ACCORDANCE WITH THE FOLLOWING DOCUMENTS:

- BURBANK MUNICIPAL CODE
- BURBANK GENERAL PLAN 2013
- MODEL WATER EFFICIENT LANDSCAPE ORDINANCE
- NORTH SAN FERNANDO BOULEVARD MASTER PLAN

LANDSCAPE CALCULATIONS:

OVERALL SITE:

SITE AREA:	36,549 SF
BUILDING AREA:	19,335 SF
OPEN SPACE AREA:	17,214 SF
HARDSCAPE AREA:	10,791 SF
PLANTING AREA (38%):	6,423 SF

PERMEABLE LAND AREA:

OPEN SPACE AREA:	17,214 SF
PLANTING AREA:	6,423 SF
PERMEABLE PAVING AREA:	4,589 SF
NON-PERMEABLE PAVING AREA:	6,202 SF

PROJECT SITE TREE REQUIREMENTS:

- ON-SITE TREE COUNTS REQUIRED:**
- (2) EXISTING TREES TO BE REMOVED: REPLACE 1 TO 1. 0

- REQUIRES 1 TREE TO BE PLANTED ON-SITE FOR EACH 4 UNITS (312 UNITS PROVIDED)
- ON-SITE TREES REQUIRED: 39

TREE COUNTS PROVIDED:

- ON-SITE GROUND LEVEL TREES: 28
- OFF-SITE STREET TREES: 0
- TOTAL TREES PROVIDED: 28

8665 Hayden Place | Culver City | CA 90232
cunningham.com

landscape architecture + urban design + planning
1422 NORTH SIERRA BONITA AVENUE # 414
LOS ANGELES, CALIFORNIA 90046
(323) 829-4772
WWW.COMMUNITASDESIGN.COM

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Revisions		
No.	Date	Description

Project Information

Phase:	Planning Pre-Application	Date:	06/18/21
Project No.:	21-040	PIG / AIC:	

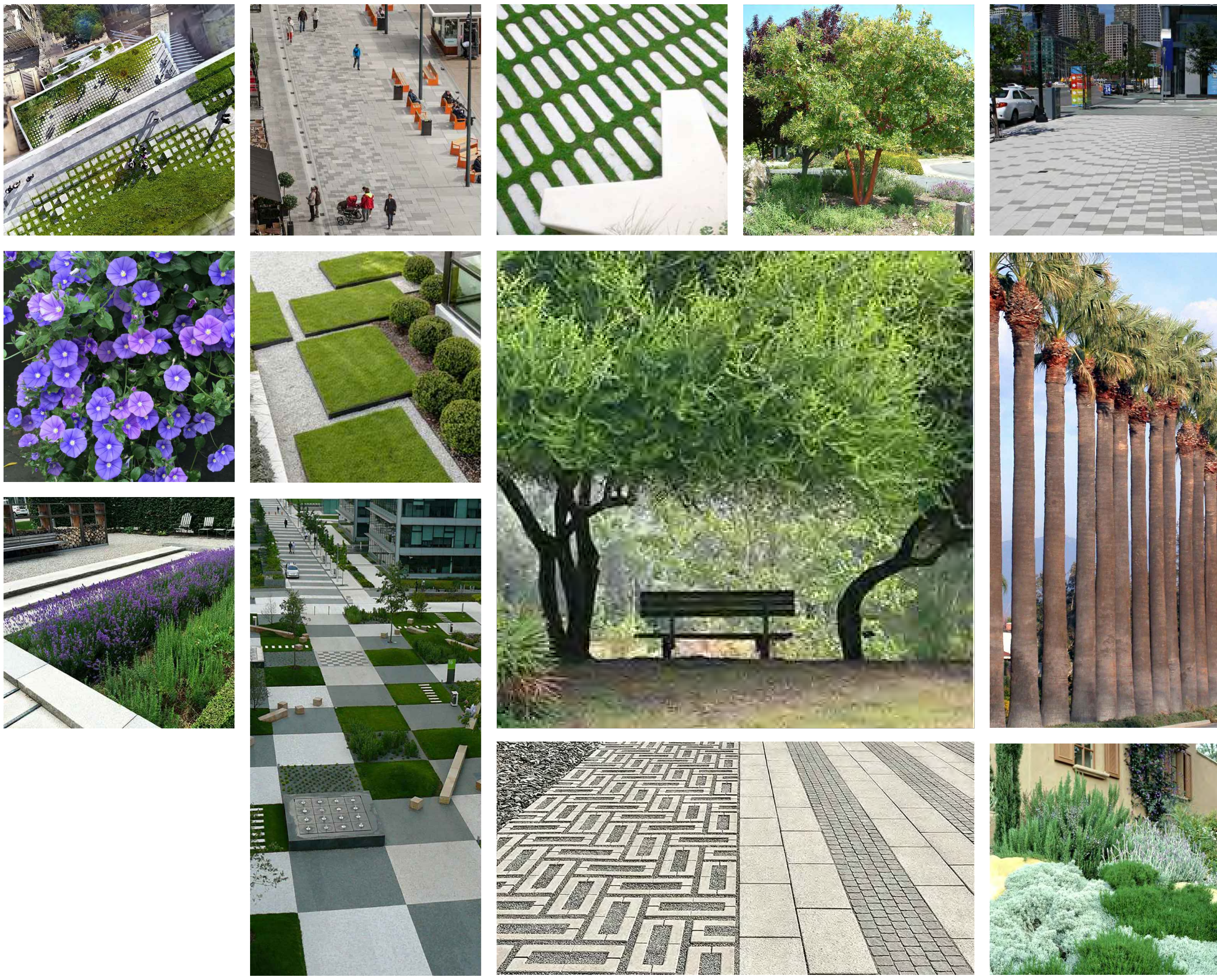
ABS Burbank
2814 West Empire Avenue

Sheet Title
Overall Illustrative Site Plan

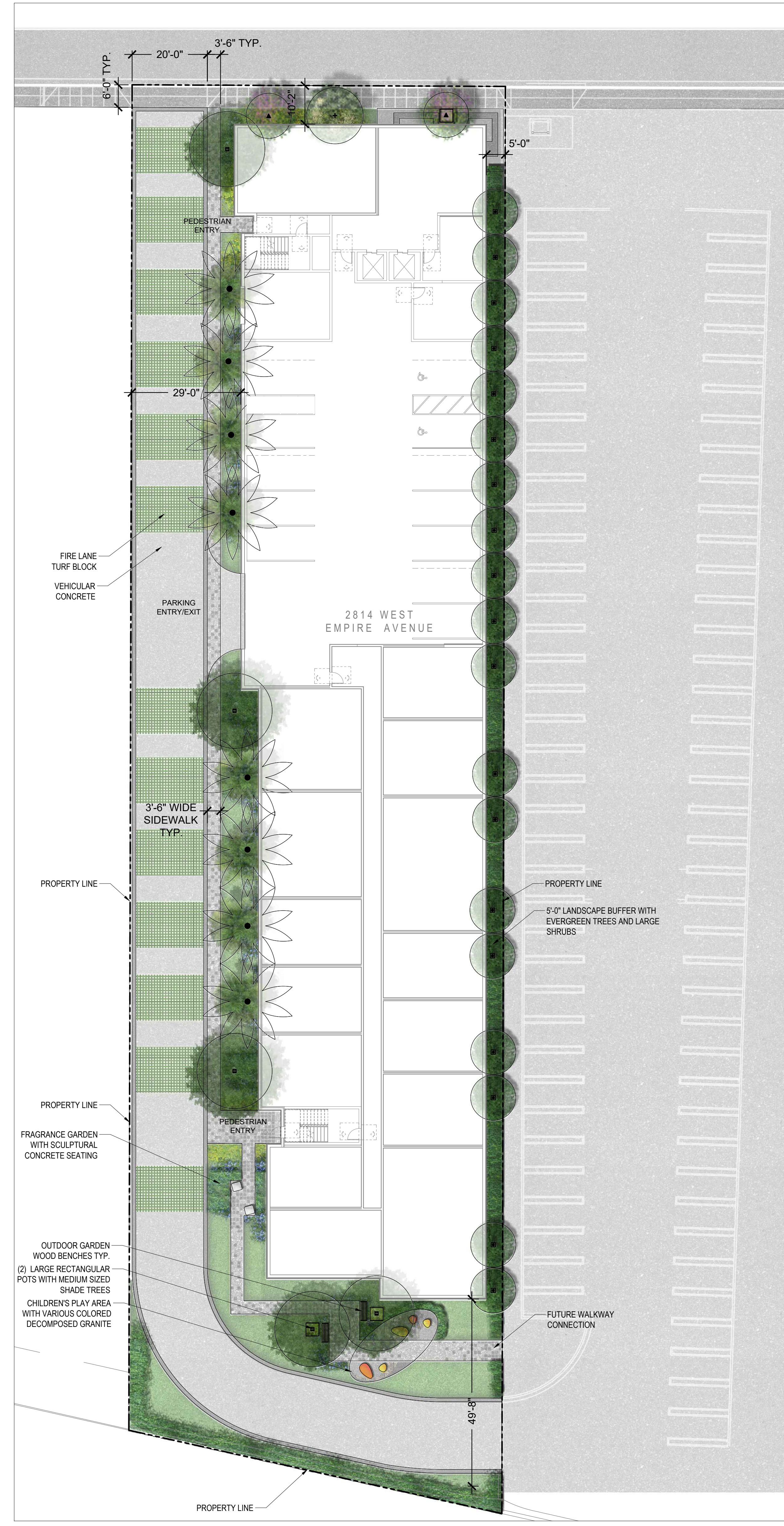
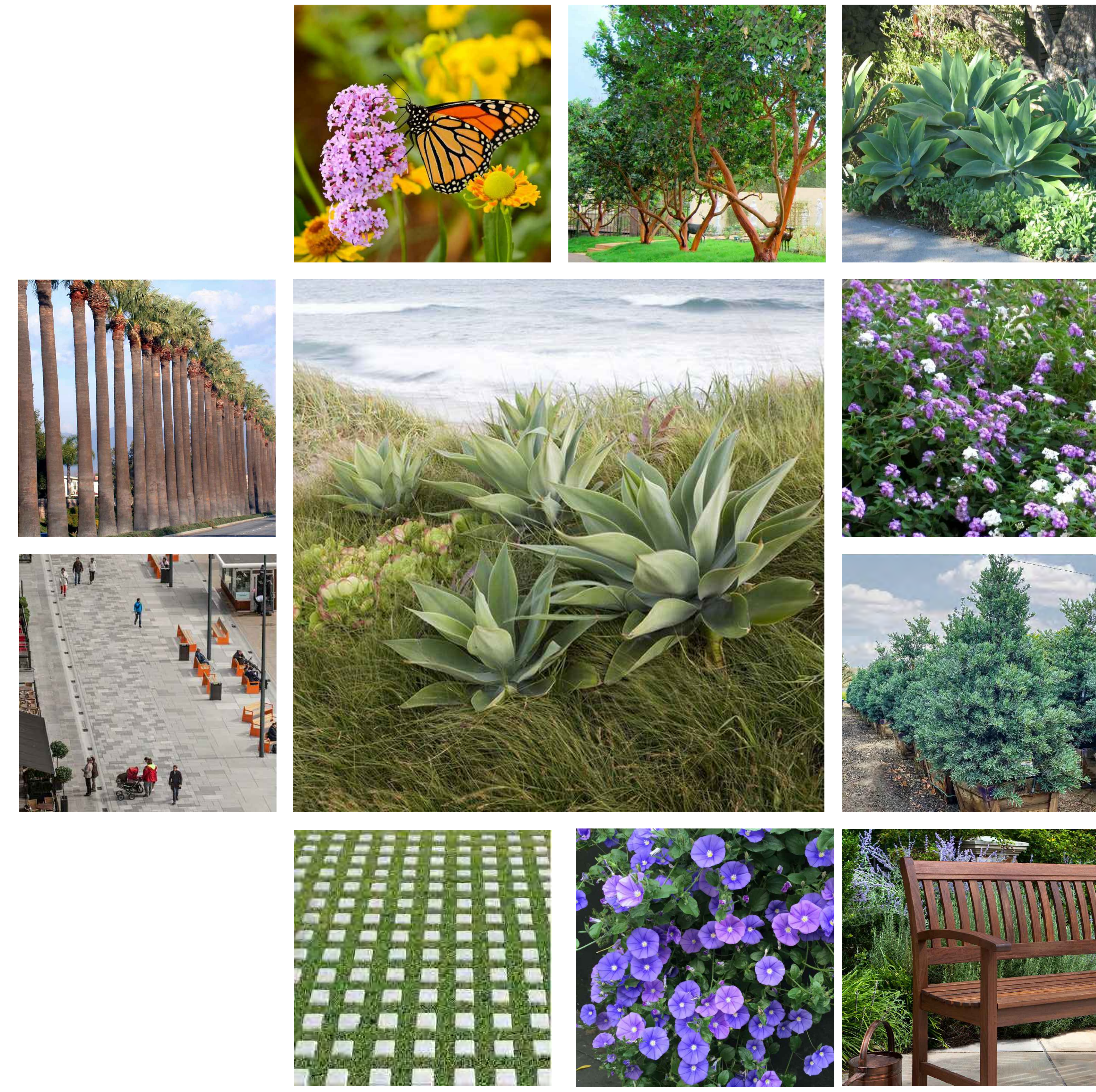
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L1.C

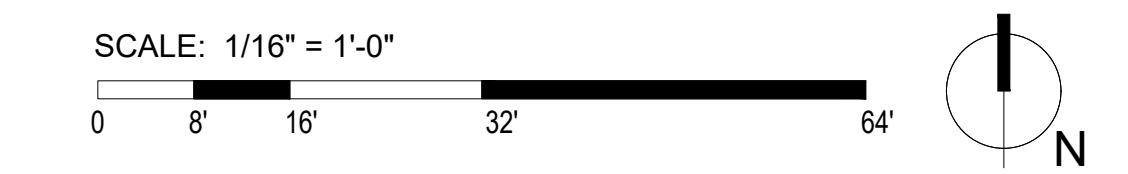
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SITE 'C' TREE LEGEND:									
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY.	HYDRO ZONE #	CAL-IPC INVASIVE	NOTES:
	ARB MAR	ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	L	5	L1	N	
	CER CAN	CERCIS CANADENSIS	EASTERN REDBUD TREE	24"-36" BOX	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



GROUND LEVEL SITE PLAN



LANDSCAPE REQUIREMENT CHECKLIST:

THE FOLLOWING LANDSCAPE PLANS WERE DEVELOPED IN ACCORDANCE WITH THE FOLLOWING DOCUMENTS:

- BURBANK MUNICIPAL CODE
- BURBANK GENERAL PLAN 2013
- MODEL WATER EFFICIENT LANDSCAPE ORDINANCE
- NORTH SAN FERNANDO BOULEVARD MASTER PLAN

LANDSCAPE CALCULATIONS:

GROUND LEVEL:

SITE AREA:	36,549 SF
BUILDING AREA:	19,335 SF
OPEN SPACE AREA:	17,214 SF
HARDSCAPE AREA:	10,791 SF
PLANTING AREA (38%):	6,423 SF

TREE COUNTS PROVIDED:

ON-SITE GROUND LEVEL TREES:	28
-----------------------------	----

PERMEABLE LAND AREA:

OPEN SPACE AREA:	4,206 SF
PLANTING AREA:	2,390 SF
PERMEABLE PAVING AREA:	1,516 SF
NON-PERMEABLE PAVING AREA:	300 SF

PERMEABLE LAND AREA:

OPEN SPACE AREA:	23,937 SF
LANDSCAPE AREA:	7,434 SF
PERMEABLE PAVING AREA:	5,931 SF
NON-PERMEABLE PAVING AREA:	10,572 SF

LEVEL 2 COURTYARD:

OPEN SPACE AREA:	16,493 SF
HARDSCAPE AREA:	12,370 SF
LANDSCAPE AREA (25%):	4,123 SF

PROJECT SITE TREE REQUIREMENTS:

- ON-SITE TREE COUNTS REQUIRED:
- (2) EXISTING TREES TO BE REMOVED: REPLACE 1 TO 1. **2**
 - REQUIRES 1 TREE TO BE PLANTED ON-SITE FOR EACH 4 UNITS (312 UNITS PROVIDED) **78**
 - ON-SITE TREES REQUIRED: **80**

TREE COUNTS PROVIDED:

ON-SITE GROUND LEVEL TREES:	61
LEVEL 2 COURTYARD:	22
TOTAL TREES PROVIDED:	83



PRELIMINARY NOT FOR 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
 Ground Level Site Plan

Sheet Number
L2.C
 Current Revision



A 2814 WEST EMPIRE AVENUE WEST ELEVATION

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



B 2814 WEST EMPIRE AVENUE EAST ELEVATION

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

PRELIMINARY NOT FOR CONSTRUCTION

Revisions		
No.	Date	Description

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

Sheet Title
Sections/Elevations

Sheet Number _____ Current Revision _____

L3.C

PLANTING PALETTE

TREES:



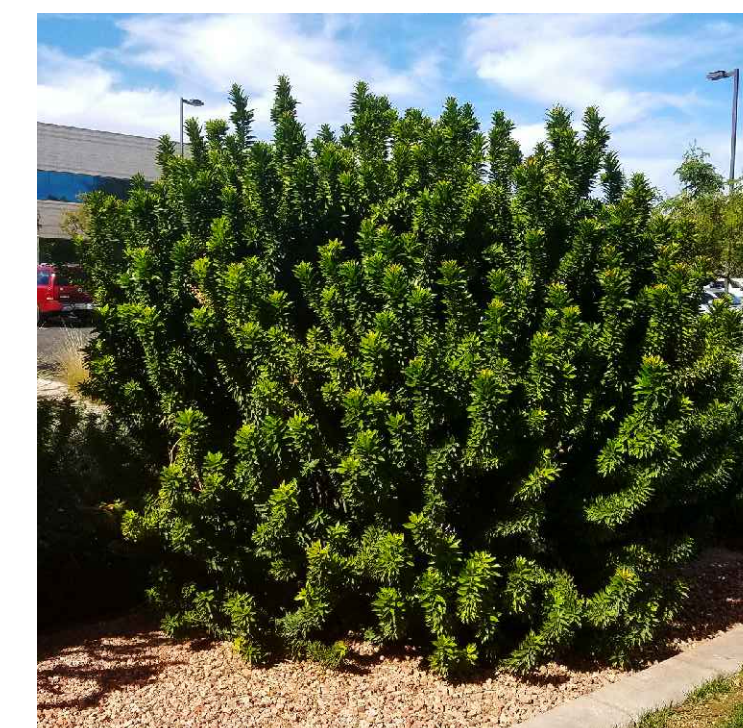
ARBUTUS MARINA STANDARD



CERCIS OCCIDENTALIS



LAGERSTROEMIA INDICA 'NATCHEZ'



MYRTUS COMMUNIS



WASHINGTONIA FILIFERA

SHRUBS:



ACACIA COGNATA 'COUSIN ITT'



ACHILLEA MILLEFOLIUM



AGAVE ATTENUATA



ARTEMISIA 'POWIS CASTLE'



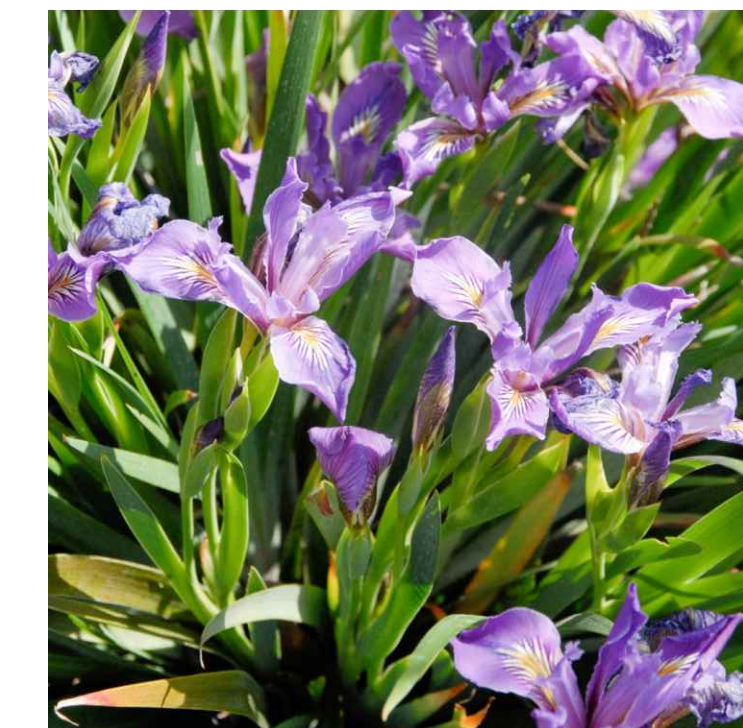
CEANOTHUS 'JOYCE COULTER'



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

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



PRELIMINARY NOT FOR 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
Planting Palette

Sheet Number | Current Revision
L4 .C