



CITY OF BURBANK  
COMMUNITY DEVELOPMENT DEPARTMENT

150 North Third Street, P.O. Box 6459, Burbank, California 91510-6459  
www.ci.burbank.ca.us

July 30, 2021

**SENT VIA EMAIL AND US MAIL**

Matt Waken  
Pickwick Investment, LLC,  
27702 Crown Valley Pkwy  
Suite D4-197  
Ladera, CA 92694

**Subject:** Pickwick Gardens, SB 35 Initial Project Review at 921-1001 Riverside Drive

Dear Mr. Waken:

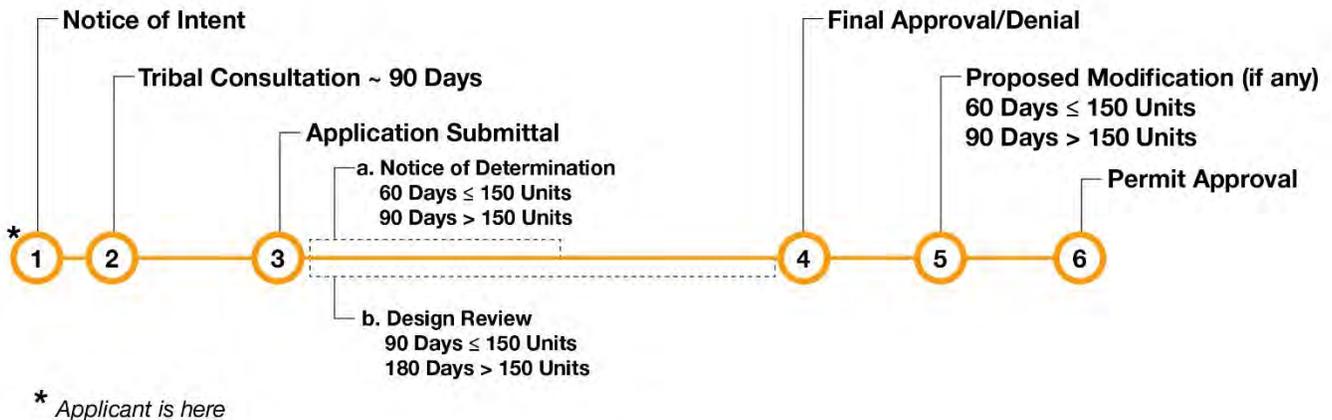
The City of Burbank has reviewed your Notice of Intent (NOI) to submit an application for Streamlined Ministerial Approval Process dated July 1, 2021 requesting a preliminary review of a proposed multi-family residential project located at 921-1001 W. Riverside Drive (generally referred to as Pickwick Gardens) (**Proposed Project**). The NOI was reviewed for compliance with the Senate Bill (SB) 35, pursuant to Section 65913.4 of the California (CA) Government Code. Your submittal package contained a NOI for SB 35 Streamlined Ministerial Approval Process including a Land Title Survey, Site Plan, Consistency Analysis, Memorandum regarding historic status, Architectural Site Plan, Floor Plans, and Front Elevation.

After reviewing the application and items that you submitted, City staff has determined that your application is **Incomplete**. Required items were not submitted as listed on the City's SB-35 Application Submittal Checklist. Once all necessary materials are provided, staff may resume processing of your NOI and confirm the completeness of the resubmittal. Items missing from your current NOI include: 1) Demolition Plan, 2) Building Cross Sections, 3) a full set of Elevations (front, side, rear), and 4) Supplemental information via site plans, architectural plans, landscape plans, etc. supporting that the Proposed Project is consistent with all of the City's objective development standards. Below is a list of all criteria per CA Government Code 65913.4 that the Proposed Project must meet to qualify for ministerial approval under SB 35. Items listed as Incomplete shall be addressed in order to resume processing of your application. Additionally, as a courtesy, City staff conducted a preliminary review of your draft concept and identified issues and concerns that we are providing for your consideration as part of any future application that may be submitted after the completion of the NOI review and the Tribal consultation process. These comments are from Building and Safety, Parks and Recreation, Public Works, Water and Power, and Fire, and are included in **Attachment A** (City Department Comments).

As required under SB 35, the following City review provides an analysis of applicable objective standards for projects in the Commercial Recreation (C-R) zoning designation within the Rancho Master Plan area, applicable commercial and industrial standards as well as verified compliance with applicable General Plan land use regulations related to allowable density. Furthermore, per the Applicant's request, there is a comparative analysis of the project's conceptual plan with the Multi-Family development standards.

## SB 35 Criteria and Consistency Analysis

The City received a NOI for the Proposed Project on July 1, 2021. As a part of the NOI, the Proposed Project shall demonstrate consistency with all SB 35 criteria per CA Government Code 65913.4. As seen in the figure below, the City will commence tribal consultation process for the Project within 30 days of receipt of the complete NOI Application.



NOI Consistency Analysis:

1. The development is a multi-family housing development that contains two or more residential units.

**Analysis: Consistent.** The application includes 98 residential dwelling units.

2. The development is located on a site that satisfies all of the following:

- a. A site that is a legal parcel or parcels located in a city if, and only if, the city boundaries include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or, for unincorporated areas, a legal parcel or parcels wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.

**Analysis: Consistent.** The site is composed of two legal parcels, located in the City of Burbank, for which the boundaries include an urbanized area or urban cluster, as designated by the United States Census Bureau (see **Attachment B**).

- b. A site in which at least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses. For the purposes of this section, parcels that are only separated by a street or highway shall be considered to be adjoined.

**Analysis: Consistent.** At least 75 percent of the linear measurement of the perimeter of the site adjoins parcels that are developed with urban uses.

- c. A site that is zoned for residential use or residential mixed-use development, or has a general plan designation that allows residential use or a mix of residential and nonresidential uses, with at least two-thirds of the square footage of the development designated for residential use.

**Analysis: Consistent.** According to the City's Burbank2035 General Plan (2013) and the General Plan's Land Use Diagram (General Plan, Exhibit LU-1), the General Plan designation for the property is Rancho Commercial. This designation allows for a maximum FAR of 0.60 and 20 units per acre, typically (i.e., when not being processed as an SB 35 approval) with discretionary approval. The designation is described in the General Plan as allowing for "a variety of low-intensity multi-family residential and commercial uses." (Burbank2035 General Plan, p. 3-16.) Thus, the City's General Plan Rancho Commercial designation allows residential uses.

The property is also subject to supplemental land use goals and policies as provided in the City's Rancho Master Plan (1993). The Rancho Master Plan identifies the property as zoned Commercial Recreation (C-R), and it cross-references the City's Planning Code for land uses and development guidelines that apply to the C-R zone.

According to the City's Zoning Map (2019), the Property is zoned C-R (Zoning Code Art. 24, Div. 6). Pursuant to Section 10-1-2436.5 of the Burbank Municipal Code, in the C-R Zone, all uses shall be consistent with the maximum floor area ratio (FAR) and maximum residential density, as prescribed in the General Plan, which allows a 0.6 FAR and 20 units per acre. However, pursuant to Section 10-1-2437, in the CR Zone, uses are allowed as set forth in Section 10-1-502 of the Municipal Code, where residential is not listed as a permitted use in the C-R Zone. Nevertheless, pursuant to CA Government Code Section 65913.4(b)(5)(A), in the event that objective zoning, general plan, subdivision, or design review standards are mutually inconsistent, a development shall be deemed consistent with the objective zoning and subdivision standards if the development is consistent with the standards set forth in the general plan. As the residential use of the Proposed Project is consistent with the General Plan, the Proposed Project is consistent with this provision.

3. The development includes affordability provisions identified in the SB 35 Guidelines under CA Government Code Section 65913.4(3)(4), including the following:
  - a. The development proponent has committed to record, prior to the issuance of the first building permit, a land use restriction or covenant providing that any lower-income housing units required shall remain available at affordable housing costs or rent to persons and families of lower income for no less than the following periods of time and shall be recorded by the City for each parcel or unit of real property included in the development:
    - i. Fifty-five years for units that are rented.
    - ii. Forty-five years for units that are owned.

**Analysis: Consistent.** The Applicant will provide the requisite number and income levels for affordable housing units in compliance with both SB 35 and the City's Inclusionary Housing Ordinance, for approval and recording by the City prior to the issuance of the first building permit.

- b. The development is subject to a requirement mandating a minimum percentage of below market rate housing based on the project containing more than 10 units of housing, the project seeking approval dedicates a minimum of 10 percent of the total number of units to housing affordable to households making below 80 percent of the area median income. If the locality has adopted a local ordinance that requires that greater than 10 percent of the units be dedicated to housing affordable to households making below 80 percent of the area median income, that local ordinance applies.

**Analysis: Consistent.** The Proposed Project will dedicate a minimum of 10 percent of the total number of units to housing affordable to households making at or below 80 percent of the Area Median Income (AMI), and a covenant or restriction shall be recorded against the Project dedicating the minimum

percentage of units to housing affordable to households making at or below 80 percent of the AMI. Pursuant to Burbank Municipal Code (BMC) Section 10-1-646, at least 15 percent of all newly constructed dwelling units in Residential Developments shall be developed, offered to, and sold or rented to very low, low, and moderate income households. The Applicant will provide the requisite number and income levels for affordable housing units in compliance with both SB 35 and the City's Inclusionary Housing Ordinance.

4. The development satisfies both of the following:

- a. Is located in a locality that the department has determined is subject to this subparagraph on the basis that the number of units that have been issued building permits is less than the locality's share of the regional housing needs, by income category, for that reporting period. A locality shall remain eligible under this subparagraph until the department's determination for the next reporting period.

**Analysis: Consistent.** The City of Burbank has permitted less than 50 percent of the RHNA allocation for all income categories. As such, the City has made insufficient progress toward all income categories.

- b. The development is subject to a requirement mandating a minimum percentage of below-market-rate housing based on one of the following:
  - i. The locality did not submit its latest production report to the department by the time period required by CA Government Code Section 65400, or that production report reflects that there were fewer units of above moderate-income housing issued building permits than were required for the regional housing needs assessment cycle for that reporting period. In addition, if the project contains more than 10 units of housing, the project seeking approval dedicates a minimum of 10 percent of the total number of units to housing affordable to households making below 80 percent of the area median income. If the locality has adopted a local ordinance that requires that greater than 10 percent of the units be dedicated to housing affordable to households making below 80 percent of the area median income, that local ordinance applies.
  - ii. The locality's latest production report reflects that there were fewer units of housing issued building permits affordable to either very low income or low-income households by income category than were required for the regional housing needs assessment cycle for that reporting period, and the project seeking approval dedicates 50 percent of the total number of units to housing affordable to households making below 80 percent of the area median income, unless the locality has adopted a local ordinance that requires that greater than 50 percent of the units be dedicated to housing affordable to households making below 80 percent of the area median income, in which case that local ordinance applies.
  - iii. The locality did not submit its latest production report to the department by the time period required by CA Government Code Section 65400, or if the production report reflects that there were fewer units of housing affordable to both income levels described in clauses (i) and (ii) that were issued building permits than were required for the regional housing needs assessment cycle for that reporting period, the project seeking approval may choose between utilizing clause (i) or (ii).

**Analysis: Consistent.** The pace of development has not met the requirements for the City of Burbank's RHNA obligation is subject to the requirements noted in section 4, above.

5. The development, excluding any additional density or any other concessions, incentives, or waivers of development standards granted pursuant to the Density Bonus Law in Section 65915, is consistent with objective zoning standards, objective subdivision standards, and objective design review standards in effect at the time that the development is submitted to the local government pursuant to this section. For purposes of

this paragraph, “objective zoning standards,” “objective subdivision standards,” and “objective design review standards” mean standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal. These standards may be embodied in alternative objective land use specifications adopted by a city or county, and may include, but are not limited to, housing overlay zones, specific plans, inclusionary zoning ordinances, and density bonus ordinances, subject to the following:

- a. A development shall be deemed consistent with the objective zoning standards related to housing density, as applicable, if the density proposed is compliant with the maximum density allowed within that land use designation, notwithstanding any specified maximum unit allocation that may result in fewer units of housing being permitted.
- b. In the event that objective zoning, general plan, subdivision, or design review standards are mutually inconsistent, a development shall be deemed consistent with the objective zoning and subdivision standards pursuant to this subdivision if the development is consistent with the standards set forth in the general plan.
- c. The amendments to this subdivision made by the act adding this subparagraph do not constitute a change in, but are declaratory of, existing law.

**Analysis: Incomplete-Additional Information Required.** According to the City’s Burbank2035 General Plan (2013) and the General Plan’s Land Use Diagram (General Plan, Exhibit LU-1), the General Plan designation for the property is Rancho Commercial. This designation allows for a maximum FAR of 0.60 and 20 units per acre, typically (i.e., when not being processed as an SB 35 approval) with discretionary approval. Pursuant to the first footnote in Table 10-1-628(A) of the Burbank Municipal Code, for dwelling unit calculations, the number of allowed dwelling units is determined by rounding down to the nearest whole number even when the fraction is 0.5 or greater. Thus, the allowed number of units on the approximate 5.1-acre site at 20 units per acre is 102 units. As the Project is proposing 98 units, the application does not conflict with the City’s General Plan and zoning requirements, as listed under section 5(a), above.

***Incomplete Items***

Please provide supplemental information via site plans, architectural plans, landscape plans, etc. supporting that the Project is consistent with the following objective development standards that were marked as incomplete in the attached Consistency Analysis (**see Attachment B**), applicable to landscaping, open space, parking area setbacks, and building design. Also, as noted above, **Attachment A** contains additional comments from City staff for your consideration as part of any future application that may be submitted after the completion of the NOI review and the Tribal consultation process.

**Article 24. Rancho Master Plan Zones: Division 6 Commercial Recreation (CR) Zone**

- a. 10-1-2441.B.3, C-3 and 10-1-705(C)(3) - Landscaping Requirements.
- b. 10-1-2443.C – regarding Building material colors

**Article 6. Residential Uses and Standards, Division 4 (Multiple Family Residential Zones)**

- c. 10-1-628.K – regarding Open Space.
- d. 10-1-628.N.8 – regarding Landscaping.
- e. 10-1-628.I - Parking Areas and Driveways – regarding setbacks and distance to the public street.

f. 10-1-628.H, Fences, Walls, Hedges, and Other Yard Features.

6. The Proposed Project is not located on a legal parcel that is any of the following:

- a. Within a coastal zone, as defined in Division 20, California Coastal Act (commencing with Section 30000) of the Public Resources Code.

**Analysis: Consistent.** The site is composed of two legal parcels, located in the city, for which the boundaries are not located within a coastal zone, as designated by the California Coastal Act.

- b. On prime farmland or farmland of statewide importance, as defined, nor is the Property located on land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by voters of the city.

**Analysis: Consistent.** Project application indicates that the Project site is not located on prime farmland or farmland of statewide importance, as designated by the California Department of Conservation. While the NOI Application omitted a map showing location of the Project site in relation to existing farmland areas as designated by the California Department of Conservation, this item was completed as part of the initial development review, completed on May 27, 2021 (see **Attachment D**).

- c. On wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21,

**Analysis: Consistent.** The site is composed of two legal parcels, located in the city, which are not located on wetlands.

- d. Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to CA Government Code Section 51178.

**Analysis: Consistent.** The site is composed of two legal parcels, located in the city, which are not located within a very high fire hazard severity zone.

- e. A hazardous waste site that is currently listed pursuant to CA Government Code Section 65962.5, or a hazardous waste site designated by the Department of Toxic Substances Control (DTSC) pursuant to Health and Safety Code Section 25356.

**Analysis: Consistent.** The site is composed of two legal parcels that, according to the DTSC, EnviroStor and State Water Resources Control Board, and GeoTracker databases, are not located on a hazardous waste site.

- f. Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist. In any event, the Proposed Project will comply with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law, and by the City's Building Department.

**Analysis: Consistent.** The site is composed of two legal parcels, located in the city, which are not located within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist.

- g. Within a floodplain as determined by the Federal Emergency Management Agency (FEMA), nor in a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) or in any official maps published by FEMA.

**Analysis: Consistent.** A portion of the legal parcels is located within a special flood hazard area with the designation of flood zone "AO" and a flood depth of 1 foot, as determined by FEMA. However, the

Proposed Project will be able to meet the minimum flood plain management criteria of the National Flood Insurance Program regulations, as referenced in Section 65913.4(a)(6)(G) of SB 35 and the SB 35 Guidelines. Because the Proposed Project will follow the design and construction criteria specified in these regulations, the SB 35 restrictions pertaining to special flood hazard areas do not apply.

- h. Within a regulatory floodway as determined by FEMA in any official maps published by FEMA, 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.

**Analysis: Consistent.** As mentioned above, the site is composed of two legal parcels, located in the city, a portion of which is located within a special flood hazard area (Zone AO) and a flood depth of 1 foot, as determined by FEMA.

- i. 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.

**Analysis: Consistent.** While the NOI Application omitted a map showing the location of the Project site in relation to lands identified for conservation in an adopted Natural Community Conservation Plan pursuant to the Natural Community Conservation Planning Act, a Habitat Conservation Plan pursuant to the federal Endangered Species Act, or another adopted natural resource protection plan, this item was completed as part of the initial development review, completed on May 27, 2021. (see **Attachment D**).

- j. 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. Section 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.

**Analysis: Consistent.** The legal parcels are not located on habitat used by 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, the California Endangered Species Act, or the Native Plant Protection Act (see **Attachment D** of the submitted SB-35 Form and Eligibility Checklist).

- k. Lands under conservation easement.

**Analysis: Consistent.** While the NOI Application omitted a map showing the location of the Project site in relation to existing conservation easement as designated in the National Conservation Easement Database, this item was completed as part of the initial development review, completed on May 27, 2021 (see **Attachment D**).

- 7. The development is not located on a site where any of the following apply:

- a. The development would require the demolition of the following types of housing:

- i. Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.
- ii. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.
- iii. Housing that has been occupied by tenants within the past 10 years.

**Analysis: Consistent.** The site is currently developed with commercial and open space uses and thus the Proposed Project would not require the demolition of any housing.

- b. The site was previously used for housing that was occupied by tenants that was demolished within 10 years before the development proponent submits an application under this section.

**Analysis: Consistent.** The site has been operated as commercial and open space uses, and associated asphalt parking lot, for more than 10 years.

- c. The development would require the demolition of a historic structure that was placed on a national, state, or local historic register.

**Analysis: Consistent.** The site is not located in a historic district and there are no national, state, or locally designated historic structures on the site. However, the City completed a historic sign survey in 2014, which lists the Pickwick Bowl sign on the building of the bowling alley as a potential historic resource. The procedure and criteria for designating historic signs accompanied the survey and is found in Division 7 (Historic Sign Regulations) in the Burbank Municipal Code. However, since the Pickwick Bowl sign has not been officially designated as a historic resource, the Proposed Project would not require the demolition of a historic structure that was placed on a national, state, or local historic register. Nevertheless, while the sign is not officially designated, the City would request the developer to consider the preservation and integration of the sign in the design of the Proposed Project.

- d. The property contains housing units that are occupied by tenants, and units at the property are, or were, subsequently offered for sale to the general public by the subdivider or subsequent owner of the property.

**Analysis: Consistent.** The site is currently developed with commercial and open space uses and thus the Proposed Project would not require the demolition of any housing.

- 8. The development proponent has done both of the following, as applicable:

- a. Certified to the locality that either of the following is true, as applicable:

- i. The entirety of the development is a public work for purposes of Chapter 1 (commencing with Section 1720) of Part 7 of Division 2 of the Labor Code.
- ii. If the development is not in its entirety a public work, that 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, as determined by the Director of Industrial Relations pursuant to Sections 1773 and 1773.9 of the Labor Code, except that apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards may be paid at least the applicable apprentice prevailing rate. If the development is subject to this subparagraph, then for those portions of the development that are not a public work all of the following shall apply:
  - a) The development proponent shall ensure that the prevailing wage requirement is included in all contracts for the performance of the work.
  - b) All contractors and subcontractors shall pay to all construction workers employed in the execution of the work at least the general prevailing rate of per diem wages, except that apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards may be paid at least the applicable apprentice prevailing rate.

- c) Except as provided in subclause (V), all contractors and subcontractors shall maintain and verify payroll records pursuant to Section 1776 of the Labor Code and make those records available for inspection and copying as provided therein.
  - d) Except as provided in subclause (V), the obligation of the contractors and subcontractors to pay prevailing wages may be enforced by the Labor Commissioner through the issuance of a civil wage and penalty assessment pursuant to Section 1741 of the Labor Code, which may be reviewed pursuant to Section 1742 of the Labor Code, within 18 months after the completion of the development, by an underpaid worker through an administrative complaint or civil action, or by a joint labor-management committee through a civil action under Section 1771.2 of the Labor Code. If a civil wage and penalty assessment is issued, the contractor, subcontractor, and surety on a bond or bonds issued to secure the payment of wages covered by the assessment shall be liable for liquidated damages pursuant to Section 1742.1 of the Labor Code.
  - e) Subclauses (III) and (IV) shall not apply if all contractors and subcontractors performing work on the development are subject to a project labor agreement that requires the payment of prevailing wages to all construction workers employed in the execution of the development and provides for enforcement of that obligation through an arbitration procedure. For purposes of this clause, “project labor agreement” has the same meaning as set forth in paragraph (1) of subdivision (b) of Section 2500 of the Public Contract Code.
  - f) Notwithstanding subdivision (c) of Section 1773.1 of the Labor Code, the requirement that employer payments not reduce the obligation to pay the hourly straight time or overtime wages found to be prevailing shall not apply if otherwise provided in a bona fide collective bargaining agreement covering the worker. The requirement to pay at least the general prevailing rate of per diem wages does not preclude use of an alternative workweek schedule adopted pursuant to Section 511 or 514 of the Labor Code.
- b. i. For developments for which any of the following conditions apply, certified that a skilled and trained workforce shall be used to complete the development if the application is approved:
- a) On and after January 1, 2018, until December 31, 2021, the development consists of 75 or more units with a residential component that is not 100 percent subsidized affordable housing and will be located within a jurisdiction located in a coastal or bay county with a population of 225,000 or more.
  - b) On and after January 1, 2022, until December 31, 2025, the development consists of 50 or more units with a residential component that is not 100 percent subsidized affordable housing and will be located within a jurisdiction located in a coastal or bay county with a population of 225,000 or more.
  - c) On and after January 1, 2018, until December 31, 2019, the development consists of 75 or more units with a residential component that is not 100 percent subsidized affordable housing and will be located within a jurisdiction with a population of fewer than 550,000 and that is not located in a coastal or bay county.
  - d) On and after January 1, 2020, until December 31, 2021, the development consists of more than 50 units with a residential component that is not 100 percent subsidized affordable housing and will be located within a jurisdiction with a population of fewer than 550,000 and that is not located in a coastal or bay county.

- e) On and after January 1, 2022, until December 31, 2025, the development consists of more than 25 units with a residential component that is not 100 percent subsidized affordable housing and will be located within a jurisdiction with a population of fewer than 550,000 and that is not located in a coastal or bay county.
- ii. For purposes of this section, “skilled and trained workforce” has the same meaning as provided in Chapter 2.9 (commencing with Section 2600) of Part 1 of Division 2 of the Public Contract Code.
- iii. If the development proponent has certified that a skilled and trained workforce will be used to complete the development and the application is approved, the following shall apply:
  - a) The applicant shall require in all contracts for the performance of work that every contractor and subcontractor at every tier will individually use a skilled and trained workforce to complete the development.
  - b) Every contractor and subcontractor shall use a skilled and trained workforce to complete the development.
  - c) Except as provided in subclause (IV), the applicant shall provide to the locality, on a monthly basis while the development or contract is being performed, a report demonstrating compliance with Chapter 2.9 (commencing with Section 2600) of Part 1 of Division 2 of the Public Contract Code. A monthly report provided to the locality pursuant to this subclause shall be a public record under the California Public Records Act (Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1) and shall be open to public inspection. An applicant that fails to provide a monthly report demonstrating compliance with Chapter 2.9 (commencing with Section 2600) of Part 1 of Division 2 of the Public Contract Code shall be subject to a civil penalty of ten thousand dollars (\$10,000) per month for each month for which the report has not been provided. Any contractor or subcontractor that fails to use a skilled and trained workforce shall be subject to a civil penalty of two hundred dollars (\$200) per day for each worker employed in contravention of the skilled and trained workforce requirement. Penalties may be assessed by the Labor Commissioner within 18 months of completion of the development using the same procedures for issuance of civil wage and penalty assessments pursuant to Section 1741 of the Labor Code, and may be reviewed pursuant to the same procedures in Section 1742 of the Labor Code. Penalties shall be paid to the State Public Works Enforcement Fund.
  - d) Subclause (III) shall not apply if all contractors and subcontractors performing work on the development are subject to a project labor agreement that requires compliance with the skilled and trained workforce requirement and provides for enforcement of that obligation through an arbitration procedure. For purposes of this subparagraph, “project labor agreement” has the same meaning as set forth in paragraph (1) of subdivision (b) of Section 2500 of the Public Contract Code.
- c. Notwithstanding subparagraphs (A) and (B), a development that is subject to approval pursuant to this section is exempt from any requirement to pay prevailing wages or use a skilled and trained workforce if it meets both of the following:
  - i. The project includes 10 or fewer units.
  - ii. The project is not a public work for purposes of Chapter 1 (commencing with Section 1720) of Part 7 of Division 2 of the Labor Code.

**Analysis: Consistent.** The Applicant has committed to complying with all labor provisions identified in SB 35 and the SB 35 Guidelines, pursuant to CA Government Code Section 65913.4, including the requirements regarding payment of prevailing wages and use of a skilled and trained workforce in the construction of the Project, as applicable.

9. The development did not or does not involve a subdivision of a parcel that is, or, notwithstanding this section, would otherwise be, subject to the Subdivision Map Act (Division 2 (commencing with Section 66410)) or any other applicable law authorizing the subdivision of land, unless the development is consistent with all objective subdivision standards in the local subdivision ordinance, and either of the following apply:
- a. The development has received or will receive financing or funding by means of a low-income housing tax credit and is subject to the requirement that prevailing wages be paid pursuant to subparagraph (A) of paragraph (8).
  - b. The development is subject to the requirement that prevailing wages be paid, and a skilled and trained workforce used, pursuant to paragraph (8).

**Analysis: Incomplete-Additional Information Required.** Please submit the applicable subdivision map pursuant to Title 11 (Subdivisions) of the Burbank Municipal Code, with associated fees and the provision of a commitment to pay prevailing wage in accordance with Government Code Section 65913.4.

10. The development shall not be upon an existing parcel of land or site that is governed under the Mobilehome Residency Law (Chapter 2.5 (commencing with Section 798) of Title 2 of Part 2 of Division 2 of the Civil Code), the Recreational Vehicle Park Occupancy Law (Chapter 2.6 (commencing with Section 799.20) of Title 2 of Part 2 of Division 2 of the Civil Code), the Mobilehome Parks Act (Part 2.1 (commencing with Section 18200) of Division 13 of the Health and Safety Code), or the Special Occupancy Parks Act (Part 2.3 (commencing with Section 18860) of Division 13 of the Health and Safety Code).

**Analysis: Consistent.** The Proposed Project is not located on an existing parcel of land or site that is governed under the Mobilehome Residency Law, the Recreational Vehicle Park Occupancy Law, the Mobilehome Parks Act, or the Special Occupancy Parks Act.

11. i. Notwithstanding any other law, a local government, whether or not it has adopted an ordinance governing automobile parking requirements in multi-family developments, shall not impose automobile parking standards for a streamlined development that was approved pursuant to this section in any of the following instances:
- a. The development is located within one-half mile of public transit.

**Analysis: Consistent.** The Proposed Project is located approximately 0.5 miles southwest of the transit stop located at Victory Boulevard and Allen Avenue. Therefore, the Proposed Project is within one-half mile of public transit, and is therefore not subject to parking requirements.

As previously mentioned, attached to this letter are initial comments from Building and Safety, Parks and Recreation, Public Works, Burbank Water and Power, and Fire to your initial conceptual plans.

Should you have any questions, please feel free to contact Fred Ramirez at (818) 238-5250 or [framirez@burbankca.gov](mailto:framirez@burbankca.gov).

Sincerely,

Fred Ramirez  
Assistant Director of Community Development-Planning

**Attachments**

Attachment A – City Department Comments

Attachment B – 2010 US Census – Urbanized Area Reference Map: Los Angeles–Long Beach–Anaheim, CA

Attachment C – Consistency Analysis with City Standards

Attachment D – Initial Development Review Letter with Attachments

Attachment A  
**City Department Comments**

# memorandum

**DATE:** July 16, 2021

**TO:** Scott Plambaeck, Deputy City Planner (ext. 5275)

**FROM:** **Building & Safety Division**

**SUBJECT:** **Project No. 21-0003800 (Development Review)**  
**Located at 921-1001 Riverside Drive**

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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.

**PARKS AND RECREATION DEPARTMENT  
DEVELOPMENT REVIEW COMMITTEE**

<b>LOCATION: 921-1001 Riverside Drive</b>	<b>PROJECT: BS-21-0003800</b>
<b>DESCRIPTION: 98 three-story residential townhomes</b>	<b>DATE: 2021</b>

<b>1</b>	<p>Submit landscape and irrigation plans prepared by a licensed landscape architect. Must comply with Municipal Water Efficient Landscape Ordinance (MWELo) requirements if over 500 square feet of landscape –</p> <ul style="list-style-type: none"> <li>• <b>Do not remove any Street/Parkway Trees</b></li> <li>• <b>Parking lot trees will be required to cover 40% of all parking</b></li> </ul>
<b>2</b>	Park Development Fee shall be paid prior to issuance of building permits: \$150 /bedroom. <b>N/A</b>
<b>3</b>	Street trees required if any are removed - <b>YES</b>
<b>4</b>	Street trees to remain: <b>YES</b>
<b>5</b>	<p>Revise plans to include the following street trees: <b>Contact Forestry for list of approved street trees. Street Trees are required.</b></p> <p>All street trees shall be a minimum of 24" box size.</p> <p>Trees in grass shall be installed with Arbor Guards.</p>
<b>6</b>	<p>Add note on planting plan: Owner to install the street trees, they must contact the Forestry Supervisor, at (818) 238-5343, at least forty-eight (48) hours prior to installation. Failure to contact the City for inspection and installation may cause the removal and replacement at the owner's expense.</p>
<b>7</b>	Tree wells required.
<b>8</b>	Provide irrigation bubbler to street trees.
<b>9</b>	Provide automatically controlled irrigation system to the parkway.
<b>10</b>	<p>Remove existing street trees: <b>NO</b></p> <p>_____ FEE: _____</p> <p>Contact Forestry Services at (818) 238-5343 for removal fee.</p>
<b>11</b>	<b>Must comply with Art in Public Places Ordinance if building costs are over \$500,000</b>
<b>12</b>	<p><b>Additional Comment</b></p> <ul style="list-style-type: none"> <li>• <b>Provide an Arborist/Landscape Architect valuation of any landscape removed for project.</b></li> <li>• <b>Do not Remove trees on property</b></li> <li>• <b>All trees on property will need to have a Tree Protection Zone in place prior to Demolition and in place for the life of the project.</b></li> </ul>

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

Approved: \_\_\_\_\_

Michael del Campo  
Landscape and Forestry Superintendent  
Parks and Recreation Department

# MEMORANDUM



**PUBLIC  
WORKS**

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**DATE:** July 22, 2021

**TO:** Scott Plambaeck, Deputy City Planner

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

**SUBJECT:** Project No. 21-0003800 – Development Review (with IDRC Staff Meeting)  
Located at 921 – 1001 Riverside Dr

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A handwritten signature in blue ink, appearing to read 'Daniel J. Rynn', is written over the 'TO:' and 'FROM:' lines of the memorandum.

## **Project Description:**

Request for a Development Review to construct 98, three-story residential townhome units ranging from 1,200 to 1,850 sq. ft. on a 5.1-acre site. Each townhome will have a two-car attached garage and private decks or patios. A common private open space area of 24,000 sq. ft. and second private open space area of 6,000 sq. ft. will be provided for the residents. The applicant proposes for sale units and is offering to reserve 10 of the units for purchase to low-income residents (80% of AMI). The proposal includes demolition of an existing 51,082 sq. ft. (Pickwick) bowling alley and a 2,713 sq. ft. ancillary building. The project site is located on the northwest corner of Riverside Drive and S. Main Street. The applicant has applied for a SB 35 streamlining process as well as a preliminary application seeking vested rights pursuant to SB 330. Pursuant to SB 35 and SB 330 the City has 30 days to deem the application complete or incomplete.

## **ENGINEERING DIVISION**

### **General Requirements:**

- Show width and location of all existing and proposed easements [BMC 9-1-1-3203]. Plans shall show 15' L. A. County Storm Drain easement running through the property.
  
- 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:**

- Dedicate\* to the City for street right-of-way: a portion of the property adjacent to Main Street to achieve a 15' parkway per Burbank 2035 General Plan [BMC 7-3-106]. Additional dedication could be required once the traffic study is implemented with Burbank 2035 General Plan and the offsite improvement plans are approved by the City Engineer.
- Dedicate\* to the City for street right-of-way; a portion of the property to achieve a 15-foot corner radius at the property corners of Main Street and Riverside Drive [BMC 7-3-106].

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

- Applicant must provide a copy of the approved letter from the City of Los Angeles to construct adjacent to the 15' Storm Drain Easement. Letter shall be submitted to the City of Burbank prior to approving Building or Public Works permits.
- Public Works Permit Division to verify and sign off that the 15' L. A. County Storm Drain easement is cleared of any existing and/or proposed permanent structures prior to the start of construction.
- 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.
- 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.
- 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.
- It is highly recommended that drainage calculations and analysis are submitted at an early stage of the project to Public Works and the Building Department for review and approval.
- Provide a detail exhibit to scale showing the existing and proposed right of way at the corner of Main Street and Riverside Drive. Additional dedication may be required based on information provided.
- Applicant must contact the City of Burbank, Park and Recreation Department for the removal of any parkway tree(s).
- Traffic study and mitigation measures should be coordinated with Public Works Department to review and approve offsite improvement plans.
- An address form must be processed [BMC 7-3-907].
- 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:**

- Remove and reconstruct sidewalk fronting the property along Main Street and along Riverside Drive per City of Burbank Standards.
- Protect in place or re-establish centerline ties at the intersection of Riverside Drive and Main Street per City of Burbank Standards.
- Any portion of the public parkway (curb, gutter, driveways, landscape, etc.) that is broken, uneven or uplifted at the end of the project must be reconstructed to the satisfaction of the City Engineer. The repairs and/or 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].
- If any utility cuts or construction related impacts are made on Main Street or on Riverside Drive, applicant will have to resurface with rubber asphalt (ARHM) per moratorium requirements fronting the property. Main Street and Riverside Drive were resurfaced with ARHM in 2019 and falls under moratorium requirements.
- 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 22, 2021

**WATER RECLAMATION AND SEWER**

**Required Information Missing on Plans:**

- The location, depth, and dimensions of all sanitary sewer lines and easements must be shown on the plans.

**Wastewater requirements:**

- Under the current rate structure, pulling the Building Permit for the proposed development is subject to a Sewer Facilities Charge estimated at \$65,366. The

charge is due prior to issuance of a Building Permit [BMC 8-1-802 and BMC 8-1-806].

SFC = Proposed Developments  
= Multi-family residential [\$667/unit \* 98 units]  
= \$65,366

**(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].
- Each lot must have its own connection to the mainline sewer. Additionally, while the City cannot require each building to have a separate private sewer lateral connection to the sewer collection system, the City highly encourages individual connections should the lot ever be subdivided, or should each building be owned by different parties.
- 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].

### **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 14, 2021

### **TRAFFIC ENGINEERING**

#### **Conditions:**

- 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.

- Proposed driveway on Riverside Drive is too close to the signalized intersection at Riverside/Main. The left turn movement into the proposed driveway will have poor visibility for WB through traffic on Riverside Drive and will also obstruct the traffic flow of the EB left turn movement at Riverside/Main. Developer shall move the proposed driveway a minimum of 350' west of the signal (approximately where the existing westerly driveway is) to maximize the line of sight for safer ingress and egress.
- Proposed 26' wide driveway is too narrow for ingress and egress. Two-way driveway should be minimum 30' wide.
- Modify striping on Riverside Drive to provide exclusive left turn lane for driveway access.
- Provide a second point of egress on Main Street.
- Provide truck-turning template for refuse truck, showing that each unit's trash collection area will be accessible by refuse truck.
- Parking spaces shall be constructed per BMC 10-1-1401, 10-1-1403, 10-1-1417, 10-1-1606.
- ADA parking stalls shall be constructed per Caltrans Standard Plan A90A. Stalls shall be a minimum of 9 feet wide by 18 feet deep.
- End stalls shall be a minimum of 11 feet wide or an access aisle shall extend 3 feet beyond the bay per Burbank Standard Plan BT-400.
- If an obstruction is located outside of the permitted areas, on one or both sides of the parking stall, a standard parking space shall be minimum 10 feet per Burbank Standard Plan BT-400.
- Access aisle width for standard spaces 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"

- 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 10' by 10' visibility cut-off at intersection of streets. [BMC 10-1-1303(A)]
- No visual obstruction shall be erected or maintained above 3' high or below 10' high in a 10' by 10' visibility cut-off at intersection of street and alley. [BMC 10-1-1303(B)]
- 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)]

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

Checked by:                     Vikki Davtian                                          Date:           July 22, 2021          

**FIELD SERVICES**

**Solid Waste Comments:**

- 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 and SB 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 15, 2021



City of Burbank  
PUBLIC WORKS DEPARTMENT  
275 East Olive Avenue, Burbank CA 91510-6459  
Tel: (818) 238-3915 Fax (818) 238-3918  
www.burbankca.gov

## DISCHARGE PERMIT FIRE SUPPRESSION SYSTEMS

On November 8, 2012, the Los Angeles Regional Water Quality Control Board (Regional Board) adopted the Final Waste Discharge Requirements for Municipal Separate Storm Sewer System (MS4) Discharges within the Coastal Watersheds of Los Angeles County. The City of Burbank is a Co-Permittee regulated under the State-issued municipal storm water permit, which regulates discharges of storm water and urban runoff to and from the City's municipal separate storm sewer system (MS4). The current MS4 Permit can be accessed at:

[http://www.waterboards.ca.gov/losangeles/water\\_issues/programs/stormwater/municipal/index.shtml](http://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/index.shtml)

The MS4 Permit essentially prohibits any non-storm water discharges from entering the City's storm drain system. However, certain discharges are allowed if appropriate Best Management Practices (BMPs) are implemented; these are known as conditional exemptions. One of the conditionally exempt non-storm water discharges is for discharges from routine maintenance of fire suppression systems (e.g. fire sprinklers), if specific Best Management Practices are implemented prior to, during, and following the discharge. Tables 1 and 2 contain the required BMPs in order to discharge water from fire suppression systems to the City's MS4.

### CITY USE ONLY

Permit processed by \_\_\_\_\_

Approved      Denied

Inspection or Follow-up Required?    Yes      No

Inspector Assigned \_\_\_\_\_

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Table 1. Required BMPs for Discharges from Fire Suppression Systems, Routine Maintenance**

BMP Number	BMP Description
1	Obtain a permit from the City if the discharge is >10,000 gallons.
2	Maintain records if the discharge is >1,500 gallons (see Attachment 1).
3	Conduct flows for the shortest duration possible.
4	Remove all debris from the curb and gutter before initiating flushing.
5	If chlorine residual is a concern, use dechlorination. Discharges must be dechlorinated before entering a storm drain. <sup>a</sup>
6	Whenever possible and when safe to do so without causing damage or erosion, contain flows onsite by directing the water to landscaped or green areas.
7	When practicable and with the permission of the local sewer agency, divert sprinkler system discharge to the sewer. The local sewer agency may have additional conditions.
8	Assess the following prior to any partial or full discharge of water from a vault, substructure or building fire system into the street or storm drain system: <ul style="list-style-type: none"> <li>a. Ensure the water is not cloudy, discolored and/or has no unusual odor.</li> <li>b. Ensure the Fire Protection System water does not have chemical additives.<sup>b</sup></li> </ul>
9	Dischargers must minimize sediments and other debris entering a storm drain.
10	Determine the flow path of the discharge from the point of release to the inlet of a storm drain.
11	Implement drain inlet protection (see table below).

<sup>a</sup> Many, if not most, testing and maintenance discharges will not have chlorine residual due to the age of the water in the system. If CWS water is introduced during testing and then discharged, it will require dechlorination. Methods of dechlorination include aeration and/or other appropriate means such as infiltration to the ground, bags, diffusers, and at sediment traps in drop inlets where controllable.

<sup>b</sup> If it has been determined that chemicals have been added to the fire protection system the following actions must be taken: The water should be tested by an approved testing facility to determine the chemical and the proper treatment. Upon completion of the chemical report of the water test, the results should be submitted to the City to determine the approved discharge method and location of the water discharge. Examples of the discharge location may be storm drains, sewage system or to an approved treatment facility or plant. If chemicals are to be reintroduced into a system, proper signage should be provided for guidance. Note: The following conditions may require testing by an accredited laboratory for cloudiness, discoloration and odors (sewage, chemicals, solvents, gasoline, etc.). Turbid water due to rust and musty stagnation would be subject to BMPs for containment and sediment control.

**Table 2. Required BMPs for Storm Drain Inlet Protection**

BMP Number	BMP Description
1	Before the drain event, check to be sure the fire protection system discharge does not interfere with or delay repairs or corrective actions undertaken by the MS4 agency.
2	Prior to the release, evaluate and determine the appropriate BMPs to use.
3	Where appropriate, place bags to either completely or partially surround drain inlet. The number of bags used will vary depending upon site conditions and the resources available. Protection should be installed around all affected drain inlets within reason. Several bags may need to be stacked on top of each other to produce the desired protection.
4	Remove grate from drain inlet and ensure that it is clear and clean of debris.
5	If appropriate, place filter bag insert so that edges are secured when grate is replaced.
6	Periodically inspect and adjust bags. Because filter bags clog quickly, pay particular attention to water backing up around the drain inlet. Where necessary, either replace the bags frequently or adjust upstream sediment dams to provide more sediment removal prior to drain inlet.
7	When the discharge is complete, allow any water that is ponded behind the dams to drain.
8	Clean the flow path and upstream dams to remove residual sediment from the street.
9	Retrieve all control equipment and remove temporary drain inlet bag.

**I. Required Information:**

Today's Date	
Responsible Party	
Phone Number	
Address/Location of Discharge	
Location of Nearest Storm Drain Inlet	
Date and Time of Anticipated Discharge	
Duration of Discharge	
Estimated Volume of Discharge	

**II. Best Management Practices to be implemented:**

1. How will the pathway to the storm drain inlet be cleaned?

\_\_\_\_\_

2. Does the water contain chlorine?      Yes      No

3. How will the water be dechlorinated?

\_\_\_\_\_

4. How will you minimize the discharge of water to the storm drain system?

\_\_\_\_\_

\_\_\_\_\_

5. Are there other chemical additives in the water to be discharged?

\_\_\_\_\_

6. How will the storm drain inlet be protected?

\_\_\_\_\_

\_\_\_\_\_

Attachment 1

**RECORD KEEPING AND NOTIFICATION FORM  
DISCHARGES FROM  
WATER-BASED FIRE PROTECTION SYSTEMS**

**DIRECTIONS:**

Discharges less than 10,000 gallons but greater than 1,500 gallons – Part A only.  
Discharges equal to or greater than 10,000 gallons – Fill out entire form.  
For discharges less than 1,500 gallons, record keeping is not required.  
Discharger is to retain records for a period of no less than five years.

**PART A**

Date of Discharge: \_\_\_\_\_

Name of Discharger/Responsible Party: \_\_\_\_\_

Location of Discharge: \_\_\_\_\_

Location of Nearest Storm Drain Inlet: \_\_\_\_\_

**Time Frame of Discharge:**

Beginning \_\_\_\_\_

Discharge Flow Rate (gpm) \_\_\_\_\_

End \_\_\_\_\_

Total Gallons Discharged \_\_\_\_\_

Duration (minutes): \_\_\_\_\_

Dechlorination Chemicals Used: \_\_\_\_\_

Chlorine Residual Concentration  
(after dechlorination): \_\_\_\_\_ mg/l

Location of Monitoring: \_\_\_\_\_

Time of Monitoring: \_\_\_\_\_

Description of Sediment Controls Used: \_\_\_\_\_

**PART B**

Date of Notification: \_\_\_\_\_

Method of Notification: \_\_\_\_\_

Who was notified? \_\_\_\_\_

Department	<b>Burbank Water and Power (Electric)</b>
DR #	<b>21-0003800</b>
Project Name	<b>98, three-story residential townhome units</b>
Location	<b>921-1001 Riverside Drive</b>

Checked by: **Sven Knauth** **7/15/2021**  
**Electrical Engineering Associate II**

Approved by: **Calvin Clark**  **7/15/2021**  
**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. Overhead BWP electrical facilities traversing the development are to be converted to underground at the developer's cost. The developer will be responsible for costs involved in converting existing overhead electric services to underground for any customers impacted by this underground conversion.
7. The proposed development will require the installation of pad-mounted switches and transformers. The pad-mounted switches will be looped on the line side.
8. 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.
9. The installation of pad-mounted transformers and switches will require the use of a crane or boom truck. To facilitate this installation, a vertical clearance of 40' from the transformer or switch pad level should be maintained. Any design that would restrict vertical access clearance to a level below 40' shall be subject to BWP approval.
10. Provide a minimum 14' x 18' clear accessible area at grade level on undisturbed soil with easy crane access 20-foot wide for each three phase pad-mount transformer facility.
11. Provide a minimum 10' x 17' clear accessible area at grade level on undisturbed soil with easy crane access 20-foot wide for each single-phase pad-mount transformer facility.
12. The proposed development will require the installation of 4' x 6' primary pull-boxes.
13. The proposed development may require the installation of 8' x 14' primary manholes.
14. Additional conduits may be required to provide for future needs.
15. The developer will provide 5' wide recorded easement for the new underground system from the property line to the switch and a minimum 25' x 15' clear accessible easement for a pad-mount switch. The developer's surveyor will provide a legal description of the easements, which will be reviewed by Burbank Water and Power and then processed by the Community Development Department (contact 818-238-5250 for recording).
16. The developer's contractor will provide as-built drawings showing the exact location of underground substructure installed to serve the property.
17. All substructure work including transformer pads, switch pads, pull boxes, grounding systems, primary conduits and secondary conduits are the responsibility of the developer and shall be done in accordance with Burbank Water and Power drawings and specifications.

18. Any existing and proposed substructure on-site and off-site, which may affect the location of the new underground electrical system and any other improvements shall be identified and shown on the final plans in order to avoid a potential conflict with other substructure.
19. BWP will provide the following items at the developer's cost:
  - a. Construction drawings for all substructure work
  - b. Engineering support during construction
  - c. Inspection of the work performed by the developer's contractor to ensure the work is done per the plans provided by BWP and per BWP specifications
  - d. Installation of all transformers, switches, primary cables, and metering devices
  - e. Termination of the secondary cables at the transformer
20. The developer's contractor shall install secondary conduits, pull cable from the transformer to the switchboard, and terminate the secondary cables on the switchgear.
21. Depending on the location of the switchgear (whether it is outside or inside the building), secondary conduits and cables will be inspected and approved by both the BWP inspector and the Building Inspector (switchgear inside the building) or by the BWP inspector (switchgear outside the building).
22. The Building Inspector will provide structural inspection of secondary conduits for compliance with the Building code-concrete encasements, fire walls, support of the conduit package, etc. The BWP inspector will inspect the amount and size of secondary conduits and cables.

### *Safety/Clearances*

23. The State of California Public Utilities Commission General Order No. 95 requires that no building or structure be allowed to encroach within the envelope 12' vertical and 6' horizontal from the existing high voltage lines along the existing alleys within project boundary. The lines are approximately 33 feet from grade. The actual height and location of the conductor attachment has to be surveyed and shown on the plans.
24. The State of California Public Utilities Commission General Order No. 95 requires that no building or structure be allowed to encroach within the envelope 8' vertical and 3' horizontal from the existing low voltage lines along the existing alleys within project boundary. The lines are approximately 27 feet from grade. The actual height and location of the conductor attachment has to be surveyed and shown on the plans.
25. The State of California Public Utilities Commission General Order No. 95 requires that no temporary scaffolding, platforms or supporting framework upon which men may work be allowed to encroach within the required clearance envelopes as stated in the previous two comments.

26. Burbank Water and Power Rules and Regulations require that no open patios or balconies will be erected underneath any high voltage overhead conductor regardless of vertical clearance.
27. 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.
28. 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.
29. 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*

30. 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.
31. 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.
32. 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*

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

35. 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.
36. 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.
37. 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.
38. 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*

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

### *Fiber/Communication*

41. 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.
42. 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*

43. 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.

44. 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.
45. 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*

46. 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.
47. 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*

48. 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.

49. 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*

For additional information or questions please contact Sven Knauth, Electrical Engineering Associate II, BWP at (818) 238-3568 or [SKnauth@BurbankCA.gov](mailto: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



# BURBANK FIRE DEPARTMENT

## Memorandum

**TO:** Scott Plambaeck

**FROM:** Mark Hatch, Fire Marshal  
**By: Daniel king**

**DATE:** 7/27/2021

**RE:** 921-1001 Riverside Drive

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

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

- Provide construction site security by means of a six-foot high fence maintained around the entire site or a qualified fireguard when required by the Fire Code Official.
  - Provide an automatic fire sprinkler system in accordance with the Burbank Municipal Code.
  - Provide electrical supervision for all valves controlling the water supply and all water flow switches on all fire sprinkler systems where the number of sprinklers is 20 or more.
  - Provide a fire alarm system to notify all occupants of automatic fire sprinkler water flow.
  - Provide a Knox key box for fire department access.
  - Provide a Knox KS-2 key access switch for security gates.
  - Provide address numbers a minimum of 4 inches high for residential structures and six inches high for all other occupancies with  $\frac{3}{4}$  inch stroke to identify the premises. Numbers shall be plainly visible from the street or road fronting the property and from the alley or rear accessway to the property.
  - 2A10BC fire extinguishers shall be provided and located as directed by the Fire Code Official in the field. All portable fire extinguishers shall be installed on a positive latching bracket or within an enclosed cabinet.
  - Exit doors shall be openable from the inside without the use of a key or any special knowledge or effort. All locking devices shall be of an approved type.
  - Provide a fire alarm system.
- 
- Fire apparatus access roads shall be provided in accordance with the California Fire Code, for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building or facility. More than one fire apparatus road shall be provided when it is determined by the chief that access by a single road might be impaired by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access. Access during construction shall be maintained in accordance with the CFC/BMC.
  - Specifications for fire apparatus access roads shall be provided and maintained in accordance with the California Fire Code.
  - Plans for fire apparatus access road shall be submitted to the fire department for review and approval prior to construction.

- Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction.
- When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, **such protection shall be installed and made serviceable prior to and during the time of construction.**
- Approved signs or other approved notices shall be provided and maintained, at the expense of the person(s) in possession of the property, for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both.
- An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the chief.
- All exits, fire department access and fire protection shall be maintained in accordance with the California Fire Code during construction.
- Any fire hydrants for this block shall be upgraded with a 4" X 2-2 1/2" outlets. Contact the Water Division at 238-3500 for specifications on the type fire hydrants to be provided.

### **LEAKY CABLE/SUBTERANEAN STRUCTURES**

- Except as otherwise provided, no person shall maintain, own, erect, or construct, any building or structure or any part thereof, or cause the same to be done which fails to support adequate radio coverage for City emergency service workers, including but not limited to firefighters and police officers. Buildings and structures which cannot meet the required adequate radio coverage shall be equipped with any of the following in order to achieve the required adequate radio coverage: a radiating cable system or an internal multiple antenna system with or without FCC type accepted bi-directional UHF amplifiers as needed. Further information and guidance can be obtained by contacting the City of Burbank Radio Communications shop at (818)238-3601.
- For parking garages provided with a ventilation system in accordance with the California Building Code "Interior Environment" a remote over-ride switch shall be provided for Fire Department use as assistance for smoke removal. The switch shall be located and clearly marked in a readily accessible location as directed by the Fire Department.
- Provide smoke detection for dwelling units, congregate residences and hotel or lodging guestrooms that are used for sleeping purposes.
- Power and location of smoke detectors in Group R occupancies shall be in compliance with the California Fire Code, California Building Code as amended by the Burbank Municipal Code.
- All existing single-family dwelling units intended for human occupancy shall have installed on or before July 1, 2011 carbon monoxide detectors in accordance with the Health & Safety Code §17926.
- All existing Multi-dwelling units intended for human occupancy shall have installed on or before January 1, 2013 carbon monoxide detectors in accordance with the Health & Safety Code §17926.

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

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

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

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

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

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

## Attachment B

### **2010 US Census – Urbanized Area Reference Map: Los Angeles – Long Beach–Anaheim, CA**



Attachment C  
**Consistency Analysis**

<b>ARTICLE 24. RANCHO MASTER PLAN ZONES: DIVISION 6. COMMERCIAL RECREATION (CR) ZONE</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p><b>Maximum Residential Density.</b> 20 units/acre. (10-1-2436.5)</p>	<p>The proposed density is 20.6 du/ac. Pursuant to the first footnote in Table 10-1-628(A) of the Municipal Code, for dwelling unit calculations, the number of allowed dwelling units is determined by rounding down to the nearest whole number even when the fraction is 0.5 or greater. Thus, the allowed number of units on the 4.7-acre site at 20 units per acre is 94 units. However, the Applicant has committed to adjusting the number of units in consultation with City staff to ensure compliance with this provision, and may request a density bonus in accordance with the State Density Bonus Law and the City’s Inclusionary Housing Ordinance. Thus, the application does not conflict with the City’s General Plan and zoning requirements.</p>	<p><b>Consistent</b></p>
<p><b>Structure Height.</b> The maximum height of a structure shall be a maximum of 35 feet as measured from grade. Roof and architectural features may exceed the maximum height up to 15 additional feet without the need of a Conditional Use Permit if a 45 degree angle is maintained. Maximum building height shall be measured to the ceiling height of the highest room permitted for human occupancy. A Conditional Use Permit is required for a structure higher than 35 feet. (10-1-2441.A)</p>	<p><b>Incomplete:</b> the applicant has submitted a front elevation demonstrating that the height to the ceiling will be 30’-3”. However, the Application also notes “at this time, the Project design is conceptual, and elevations and further details of each building to be occupied will be provided when those design details have been more refined.” However, the Code suggests that only roof/architectural “features” may project above 35 feet. So a proposed 45’ ridgeline would exceed the maximum 35-foot allowance.</p>	<p><b>Incomplete</b></p>

<b>ARTICLE 24. RANCHO MASTER PLAN ZONES: DIVISION 6. COMMERCIAL RECREATION (CR) ZONE</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
	<p>However, in the R4 zone, which is the zone comparable to projects of this type and density and which the City would ordinarily use to review this project, a height of 35 feet is allowed to the top plate, and a height of 50 feet is allowed to the top of roof and architectural features.</p>	
<p><b>Open Space: Distance Requirements.</b> Each lot which abuts or is adjacent to an R-1, R-1-H or R-2 lot shall provide open space not less than 20 feet wide along the area that abuts the residential property. Lots abutting or adjacent to R-3 and R-4 lots shall provide a minimum five (5) foot open space between the properties. (10-1-2441.B.1)</p>	<p>N/A – the adjacent lots are not zoned residential. However, corresponding open space requirements for multi-family residential developments are found in Section 10-1-628 and are listed under the R4 Consistency Analysis below.</p>	<p><b>Consistent</b></p>
<p><b>Open Space: Determination of Open Space.</b> This open space shall be measured from the lot line of the residential property to the commercial structure. Public rights-of-way may be included within the calculation of such area, except as otherwise provided. (10-1-2441.B.2)</p>	<p>A 25’ setback along Riverside Drive and Main Street have been provided</p>	<p><b>Consistent</b></p>
<p><b>Open Space: Landscaping Requirement.</b> When the commercial property abuts or is adjacent to an R-1, R-1-H or R-2 property, a five (5) foot strip of the open space which lies adjacent to the residential property shall be landscaped, unless a public right-of-way is</p>	<p>There is no adjacent residential zone. Open space will be provided in a central courtyard and will include amenities as well as private open spaces in the form of decks and patios; however, amenities are still to be determined (TBD). Secondary courtyards will also</p>	<p><b>Consistent</b></p>

<b>ARTICLE 24. RANCHO MASTER PLAN ZONES: DIVISION 6. COMMERCIAL RECREATION (CR) ZONE</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
utilized in the calculation of the open space. This landscaping is intended to provide screening between the different zones. (10-1-2441.B.3)	provide passive open spaces and landscaping will fill in areas such as front setbacks, paseos, between buildings, etc.	
<b>Open Space: Parking Allowed in Open Space.</b> When the commercial property abuts property other than R-1, R-1-H or R-2, the open space may be used for surface parking. (10-1-2441.B.4)	There will be no parking in areas counted as open space.	<b>Consistent</b>
<b>Setbacks: Front Yards.</b> All structures shall be set back at least 25 feet from the front lot line. A minimum of a ten (10) foot setback from the front lot line to any surface parking area is required. (10-1-2441.C.2.a)	Building setbacks will meet or exceed the 25' setback from both the Riverside and Main frontages.	<b>Consistent</b>
<b>Setbacks: Side Yards.</b> A five (5) foot side yard building setback is required; provided, however, if the side yard abuts or is adjacent to a residentially zoned property, a minimum ten (10) foot setback is required. A minimum of a five (5) foot setback from the side lot line to any surface parking is required. (10-1-2441.C.2.b)	A minimum 5' setback at the side is proposed. There are no adjacent residential zoned properties.	<b>Consistent</b>
<b>Setbacks: Rear Yards.</b> A five (5) foot rear yard building setback is required; provided, however, if the rear yard abuts or is adjacent to a residentially zoned property, a minimum ten	A minimum 5' setback at the rear is proposed. There are no adjacent residential zoned properties.	<b>Consistent</b>

<b>ARTICLE 24. RANCHO MASTER PLAN ZONES: DIVISION 6. COMMERCIAL RECREATION (CR) ZONE</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
(10) foot setback is required. A minimum five (5) foot setback from the rear lot line to any surface parking area is required. (10-1-2441.C.2.c)		
<b>Landscaping:</b> California native plants and California Sycamore trees shall be used as landscaping materials. California Sycamore trees shall be used as required street trees. The landscaping requirements of Section 10-1-705(C)(3) shall apply in the CR Zone. The requirements for parking structures and surface parking lots in Article 14 of this Chapter shall apply in the CR Zone. (10-1-2441.C.3)	The City required landscape palettes will be used in combination with a fully developed landscape architect's concept plan. The Project will comply with all applicable landscaping requirements.	<b>Incomplete</b>

<b>ARTICLE 24. RANCHO MASTER PLAN ZONES: DIVISION 6. COMMERCIAL RECREATION (CR) ZONE</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p><b>Section 10-1-705(C)(3): Landscaping Requirements.</b></p> <p>a. A minimum of 50 percent of front and exposed side yards shall be landscaped.</p> <p>b. The provision of outdoor amenities and decorative hardscape, such as outdoor seating areas with benches permanently affixed to the ground or landscaped areas enriched with decorative materials which are under a tree canopy, shall be credited toward up to 50 percent of the required landscaping in all yards. Vehicular access areas may not be considered as decorative hardscape.</p> <p>c. The planting of vines on masonry buildings is encouraged.</p> <p>d. To qualify as landscaped area, all areas not occupied by trees or shrubs must be planted with turf or other ground cover with a minimum soil depth of 12 inches. All planters must be a minimum of 18 inches deep and two (2) feet in their smallest inside dimension, unless a tree is required, in which case a three (3) foot planter depth shall be required and the</p>	<p>TBD</p>	<p>Incomplete</p>

<b>ARTICLE 24. RANCHO MASTER PLAN ZONES: DIVISION 6. COMMERCIAL RECREATION (CR) ZONE</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>planter must have a minimum inside dimension of four (4) feet.</p> <p>e. In required front and exposed side yards, a minimum of one (1) tree shall be planted for every 40 linear feet of street frontage or fraction thereof. Turf is allowed in up to 50 percent of required landscaped areas. In shrub areas, a minimum of one five (5) gallon shrub is required for every ten (10) square feet of shrub area.</p> <p>f. A minimum of 50 percent of required trees shall be a minimum 36-inch box size, with the remainder a minimum 24-inch box size. The required 36-inch box trees shall be equally distributed in required front or street side yards.</p> <p>g. If trees are planted in planters, the planters must have a minimum length and width of five (5) feet.</p> <p>h. For additional landscaping requirements for above-grade parking structures and surface parking lots, see Article 14, Division 4 of this Chapter.</p>		

<b>ARTICLE 24. RANCHO MASTER PLAN ZONES: DIVISION 6. COMMERCIAL RECREATION (CR) ZONE</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p><b>Retail Structures.</b> On retail structures, bay windows at least three (3) feet high may project over 75 percent of the required front yard not to exceed three (3) feet into the front yard. The bay windows shall be spaced to allow adequate sunlight to reach required landscaping. (10-1-2441.C.4)</p>	<p>N/A</p>	<p>N/A</p>
<p><b>Parking.</b> No surface parking area frontage shall comprise more than 50 percent of any street frontage. If surface parking is visible from the public right-of-way, parking shall be organized into parking courts not to exceed 40 stalls, surrounded on all sides with a minimum five (5) foot landscape buffer. Parking structures shall not be allowed in the rear 50 percent of the property if the property abuts or is adjacent to a residential zone. (10-1-2441.C.5)</p>	<p>No parking is proposed in the front yard setback areas. There are no adjacent residential zones. Parking is provided at a rate of 2.25/unit. Each residence will be provided with 2 cars in a private, enclosed garage. 0.25/unit space will be left uncovered and open for guest. This is consistent with Table 10-1-628(A).</p>	<p><b>Consistent</b></p>
<p>Pitched roofs are required. Mansard roofs are prohibited. (10-1-2443.A)</p>	<p>Pitched roofs will be proposed.</p>	<p><b>Consistent</b></p>

<b>ARTICLE 24. RANCHO MASTER PLAN ZONES: DIVISION 6. COMMERCIAL RECREATION (CR) ZONE</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
Architectural design-Mission, Rancho or Spanish Colonial style shall be used incorporating a number of the following elements; verandas, arbors, patios, courtyards, plazas, arches, simulated wood roofs, tile roofs, open beam ceilings or walkways, archways, colonial columns and heavy posts. (10-1-2443.B)	These design themes will be incorporated into the future design of this community. The standard architectural design will be Spanish Colonial style.	<b>Consistent</b>
Color-Whites, natural wood grain finishes, earth tones, pale tones, tans, rusts, adobe pink, and copper patina shall be used and incorporated. No bright colors may be used. (10-1-2443.C)	TBD	<b>Incomplete</b>
Materials and Finishes-A number of the following may be incorporated, if otherwise permitted by the Burbank Municipal Code: wood, rough cut timbers, river rock, Spanish tile and textured stucco. (10-1-2443.D)	These items will be incorporated as appropriate. The standard architectural design will be Spanish Colonial style	<b>Consistent</b>
The design standards of Section 10-1-1113.1 shall apply in the CR Zone. (10-1-2443.E)  Section 10-1-1113.1: Commercial and Industrial Design Standards  A. ROOF DESIGN. 1. All parapets shall have returns equal to the height of the parapet. Parapets used for fire separation purposes should be visually integrated into the building.	These items will be incorporated as appropriate. The project does not include a trash enclosure.	<b>Consistent</b>

<b>ARTICLE 24. RANCHO MASTER PLAN ZONES: DIVISION 6. COMMERCIAL RECREATION (CR) ZONE</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>2. All mansards shall be continuous on all sides of a building visible from neighboring properties and public rights-of-way, including those elevations facing a street, alley, yard, setback or open space. All mansards on all other elevations which are not exposed or visible to neighboring properties and public rights-of-way, shall have a return at least equal to the height of the mansard.</p> <p>3. All roof mounted equipment shall be screened from view through the use of architectural screening systems which are visually integrated into building design with respect to color, material and form.</p> <p>B. WINDOW TREATMENT. Those buildings on lots with 75 feet or less of street frontage which are built to the street property line shall have a minimum 25 percent of the building facade on the ground floor devoted to window treatment.</p> <p>C. BUILDING MATERIALS. All facades visible to the public and surrounding neighbors must be designed, treated and finished in a manner compatible with the other visible sides of the building.</p> <p>D. VARIATION ON PLANE. All building elevations fronting public streets or residentially zoned lots shall contain elements designed for the</p>		

<b>ARTICLE 24. RANCHO MASTER PLAN ZONES: DIVISION 6. COMMERCIAL RECREATION (CR) ZONE</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>purpose of providing visual variation including expressed floor or surface breaks, balconies, projections, recesses, awnings and horizontal setbacks.</p> <p><b>E. ENTRIES.</b> Pedestrian entrances on exposed elevations shall be recessed and architecturally highlighted.</p> <p><b>F. APPENDAGES, AWNINGS AND MARQUEES.</b> All appendages, awnings and marquees shall be flame resistant or erected with non-combustible materials and meet Uniform Fire Code requirements, and shall not protrude far enough to obstruct a ladder placed at ground level at a 70 degree angle to the building openings above the appendage, awnings or marquees.</p> <p><b>G. EXTERIOR STAIRWAYS.</b> Enclosures or landscape barriers must be provided wherever there is less than seven (7) feet vertical clearance below stairs. Front entry stair rails should be integrated into the overall building and site design. Thin section wrought iron and stair rails that have minimal form, mass or color reference to the design elements within the facades are discouraged. Open risers are prohibited.</p> <p><b>H. LOCATION AND SCREENING OF TRASH BINS.</b> Trash bins shall not be located in any required front or street</p>		

<b>ARTICLE 24. RANCHO MASTER PLAN ZONES: DIVISION 6. COMMERCIAL RECREATION (CR) ZONE</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>side yard, but may be permitted within the required interior side and rear yards.</p> <p>Trash enclosures shall be recessed or within the structure, or enclosed by a six (6)foot high masonry wall on three (3) sides and have a solid permanent metal gate(s).</p>		
<p>Section 10-1-1113.1: Commercial and Industrial Design Standards.</p> <p>H. Location and Screening of Trash Bins. Doors and gates of trash enclosures cannot swing out into any public right-of-way. If the lot abuts an alley, the trash bin must be directly accessible from the alley.</p> <p>I. This section deleted by Ord. No. 3548, eff. 9/2/00.</p> <p>J. FENCES AND WALLS.</p> <p>1. Height - Except as otherwise provided for property located at an intersection, the height of walls, fences and hedges may not exceed:</p> <p>a. Three (3) feet above the finished grade of the lot within any required front yard and within the required side yard on the street side of a corner or reverse corner lot; provided, however, that where a parking lot abuts or is across the street from a residential zone, a six (6) foot high masonry wall may be constructed within the required front yard and within the</p>	<p>The project does not include a trash enclosure.</p>	<p><b>Incomplete</b></p>

<b>ARTICLE 24. RANCHO MASTER PLAN ZONES: DIVISION 6. COMMERCIAL RECREATION (CR) ZONE</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>required side yard on the street side of a corner or reverse corner lot to the extent specified in Article 14, Division 4 of this Chapter or in a Conditional Use Permit granted by the Board or the Council.</p> <p>b. Eight (8) feet above the finished grade of the lot within any yard area behind the required front yard or required side yard on the street side of a corner or reverse corner lot except cutoff area.</p> <p>Where topographic features or other conditions create an unnecessary hardship the Building Director may permit these height limits to be exceeded, provided the modification will not have a detrimental effect upon adjacent properties or conflict with architectural characteristics of the surrounding neighborhoods.</p> <p>2. All fences and walls must comply with the corner cutoff provisions of Section 10-1-1303.</p> <p>3. The requirements of this Subsection do not apply to security fencing maintained by a governmental entity. [Added by Ord. No. 3297, eff. 8/15/92; Amended by Ord. No. 3690, eff. 4/11/06; 3548.]</p>		



<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS</b> <b>Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<b>Maximum Residential Density.</b> Low:14 units/acre Medium:27 units/ acre High: 43 units/acre (10-1-626.5)	The proposed 3-story townhome design will achieve a 20 du/ac density.	<b>Consistent</b>
<b>Structure Height.</b> On lots located within 500 feet of single family zoned property: 27 feet to top plate. 35 feet to top of roof and architectural features.  On lots located greater than 500 feet from single family zoned property 35 feet to top plate 50 feet to top of roof and architectural features	The site is greater than 500 feet from a single-family zone. the applicant has submitted a front elevation demonstrating that the height to the ceiling will be 30'-3". However, the Application also notes "at this time, the Project design is conceptual, and elevations and further details of each building to be occupied will be provided when those design details have been more refined."	<b>Incomplete</b>
Minimum common open space area per unit: 150 sf  Minimum private open space area per unit: 50 sf  Minimum private open space dimensions: No dimension less than 5 feet  (Refer to chart at beginning of section 10-1-628, additional info in 10-1-628.K	The project proposes approximately 72,538 sf of common open space and approximately 13,138 sf of private open space. This equates to approximately 740 sf of common open space per unit and approximately 134 sf of private open space per unit, which meets the minimum requirement of this standard. Common and private open space was calculated per table 10-1-628(A).	<b>Consistent</b>
<b>OPEN SPACE.</b> (10-1-628.K)  1. Common and private open space areas must be located outside of a structure. 2. Open space areas must satisfy the minimum dimensions specified in Table 10-1-628(A).	All common and private open spaces areas are calculated outside of a structure.  All open spaces areas used to satisfy applicable requirements have a dimension of at least 5 feet.	<b>Incomplete</b>

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS</b> <b>Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>3. Open space areas must have a slope no greater than five percent, but may be located on multiple levels.</p> <p>4. If located on multiple levels, each level of open space must individually satisfy the minimum dimensions required by Table 10-1-628(A).</p> <p>5. Front and street-facing side yards may not be utilized for common or private open space except that balconies used for private open space may encroach as permitted in Table 10-1-628(E). Interior side and rear yards may be utilized for common or private open space so long as all minimum dimensions are satisfied.</p> <p>6. Rooftop areas, including the top of above-grade garages, may not be utilized to satisfy required common or private open space requirements. Such areas may be utilized to provide additional open space in excess of the minimum required, but only if the lot is not abutting or adjacent single family zoned property. If a rooftop area is utilized for non-required open space, such open space must be surrounded by an opaque parapet wall at least six (6) feet tall. Such parapet must be set back at least five (5) feet from the exterior face of the building on each elevation, as measured</p>	<p>All open space areas are flat and have a slope of 5 percent or less.</p> <p>All of the open spaces have a minimum dimension of at least 5 feet.</p> <p>All open space areas are located outside of required setback areas, with the exception of some balcony and uncovered private patios. Uncovered private patios and balconies are permitted to encroach 5 feet into the front property line pursuant to Table 10-1-628(E).</p> <p>The project does not include any roof-top areas.</p>	

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS</b> <b>Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>from the portion of the elevation set back furthest from the property line.</p> <p>7. Open space areas must be dedicated areas separate from vehicle access and parking areas and may not contain parking spaces or backup aisles, driveways, vehicle or bicycle parking areas, or other vehicle access features. Hardscaping is limited to pedestrian pathways and recreation areas.</p> <p>8. Open space areas may not contain stairways or ramps except as necessary to provide access to the open space area or among different levels of the open space area.</p> <p>9. Open space areas must be landscaped as provided in Section 10-1-628(N).</p> <p>10. The following requirements apply to common open space areas:</p> <p>a. Common open space areas must be at least 80 percent open to the sky with no overhanging structural elements, including balconies or canopies.</p> <p>b. Common open space areas must be centrally located within a project and must be readily accessible to all tenants.</p>	<p>All proposed open space areas do not include any vehicular access or parking areas.</p> <p>TBD</p> <p>All open space areas will be landscaped and will meet Section 10-1-628 (N).</p> <p>TBD</p> <p>The common open space area is centrally located.</p>	



<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS</b> <b>Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>public street or on-site open space as follows:</p> <p>a. Each dwelling unit must have one (1) or more windows (which, for the purposes of this section, includes other transparent materials such as sliding glass doors) with a combined minimum width of eight (8) feet located on the same wall in a primary common living area (not a bedroom).</p> <p>b. Such windows may be located on a front or street-facing side yard elevation so as to provide a direct view of a public street. Alleys may not be used to satisfy this requirement.</p> <p>c. If not located on a front or street-facing side yard elevation facing a public street, such windows must face and provide a direct view of on-site open space. Such open space must be the required common open space, or must be additional open space that satisfies all common open space requirements including but not limited to minimum dimensions and landscaping, and may not contain parking areas or driveways. For projects with five (5) or fewer units that provide 200 square feet of private open space per unit in lieu of common open space, the windows may face a private open space area so long as the area provides minimum</p>	<p>All of the dwelling units have a minimum of 8 feet of width of windows in the primary common living area, as identified below:</p> <ul style="list-style-type: none"> <li>• Plan1: 9’ wide sliding door with access to deck.</li> <li>• Plan 2: One 8’ wide and one 2’ wide window on the front elevation.</li> <li>• Plan 3: One 8’ wide at the deck and one 2’ wide window on the front elevation.</li> </ul> <p>All windows mentioned above view the street or a common open space area with a minimum depth of 5 feet.</p> <p>All windows mentioned above view the street or a common open space area with a minimum depth of 5 feet.</p>	

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS</b> <b>Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
dimensions of 10 feet by 10 feet and is the private open space belonging to the same unit.		
<p>All required common open space areas must be landscaped as follows(10-1-628.N.8):</p> <p>a. Common open space areas must have a minimum percentage of landscape area as specified in Table 10-1-628(A). If common open space is provided in more than one (1) area, each individual area must provide the minimum percentage of landscape area.</p> <p>b. All landscape areas within common open space areas must be accessible by pedestrians.</p> <p>c. Trees must be provided in common open space areas at a rate of one (1) tree per 600 square feet of open space area, subject to normal rounding procedures. If common open space is provided in more than one (1) area, the number of required trees must be calculated using the collective total of common open space area. The required number of trees may be distributed among the common open space areas at the discretion of the applicant with Director approval.</p> <p>d. At least one half (1/2) of the required trees must be at least 24-inch box size. All other trees must be at least 15-gallon size.</p>	TBD	<b>Incomplete</b>

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS</b> <b>Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>Open space areas must be dedicated areas separate from vehicle access and parking areas and may not contain parking spaces or backup aisles, driveways, vehicle or bicycle parking areas, or other vehicle access features. Hardscaping is limited to pedestrian pathways and recreation areas.</p>	<p>Proposed open space areas are separate from parking areas and vehicle access areas. The hardscape and softscape proposed is TBD.</p>	<p><b>Consistent</b></p>
<p>The minimum and average front yard setbacks in the R-4 Zone are 25 feet and 27 feet respectively, if the R-4 lot abuts single family zoned property on either side. (10-1-628.E)</p>	<p>Building setbacks will meet or exceed the 25' setback from both the Riverside and Main frontages. The property does not abut a single-family residential zone.</p>	<p><b>Consistent</b></p>
<p>Minimum and average yard setbacks(10-1-628.E)</p> <p>Interior side minimum: 5 feet</p> <p>Interior side average: 7 feet</p> <p>Street-facing side minimum: 10 feet</p> <p>Street-facing side average: 12 feet</p> <p>Buffer yard area for side yard abutting or adjacent to single family zoned property: 20 feet</p>	<p>The interior side yard minimum on the west side is 5 feet and the max 13 feet. The interior side yard minimum on the north side is 5 feet. the max is 26 feet. Street facing setback is 25 feet.</p>	<p><b>Consistent</b></p>
<p><b>Landscaping.</b> (10-1-628.N)</p> <p>Landscaping must be provided for every lot, yard, open space area, and parking area as provided in this Subsection. For the purposes of this Subsection, "landscape area" means an area covered with soil and planted with trees, shrubs, turf/lawn, or</p>	<p>The Applicant has indicated that City required landscape palettes will be used in combination with a fully developed landscape architect's concept plan. The Project will comply with all applicable landscaping requirements.</p>	<p><b>Incomplete</b></p>

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>other vegetation, including permanent planters.</p> <ol style="list-style-type: none"> <li>1. A minimum percentage of the area of each lot must be landscape area as specified in Table 10-1-628(A). All landscape area, including landscaping within common open space areas, may be used to satisfy this requirement.</li> <li>2. When abutting or adjacent to a single family zoned property, a minimum percentage of each required front, rear, and side yard area must be landscape area. The minimum percentage of landscape area within each individual yard is the same as the minimum percentage of landscape area required for the lot.</li> <li>3. All landscape areas must provide minimum soil depths as follows: <ol style="list-style-type: none"> <li>a. 12 inches for areas planted with turf or ground cover</li> <li>b. 18 inches for planters and areas planted with shrubs and similar vegetation</li> <li>c. 3 feet for planters or areas planted with trees</li> </ol> </li> <li>4. Each planter and landscape area must have no dimension or diameter less than three (3) feet.</li> </ol>		

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>5. No more than 35 percent of the total landscape area of the lot as a whole may be occupied by turf or lawn. The remaining landscape area must be occupied by ground cover, vines, ornamental grasses, small shrubs, and/or seasonal flowering plants. All landscape area not occupied by turf or ground cover must be covered with mulch to reduce water evaporation and consumption and weed growth.</p> <p>6. At least 50 percent of the total landscape area of the lot as a whole must be planted with shrubs at a rate of one (1) shrub per 10 square feet.</p> <p>7. Trees must be provided in all yard areas as follows:</p> <p>a. Trees must be provided at a rate of one (1) tree per 40 linear feet of yard space. The required number of trees must be calculated separately for each yard area, subject to normal rounding procedures.</p> <p>b. Notwithstanding the number of trees required by Subsection a, no less than one (1) tree must be provided for each of the front, interior side, and street-facing side yards and no less than two (2) trees must be provided for the rear yard.</p>		

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>c. One (1) or more of the trees in both the front and street-facing side yards must be at least 48-inch box size; all other trees must be at least 24-inch box size.</p> <p>d. Trees in front yard areas must be complementary to street trees as determined by the Park, Recreation and Community Services Director.</p> <p>8. All required common open space areas must be landscaped as follows:</p> <p>a. Common open space areas must have a minimum percentage of landscape area as specified in Table 10-1-628(A). If common open space is provided in more than one (1) area, each individual area must provide the minimum percentage of landscape area.</p> <p>b. All landscape areas within common open space areas must be accessible by pedestrians.</p> <p>c. Trees must be provided in common open space areas at a rate of one (1) tree per 600 square feet of open space area, subject to normal rounding procedures. If common open space is provided in more than one (1) area, the number of required trees must be calculated using the collective total of common open space area. The required number of</p>		

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<p>trees may be distributed among the common open space areas at the discretion of the applicant with Director approval.</p> <p>d. At least one half (1/2) of the required trees must be at least 24-inch box size. All other trees must be at least 15-gallon size.</p> <p>9. All buffer areas required by Section 10-1-628(F) must be landscaped as follows:</p> <p>a. All non-hardscaped areas within the buffer area must be landscaped.</p> <p>b. At least one 24-inch box tree must be provided every 15 linear feet along any lot line that abuts or is adjacent to a single family zoned property.</p> <p>c. The landscaping and trees required within the buffer area may be counted toward satisfying the overall landscaping and tree requirements for the project. If the buffer area is used to satisfy a common open space requirement, the landscaping and trees may also be counted toward satisfying the common open space landscaping and tree requirements.</p> <p>10. All outdoor driveways, surface parking areas, and vehicle circulation areas must be landscaped as follows:</p>		

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS</b> <b>Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>a. On lots of 12,000 square feet or more, a landscape strip with a minimum width of three (3) feet must be provided between any driveway, parking area, or circulation area and any structure or property line, except where vehicle access occurs.</p> <p>b. On lots of 12,000 square feet or more, at least one 24-inch box tree must be provided for every three (3) uncovered parking spaces. Such trees must be located within the three (3) foot landscaped strip required per Subsection (a).</p> <p>c. All parking garages and carports must provide a landscape planter with a minimum size of three (3) feet by three (3) feet between every two (2) parking spaces or single-width door openings, or between every double-width door opening.</p> <p>11. All planters must be constructed of permanent masonry or concrete construction. All planters must provide drainage directly into a drainage system.</p> <p>12. All landscape areas must include a permanent fully automatic irrigation system. Irrigation systems must utilize water conservation design concepts including but not</p>		

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>limited to low-flow sprinkler heads and bubblers, drip systems, zone separation, microclimate considerations, and moisture sensors. Irrigation systems may operate only between the hours of 9 p.m. and 6 a.m.</p> <p>13. All landscaping, as planted pursuant to the approved landscaping plans, and related irrigation systems, must be properly maintained in reasonably good condition, and any weeds or decayed or dead vegetation shall be removed. This requirement applies at all times during the life of the project, and it shall be unlawful for any landowner, and person having leaving, occupying or having charge or possession of any property to violate this provision.</p> <p>14. All landscaping must be designed and installed so as to reach maturity within five (5) years of the planting date.</p> <p>15. Landscaping plans demonstrating compliance with the landscaping requirements must be prepared by a registered landscape architect. Final species selection and placement of all trees and vegetation must be approved by the Community Development Director and the Park, Recreation and Community Services Director.</p>		

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS</b> <b>Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p><b>PARKING AREAS AND DRIVEWAYS.</b> (10-1-628.I)</p> <ol style="list-style-type: none"> <li>1. All parking spaces provided in a multifamily project, including tenant and guest spaces, must be full-size spaces no less than eight (8) feet, six (6) inches wide and no less than 18 feet deep.</li> <li>2. When individual garages or carports are used to provide parking for individual units, a clear space no less than nine (9) feet, six (6) inches wide and 19 feet deep must be provided inside the individual garage or carport for each parking space.</li> <li>3. All parking spaces must be clear of any encroachments including but not limited to structural features, shelves, cabinets, appliances, and equipment.</li> <li>4. Tandem parking spaces may be used only on projects with three (3) or fewer dwelling units in the multiple family zones, other than in the R-2 Zone. When tandem parking is used, at least one (1) tandem pair of parking spaces must be provided for each dwelling unit and each tandem pair must be assigned to a specific unit.</li> </ol> <p>Guest parking spaces may not be tandem spaces.</p>	<p>All open parking spaces have a minimum dimension of 8'-6" in width and 18 feet in depth.</p> <p>All garages have two side-by-side parking spaces and meet the minimum dimensions and provide at least 20 feet in width and 19feet, 6 inches in depth.</p> <p>All garages spaces are clear of all encroachments, including trashcans and appliances (including laundry).</p> <p>The project does not include any tandem parking spaces.</p>	<p><b>Incomplete</b></p>

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS</b> <b>Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>5. Unrestricted access must be provided to all guest spaces. Such spaces may not be located within a gated or secured area or otherwise have their access restricted.</p> <p>6. In the R-2 Zone, all parking spaces must be provided in an enclosed garage or carport. In all other Multiple Family Residential Zones, parking spaces located within the rear half of the lot may be in a garage or carport, covered, or uncovered; all other parking spaces must be in an enclosed garage.</p> <p>7. All parking areas that are not located within an enclosed garage must comply with the following:</p> <p>a. Parking areas must be located, arranged, and/or screened with opaque material so that the parking spaces and backup areas are not visible from a public street.</p> <p>b. Parking areas must be enclosed at the property lines by a masonry wall at least six (6) feet tall except where vehicle access occurs. This requirement may be waived by the Community Development Director upon a finding that providing a wall may endanger the public health, safety, or welfare.</p>	<p>All guest parking spaces are unrestricted and are distributed throughout the project.</p> <p>The project is not located within the R-2 zone, therefore this provision does not apply.</p> <p>All guest parking spaces are located at least 45 feet from a public street and will be screened from view by landscaping.</p>	

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS</b> <b>Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>8. All parking spaces, driveways, backup areas, and access aisles must be designed and constructed per the requirements of Article 14 of this Chapter.</p> <p>9. Driveways must lead directly from a public street or alley to a required parking area using the shortest and most direct route feasible.</p> <p>10. Driveways must be improved with cement concrete, asphalt, brick, pavers, or a similar permanent surface approved by the Traffic Engineer. Portions of driveways within required front and street-facing side yard areas and otherwise readily visible from a public right-of-way must be improved with decorative pavement, brick, pavers, or a similar decorative surface approved by the City Planner and Traffic Engineer.</p> <p>11. Driveways must be no less than 10 feet wide and no more than 20 feet wide and must remain clear and unobstructed by any structural elements or vegetation.</p> <p>12. A minimum backup turning radius of 24 feet must be provided for all parking spaces.</p>	<p>All parking spaces will meet Article14.</p> <p>Parking spaces are distributed throughout the project and are accessed via internal drives that loop within the project, then access Riverside Drive.</p> <p>All driveways will be improved with concrete or asphalt. The primary entry drive off of Riverside Drive will be improved with decorative pavement or similar decorative surface.</p> <p>All driveways are between 16 and 20 feet wide.</p> <p>A minimum back-up dimension of24 feet has been provided for all parking spaces.</p>	

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS</b> <b>Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>13. A curb cut for a driveway must be no wider than 18 feet. No more than one (1) curb cut may be provided on each street frontage for each 100 feet of lot frontage on that street, except that lots with less than 100 feet of frontage may provide one (1) curb cut. Curb cuts must be separated by at least 20 feet of uncut curb.</p> <p>14. Bicycle parking areas must have as many bicycle racks as the required number of bicycle parking spaces. All bicycle parking spaces must be secured and weather protected by an overhead covering. Bicycle parking areas may not be located in a required side or rear yard setback area.</p>	<p>The project does not include a curb cut for a driveway. Therefore, this requirement does not apply.</p>	
<p><b>Architectural Design.</b> (10-1-630.B) Architectural design and style for all structures must be oriented towards early California Rancho imagery, including but not limited to the following:</p> <ol style="list-style-type: none"> <li>1. Strong horizontal elements such as long roof lines and verandas</li> <li>2. Wide eave overhangs</li> <li>3. Adobe or vertical board-and-batten wall surfaces</li> <li>4. Deeply inset window and door openings</li> </ol>	<p>The project includes the following architectural elements:</p> <ul style="list-style-type: none"> <li>• Strong horizontal element (long roof line)</li> <li>• Adobe (stucco) wall surface</li> <li>• Door recess alcoves behind archways.</li> <li>• Recessed windows</li> <li>• Faux wood corbels</li> <li>• Multi-paned windows</li> <li>• Concrete ‘S’ tiles.</li> </ul>	<p><b>Consistent</b></p>

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS</b> <b>Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>5. Heavy timber elements, such as post and beam support for porches or verandas</p> <p>6. Multi-paned windows</p> <p>. Utilization of the following materials or similar materials approved by the Community Development Director:</p> <p>a. Exterior woods, including rough cut timber and large section timber</p> <p>b. Slump</p> <p>c. Block or other adobe-like masonry</p> <p>d. Clay roof tile</p>		
<p><b>ROOF DESIGN AND MASSING. (10-1-628.S)</b></p> <p>1. Changes in roof heights and shapes must be used to avoid long flat walls and break up the mass of the structure.</p> <p>2. Roof mansards and parapets, when used, must continue around all building elevations, whether or not they are visible from the street.</p> <p>3. Roof materials and colors must complement the building materials and colors and the architectural style.</p> <p>4. Parapets, when used, must provide visual interest and variety in a manner consistent</p>	<p>Elevations include intersecting gable roof forms to break up the structure.</p> <p>The project does not include mansards or parapet roof forms.</p> <p>The project proposes Spanish Colonial architecture and uses terracotta-colored concrete 'S' tiles, which are appropriate.</p> <p>The project does not include any parapet roof forms.</p>	<p><b>Consistent</b></p>

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS</b> <b>Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>with the architectural style and facade of the building.</p> <p>5. All roof mounted equipment must be screened from view through the use of architectural screening systems that are visually integrated into the building design and consistent with the architectural style, materials, and color.</p> <p>WINDOWS AND AWNINGS. (10-1-628.R)</p> <p>1. Frames, sills, or similar architectural elements must be used around all windows on all elevations when appropriate to the architectural style. All frames, sills, and similar elements must be consistent with or complementary to the architectural style.</p> <p>2. The following requirements apply to all awnings, if used:</p> <p>a. Awnings may not extend downward to cover more than 25 percent of a window face.</p> <p>b. Bubble awnings are prohibited.</p> <p>c. Vinyl, plastic, and ribbed metal awnings are prohibited.</p> <p>MATERIALS AND COLORS. (10-1-628.Q)</p>	<p>All equipment will be located within the attic or ground-mounted.</p> <p>All windows include style-appropriate frames, decorative headers or sills.</p> <p>The proposed awnings are designed to not cover any of the window face.</p> <p>The project does not include any bubble awnings.</p> <p>The project includes a canvas awning with style-appropriate metal spear supports.</p> <p>The proposed color scheme includes a primary body color and a secondary accent color.</p>	

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS</b> <b>Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>1. A minimum of two (2) colors must be used on the primary structure.</p> <p>2. All building facades must utilize the same palette of materials in the same or similar proportions. If the front facade utilizes more than one (1) material, the same combination of materials must be utilized on all facades.</p> <p>3. When more than one (1) palette of materials is used for multiple structures within a single project, the primary materials must be the same for all structures; only secondary materials may be changed among the structures. This requirement may be waived by the Community Development Director for projects with freestanding units or townhouses where architectural variety among structures is deemed appropriate by the Director.</p> <p>4. Glass curtain walls and other transparent or reflective materials may not be utilized for building facades.</p> <p><b>ENTRIES</b> (10-1-628.T)</p> <p>1. All unit and project entries must serve as a primary design element through changes in building footprint, elevation, volume, and/or landscaping.</p>	<p>All elevations will use the same material palette.</p> <p>All buildings will use the same material palette.</p> <p>Building facades do not include any glass curtain walls or other transparent or reflective material.</p> <p>Each entry is designed as a focal point and is identified by a window, tile work, lighting, planter box, and/or recessed alcove.</p> <p>All entries front onto open space, a green court, a</p>	

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS</b> <b>Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>2. No unit or project entry may open directly onto a parking area, driveway, or other vehicle circulation area. This requirement is not intended to prohibit secondary entries that provide access from a private garage that serves the individual unit.</p> <p><b>AWNINGS</b> (10-1-628.R)</p> <p>2. The following requirements apply to all awnings, if used:</p> <p>a. Awnings may not extend downward to cover more than 25 percent of a window face.</p> <p>b. Bubble awnings are prohibited.</p> <p>c. Vinyl, plastic, and ribbed metal awnings are prohibited.</p> <p><b>STAIRWAYS</b> (10-1-628.U)</p> <p>5. Exterior stairways must be treated as a design element that is integral to the main structure and consistent with the architectural style.</p> <p><b>TRASH COLLECTION AREAS.</b> (10-1-628.V)</p> <p>1. All multifamily projects must provide a designated on-site trash and recycling collection area.</p> <p>2. Projects with four (4) or more dwelling units must</p>	<p>landscaped walkway, or the right-of-way.</p> <p>The proposed awnings are designed to not cover any of the window face.</p> <p>The project does not include any bubble awnings.</p> <p>The project includes a canvas awning with style-appropriate awnings.</p> <p>The project does not include any exterior stairways.</p> <p>The units will be sold and each unit will have its own trash collection area within the garage (and outside of the required parking area).</p> <p>The units will be sold and each unit will have its own trash collection area within the garage (and outside of the</p>	

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS</b> <b>Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>provide a designated on-site trash and recycling collection area no smaller than seven (7) feet by eight (8) feet, unless a smaller size is approved by the Public Works Director. When located outside of a structure, the collection area must be enclosed on three (3) sides by a masonry wall no less than six (6) feet tall.</p> <p>3. The materials, colors, and finish of trash enclosures located outside of a structure must be consistent with or complementary to the architectural style of the building.</p> <p>FENCES, WALLS, HEDGES AND OTHER YARD FEATURES. (10-1-628.H)</p> <p>1. Fences, walls, and hedges.</p> <p>a. Fences, walls, and hedges may not be composed, in whole or part, of dangerous wire types including, but not limited to: razor wire, barbed wire, electric wire, or any other similar wire type that may pose serious risk of injury.</p> <p>b. The maximum allowed height of fences, walls, and hedges is as specified in Table 10-1-628(A).</p> <p>c. The height of a fence or wall is measured from the highest</p>	<p>required parking area), in lieu of a common trash collection area. As such, no trash enclosures are proposed.</p> <p>The project does not include a trash enclosure.</p> <p>TBD</p>	

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>abutting finished ground surface of the property upon which the fence, wall, or hedge is located. On sloped surfaces, portions of a fence, wall, or hedge may exceed the maximum height for the purpose of providing a stair-step design, but each stair-step section, as measured from the horizontal midpoint, may not exceed the maximum height.</p> <p>d. Ornamentation on top of fences, walls, and hedges in the front yard may exceed the maximum allowed height for fences, walls, and hedges up to 18 inches above the actual height of the fence, wall, or hedge or up to a maximum height of five (5) feet, six (6) inches. All ornamentation features must be spaced a minimum of four (4) feet apart, as measured on center. In all other yards, ornamentation may not exceed the maximum allowed height for fences, walls, and hedges.</p> <p>e. All fences, walls, and hedges must comply with the corner cutoff provisions of Section 10-1-1303.</p> <p>f. Gates are subject to the same requirements as fences and walls.</p> <p>g. Enforcement of nonconforming fences, walls, and hedges established prior to</p>		

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS</b> <b>Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>October 17, 2008, may be subject to abeyance pursuant to Section 10-1-19202.</p> <p>2. Other yard features.</p> <p>a. Other yard features, including but not limited to natural features such as rocks; structural features such as arbors, pergolas, fountains, reflecting pools, art works, screens, light poles, benches, and other items included within the definition of Landscaping per Section 10-1-203 are limited to a maximum of two (2) features per street frontage within front and street-facing side yards. Such features must comply with the corner cutoff provisions of Section 10-1-1303.</p> <p>b. Arbors, pergolas, and similar structures are limited to a maximum height of nine (9) feet, a maximum width of six (6) feet, and a maximum interior length of three (3) feet as measured from the highest abutting finished ground surface. Other yard features are limited to a maximum height of six (6) feet and a maximum width of six (6) feet.</p> <p>c. Enforcement of nonconforming yard features established prior to October 17, 2008, may be subject to abeyance pursuant to Section 10-1-19202.</p>	<p>The project does not include any non-conforming fences or walls.</p>	

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>3. Retaining walls.</p> <p>a. Retaining walls located within front yard areas are limited to a maximum height of four (4) feet per wall.</p> <p>b. Additional retaining walls must be setback a distance equivalent to the height of the retaining wall below as measured from the face of the retaining wall below.</p> <p>c. Fences or walls that are placed on top of a retaining wall within a front yard are limited to a maximum height of four (4) feet from the abutting finished ground surface and require an additional two (2)-foot setback from the face of the retaining wall below.</p> <p>d. Enforcement of nonconforming retaining walls established prior to October 17, 2008, may be subject to abeyance pursuant to Section 10-1-19202.</p> <p>4. Exceptions. Exceptions from the requirements of this Subsection (H) (including the applicable requirements of Section 10-1-1303 referenced herein) may be granted through approval of a fence exception permit as follows.</p> <p>a. Any exceptions from the requirements of this Subsection (H) to allow a fence, wall,</p>		

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS</b> <b>Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>hedge, or other yard feature with a height of six (6) feet or less as measured from the abutting finished ground surface may be granted through approval of a Minor Fence Exception Permit per Section 10-1-19200.</p> <p>b. Any exceptions from the requirements of this Subsection (H) to allow a fence, wall, hedge, or other yard feature with a height of greater than six (6) feet as measured from the abutting finished ground surface may be granted through approval of a Major Fence Exception Permit per Section 10-1-19201.</p>		

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS</b> <b>DIVISION 5. AFFORDABLE HOUSING INCENTIVES</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p><b>Inclusionary Unit Requirement</b></p> <p>A. CALCULATION.</p> <p>At least 15 percent of all newly constructed dwelling units in Residential Developments shall be developed, offered to and sold or rented to Very Low, Low and Moderate Income Households, at an Affordable Rent or Affordable Ownership Housing Cost, as follows:</p>	<p>The Applicant has indicated that the project will comply with the City's Inclusionary Housing requirement.</p>	<p><b>Consistent</b></p>

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS</b> <b>DIVISION 5. AFFORDABLE HOUSING INCENTIVES</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>1. For-sale projects - All Inclusionary Units 15 percent of the total Residential Development) shall be sold to Low and/or Moderate Income Households.</p> <p>2. Rental projects - A minimum of five percent of units in the total Residential Development shall be Very Low Income; the remaining ten percent of the units shall be Low Income.</p> <p>In calculating the required number of Inclusionary Units, any decimal fraction shall be rounded up to the nearest whole number. Any additional units authorized as a density bonus under Section <a href="#">10-1-635</a> of the Burbank Municipal Code will not be counted in determining the required number of Inclusionary Units.</p> <p>(10-1-646)</p>		
<p><b>Standards for Inclusionary Units</b></p> <p>A. DESIGN.</p> <p>Except as otherwise provided in this Division, Inclusionary Units must be dispersed throughout a Residential Development and be comparable in construction quality and exterior design to the Market-rate Units. Inclusionary Units may be</p>	<p>The Applicant has indicated that the project will comply with the City's Inclusionary Housing requirement.</p>	<p><b>Consistent</b></p>

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS DIVISION 5. AFFORDABLE HOUSING INCENTIVES</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>smaller in aggregate size and have different interior finishes and features than Market-rate Units so long as the interior features are durable, of good quality and consistent with contemporary standards for new housing. The number of bedrooms must at a minimum be the same as those in the Market-rate Units and at the same percentage.</p> <p><b>B. TIMING.</b></p> <p>All Inclusionary Units must be constructed and occupied concurrently with or prior to the construction and occupancy of Market-rate Units. In phased developments, Inclusionary Units must be constructed and occupied in proportion to the number of units in each phase of the Residential Development.</p> <p><b>C. DURATION OF AFFORDABILITY REQUIREMENT.</b></p> <p>Inclusionary Units shall be reserved for Very Low, Low and Moderate Income Households at the ratios established pursuant to Section <a href="#">10-1-646</a>, and shall be provided at the applicable Affordable Rent or Affordable Ownership Housing Cost.</p> <p>1. An Inclusionary Unit that is for rent shall remain reserved for the target income level group</p>		

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS DIVISION 5. AFFORDABLE HOUSING INCENTIVES</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>at the applicable Affordable Rent in perpetuity for as long as the land is used for housing, which shall be less than 55 years.</p> <p>2. An Inclusionary Unit that is for sale shall remain reserved for the target income level group at the applicable Affordable Ownership Housing Cost in perpetuity for as long as the land is used for housing, which shall be not less than 55 years, subject to the City provisions for earlier termination set forth in the Inclusionary Housing Agreement. Purchasers of affordable units must remain as owner-occupants, and may not rent out the unit. [Newly Added by Ord. No. 3694, eff. 5/6/06; Formerly numbered Section 31-63; Renumbered by Ord. No. 3058, eff. 2/21/87; Deleted by Ord. No. 3676, eff. 8/16/05.]</p> <p>(10-1-651)</p>		

<p>10-1-646  <b>Burbank General Plan 2035</b></p>	<p><b>Consistency Analysis</b></p>	<p>Consistency Determination</p>
<p><i>Policy 1.8 Ensure that development in Burbank is consistent with the land use designations presented in the Land Use Plan and shown on the Land Use Diagram, including individual policies applicable to each land use design</i></p>	<p>The proposed development is consistent with the General Plan land use designation.</p>	<p><b>Consistent</b></p>
<p>Policy 4.8 Locate parking lots and structures behind buildings or underground. Do not design parking lots and structures to face streets or sidewalks at ground level. Use alternatives to surface parking lots to reduce the amount of land devoted to parking.</p>	<p>The parking proposed is within enclosed garages and in unenclosed guest spaces within the interior of the site.</p>	<p><b>Consistent</b></p>
<p>Policy 3.14 Prohibit gated communities, private streets, private driveways, and other limited-access situations, except where special findings can be made.</p>	<p>The Proposed Project will not be gated. Residents along Riverside Drive will be oriented towards the street with pedestrian access ways providing public access to the interior of the site.</p>	<p><b>Consistent</b></p>

## Attachment D

**Initial Development Review Letter  
with Attachments-Eligibility  
Review Prior to Submitting a  
Notice of Intent under SB 35**



CITY OF BURBANK  
COMMUNITY DEVELOPMENT DEPARTMENT

150 North Third Street, P.O. Box 6459, Burbank, California 91510-6459  
www.ci.burbank.ca.us

May 27, 2021

**SENT VIA EMAIL**

Scott Birkey  
Cox, Castle & Nicholson, LLP  
50 California Street, Suite 3200  
San Francisco, CA 94111

**Subject:** Pickwick Gardens (1001 Riverside Drive) SB 35 Initial Project Review

Dear Mr. Birkey:

The City of Burbank, in consultation with Environmental Science Associates (ESA) has reviewed your letter dated March 22, 2021, which is a letter requesting a preliminary review of a proposed multi-family residential project located at 1001 W. Riverside Drive (generally referred to as Pickwick Gardens) (**Proposed Project**), for compliance with the Senate Bill (SB) 35 Streamlined Approval Process, pursuant to Section 65913.4 of the California (CA) Government Code. Your letter contained an initial conceptual site plan and a consistency analysis of the Proposed Project with the requirements of SB 35 pursuant to CA Government Code Section 65913.4. The intent of your letter was to receive confirmation that the Proposed Project is eligible for SB 35 *before* submitting a Notice of Intent and proceeding with the application process pursuant to SB 35.

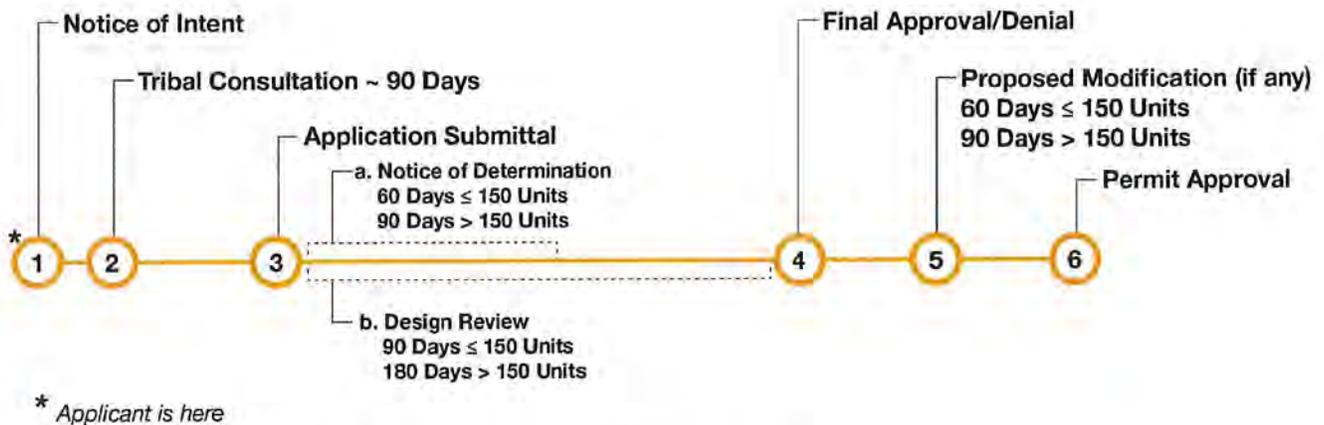
Below is a list of all criteria per CA Government Code 65913.4 that the Proposed Project must meet in order to qualify for ministerial approval under SB 35, along with the City/ESA’s analysis/confirmation of consistency. **Attachment A** provides a consistency analysis of the Proposed Project with the City’s objective design and development standards applicable to the Proposed Project. Also attached are exhibits that document site conditions per SB 35 (**Attachments B through N**).

As an initial determination, the City finds the Proposed Project **eligible** for SB 35. While there are some items for which more information is needed to verify consistency (i.e., architectural elevations to verify proposed heights of buildings); you have indicated in your letter and demonstrated in your consistency analysis that all of the SB 35 criteria, including the City’s objective development standards, are or will be complied with, including, but not limited to, the maximum allowed density limits, affordability provisions and labor provisions, pursuant to CA Government Code Section 65913.4. Therefore, this letter confirms that you are eligible for SB 35 streamlining and can proceed with the SB 35 streamlining process.

The next step in the SB 35 process, as illustrated in the timeline below, is to submit a Notice of Intent (NOI), which includes the submittal of a Development Review Application. Importantly, as part of the NOI, the Proposed Project shall demonstrate consistency with all SB 35 criteria per CA Government Code 65913.4, including the City’s objective development standards as listed in Attachment A. Upon submittal of the NOI, the City will commence the tribal consultation process.

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ADMINISTRATION	BUILDING	HOUSING, ECONOMIC DEVELOPMENT & SUCCESSOR AGENCY	PLANNING	SECTION 8 & CDBG	TRANSPORTATION
818.238.5176	818.238.5220	818.238.5180	818.238.5250	818.238.5160	818.238.5270



## SB 35 Criteria and Consistency Analysis

1. The development is a multi-family housing development that contains two or more residential units.

**Analysis: Consistent.** The application includes 97 residential dwelling units.

2. The development is located on a site that satisfies all of the following:

- a. A site that is a legal parcel or parcels located in a city if, and only if, the city boundaries include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or, for unincorporated areas, a legal parcel or parcels wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.

**Analysis: Consistent.** The site is composed of two legal parcels, located in the city, for which the boundaries include an urbanized area or urban cluster, as designated by the United States Census Bureau (see **Attachment B**).

- b. A site in which at least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses. For the purposes of this section, parcels that are only separated by a street or highway shall be considered to be adjoined.

**Analysis: Consistent.** At least 75 percent of the linear measurement of the perimeter of the site adjoins parcels that are developed with urban uses. See **Attachment C** for a conceptual site plan showing the site's relationship to existing development.

- c. A site that is zoned for residential use or residential mixed-use development, or has a general plan designation that allows residential use or a mix of residential and nonresidential uses, with at least two-thirds of the square footage of the development designated for residential use.

**Analysis: Consistent.** According to the City's General Plan (2013) and the General Plan's Land Use Diagram (General Plan, Exhibit LU-1), the General Plan designation for the property is Rancho Commercial. This designation allows for a maximum FAR of 0.60 and 20 units per acre, typically (i.e., when not being processed as an SB 35 approval) with discretionary approval. The designation is described in the General Plan as allowing for "a variety of low-intensity multi-family residential and commercial uses." (General Plan, p. 3-16.) Thus, the City's General Plan Rancho Commercial designation allows residential uses.

The property is also subject to supplemental land use goals and policies as provided in the City's Rancho Master Plan (1993). The Rancho Master Plan identifies the property as zoned Commercial Recreation (C-R), and it cross-references the City's Planning Code for land uses and development guidelines that apply to the C-R zone.

According to the City's Zoning Map (2019), the Property is zoned C-R (Zoning Code Art. 24, Div. 6). Pursuant to Section 10-1-2436.5 of the Burbank Municipal Code, in the C-R Zone, all uses shall be consistent with the maximum floor area ratio (FAR) and maximum residential density, as prescribed in the General Plan, which allows a 0.6 FAR and 20 units per acre. However, pursuant to Section 10-1-2437, in the CR Zone, uses are allowed as set forth in Section 10-1-502 of the Municipal Code, where residential is not listed as a permitted use in the C-R Zone. Nevertheless, pursuant to CA Government Code Section 65913.4(a)(5)(B), in the event that objective zoning, general plan, subdivision, or design review standards are mutually inconsistent, a development shall be deemed consistent with the objective zoning and subdivision standards if the development is consistent with the standards set forth in the general plan. As the residential use of the Proposed Project is consistent with the General Plan, the Proposed Project is consistent with this provision.

3. The development includes affordability provisions identified in the SB 35 Guidelines under CA Government Code Section 65913.4(a)(4), including the following:
  - a. The development proponent has committed to record, prior to the issuance of the first building permit, a land use restriction or covenant providing that any lower-income housing units required shall remain available at affordable housing costs or rent to persons and families of lower income for no less than the following periods of time and shall be recorded by the City for each parcel or unit of real property included in the development:
    - i. Fifty-five years for units that are rented.
    - ii. Forty-five years for units that are owned.

**Analysis: Consistent.** The Applicant will provide the requisite number and income levels for affordable housing units in compliance with both SB 35 and the City's Inclusionary Housing Ordinance, for approval and recording by the City prior to the issuance of the first building permit.

- b. The development is subject to a requirement mandating a minimum percentage of below market rate housing based on the project containing more than 10 units of housing, the project seeking approval dedicates a minimum of 10 percent of the total number of units to housing affordable to households making below 80 percent of the area median income. If the locality has adopted a local ordinance that requires that greater than 10 percent of the units be dedicated to housing affordable to households making below 80 percent of the area median income, that local ordinance applies.

**Analysis: Consistent.** The Proposed Project will dedicate a minimum of 10 percent of the total number of units to housing affordable to households making at or below 80 percent of the Area Median Income (AMI), and a covenant or restriction shall be recorded against the Project dedicating the minimum percentage of units to housing affordable to households making at or below 80 percent of the AMI. Pursuant to Section 10-1-646 of the Burbank Municipal Code, at least 15 percent of all newly constructed dwelling units in Residential Developments shall be developed, offered to, and sold or rented to very low, low, and moderate income households. The Applicant will provide the requisite number and income levels for affordable housing units in compliance with both SB 35 and the City's Inclusionary Housing Ordinance.

4. The development satisfies both of the following:

- a. Is located in a locality that the department has determined is subject to this subparagraph on the basis that the number of units that have been issued building permits is less than the locality's share of the regional housing needs, by income category, for that reporting period. A locality shall remain eligible under this subparagraph until the department's determination for the next reporting period.

**Analysis: Consistent.** The City of Burbank has permitted less than 50 percent of the RHNA allocation for all income categories. As such, the pace of development has not met the requirements for the City's RHNA obligation.

- b. The development is subject to a requirement mandating a minimum percentage of below-market-rate housing based on one of the following:
  - i. The locality did not submit its latest production report to the department by the time period required by CA Government Code Section 65400, or that production report reflects that there were fewer units of above moderate-income housing issued building permits than were required for the regional housing needs assessment cycle for that reporting period. In addition, if the project contains more than 10 units of housing, the project seeking approval dedicates a minimum of 10 percent of the total number of units to housing affordable to households making below 80 percent of the area median income. If the locality has adopted a local ordinance that requires that greater than 10 percent of the units be dedicated to housing affordable to households making below 80 percent of the area median income, that local ordinance applies. Please note, the City has an inclusionary housing ordinance that requires 15% of the units be sold to Low and or Moderate Income Households.
  - ii. The locality's latest production report reflects that there were fewer units of housing issued building permits affordable to either very low income or low-income households by income category than were required for the regional housing needs assessment cycle for that reporting period, and the project seeking approval dedicates 50 percent of the total number of units to housing affordable to households making below 80 percent of the area median income, unless the locality has adopted a local ordinance that requires that greater than 50 percent of the units be dedicated to housing affordable to households making below 80 percent of the area median income, in which case that local ordinance applies.
  - iii. The locality did not submit its latest production report to the department by the time period required by CA Government Code Section 65400, or if the production report reflects that there were fewer units of housing affordable to both income levels described in clauses (i) and (ii) that were issued building permits than were required for the regional housing needs assessment cycle for that reporting period, the project seeking approval may choose between utilizing clause (i) or (ii).

**Analysis: Consistent.** The pace of development has not met the requirements for the City's RHNA obligation is subject to the requirements noted in section 4(b)(i) above.

5. The development, excluding any additional density or any other concessions, incentives, or waivers of development standards granted pursuant to the Density Bonus Law in Section 65915, is consistent with objective zoning standards, objective subdivision standards, and objective design review standards in effect at the time that the development is submitted to the local government pursuant to this section. For purposes of this paragraph, "objective zoning standards," "objective subdivision standards," and "objective design review standards" mean standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal. These standards may be embodied in alternative objective land use specifications adopted by a city or county, and may include, but

are not limited to, housing overlay zones, specific plans, inclusionary zoning ordinances, and density bonus ordinances, subject to the following:

- a. A development shall be deemed consistent with the objective zoning standards related to housing density, as applicable, if the density proposed is compliant with the maximum density allowed within that land use designation, notwithstanding any specified maximum unit allocation that may result in fewer units of housing being permitted.
- b. In the event that objective zoning, general plan, subdivision, or design review standards are mutually inconsistent, a development shall be deemed consistent with the objective zoning and subdivision standards pursuant to this subdivision if the development is consistent with the standards set forth in the general plan.
- c. The amendments to this subdivision made by the act adding this subparagraph do not constitute a change in, but are declaratory of, existing law.

**Analysis: Consistent.** According to the City's General Plan (2013) and the General Plan's Land Use Diagram (General Plan, Exhibit LU-1), the General Plan designation for the property is Rancho Commercial. This designation allows for a maximum FAR of 0.60 and 20 units per acre, typically (i.e., when not being processed as an SB 35 approval) with discretionary approval. Pursuant to the first footnote in Table 10-1-628(A) of the Municipal Code, for dwelling unit calculations, the number of allowed dwelling units is determined by rounding down to the nearest whole number even when the fraction is 0.5 or greater. Thus, the allowed number of units on the approximate 4.7-acre site at 20 units per acre is 94 units. While the proposed density of the Project is 20.6 units per acre, the Applicant has committed to the maximum density requirement and will consult with City staff to adjust the number of units, as necessary, to ensure the maximum density requirement is met. The Applicant, under State Density Bonus Law (CA Government Code Section 65915) and the City's Inclusionary Housing Ordinance (Municipal Code Section 10-1-633 *et seq.*), may request a density bonus and/or other concessions and waivers as allowed by the State law and Municipal Code. Thus, the application does not conflict with the City's General Plan and zoning requirements.

6. The Proposed Project is not located on a legal parcel that is any of the following:
  - a. Within a coastal zone, as defined in Division 20, California Coastal Act (commencing with Section 30000) of the Public Resources Code.

**Analysis: Consistent.** The site is composed of two legal parcels, located in the city, for which the boundaries are not located within a coastal zone, as designated by the California Coastal Act (see **Attachment D**).

- b. On prime farmland or farmland of statewide importance, as defined, nor is the Property located on land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by voters of the city.

**Analysis: Consistent.** The site is composed of two legal parcels, located in the city, that are on land designated as "Urban and Built-Up Land," and are not located on prime farmland or farmland of statewide importance, as designated by the California Department of Conservation (see **Attachment E**).

- c. On wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).

**Analysis: Consistent.** The site is composed of two legal parcels, located in the city, which are not located on wetlands (see **Attachment F**).

- d. Within a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to CA Government Code Section 51178.

**Analysis: Consistent.** The site is composed of two legal parcels, located in the city, which are not located within a very high fire hazard severity zone (see **Attachment G**).

- e. A hazardous waste site that is currently listed pursuant to CA Government Code Section 65962.5, or a hazardous waste site designated by the Department of Toxic Substances Control (DTSC) pursuant to Health and Safety Code Section 25356.

**Analysis: Consistent.** The site is composed of two legal parcels that, according to the DTSC, EnviroStor and State Water Resources Control Board, and GeoTracker databases, are not located on a hazardous waste site (see **Attachments H1 and H2**).

- f. Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist. In any event, the Proposed Project will comply with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law, and by the City's Building Department.

**Analysis: Consistent.** The site is composed of two legal parcels, located in the city, which are not located within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist (see **Attachment I**).

- g. Within a floodplain as determined by the Federal Emergency Management Agency (FEMA), nor in a special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) or in any official maps published by FEMA.

**Analysis: Consistent.** A portion of the legal parcels is located within a special flood hazard area with the designation of flood zone "AO" and a flood depth of 1 foot, as determined by FEMA (see **Attachment J**). However, the Proposed Project will be able to meet the minimum flood plain management criteria of the National Flood Insurance Program regulations, as referenced in Section 65913.4(a)(6)(G) of SB 35 and the SB 35 Guidelines. Because the Proposed Project will follow the design and construction criteria specified in these regulations, the SB 35 restrictions pertaining to special flood hazard areas do not apply.

- h. Within a regulatory floodway as determined by FEMA in any official maps published by FEMA, 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.

**Analysis: Consistent.** As mentioned above, the site is composed of two legal parcels, located in the city, a portion of which is located within a special flood hazard area (Zone AO) and a flood depth of 1 foot, as determined by FEMA (see **Attachment J**).

- i. 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.

**Analysis: Consistent.** The legal parcels are not located on lands identified for conservation in an adopted Natural Community Conservation Plan pursuant to the Natural Community Conservation Planning Act, a

Habitat Conservation Plan pursuant to the federal Endangered Species Act, or another adopted natural resource protection plan (see **Attachments K1 and K2**).

- j. 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. Section 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.

**Analysis: Consistent.** The legal parcels are not located on habitat used by 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, the California Endangered Species Act, or the Native Plant Protection Act (see **Attachment L**).

- k. Lands under conservation easement.

**Analysis: Consistent.** As mentioned above, the site is composed of two legal parcels, located in the city, a portion of which is located within a special flood hazard area (Zone AO) and a flood depth of 1 foot, as determined by FEMA (see **Attachment M**).

7. The development is not located on a site where any of the following apply:

- a. The development would require the demolition of the following types of housing:
  - i. Housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.
  - ii. Housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.
  - iii. Housing that has been occupied by tenants within the past 10 years.

**Analysis: Consistent.** The site is currently developed with commercial and open space uses and thus the Proposed Project would not require the demolition of any housing.

- b. The site was previously used for housing that was occupied by tenants that was demolished within 10 years before the development proponent submits an application under this section.

**Analysis: Consistent.** The site has been operated as commercial and open space uses, and associated asphalt parking lot, for more than 10 years.

- c. The development would require the demolition of a historic structure that was placed on a national, state, or local historic register.

**Analysis: Consistent.** The site is not located in a historic district and there are no national, state, or locally designated historic structures on the site. However, the City completed a historic sign survey in 2014, which lists the Pickwick Bowl sign on the building of the bowling alley as a potential historic resource. The procedure and criteria for designating historic signs accompanied the survey and is found in Division 7 (Historic Sign Regulations) in the Burbank Municipal Code. However, since the Pickwick Bowl sign has not been officially designated as a historic resource, the Proposed Project would not require the demolition of a historic structure that was placed on a national, state, or local historic register. Nevertheless, while the sign is not officially designated, the City would request the developer to consider the preservation and integration of the sign in the design of the Proposed Project.

- d. The property contains housing units that are occupied by tenants, and units at the property are, or were, subsequently offered for sale to the general public by the subdivider or subsequent owner of the property.

**Analysis: Consistent.** The site is currently developed with commercial and open space uses and thus the Proposed Project would not require the demolition of any housing.

8. The development proponent has done both of the following, as applicable:

- a. Certified to the locality that either of the following is true, as applicable:

- i. The entirety of the development is a public work for purposes of Chapter 1 (commencing with Section 1720) of Part 7 of Division 2 of the Labor Code.
- ii. If the development is not in its entirety a public work, that 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, as determined by the Director of Industrial Relations pursuant to Sections 1773 and 1773.9 of the Labor Code, except that apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards may be paid at least the applicable apprentice prevailing rate. If the development is subject to this subparagraph, then for those portions of the development that are not a public work all of the following shall apply:
- a) The development proponent shall ensure that the prevailing wage requirement is included in all contracts for the performance of the work.
- b) All contractors and subcontractors shall pay to all construction workers employed in the execution of the work at least the general prevailing rate of per diem wages, except that apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards may be paid at least the applicable apprentice prevailing rate.
- c) Except as provided in subclause (V), all contractors and subcontractors shall maintain and verify payroll records pursuant to Section 1776 of the Labor Code and make those records available for inspection and copying as provided therein.
- d) Except as provided in subclause (V), the obligation of the contractors and subcontractors to pay prevailing wages may be enforced by the Labor Commissioner through the issuance of a civil wage and penalty assessment pursuant to Section 1741 of the Labor Code, which may be reviewed pursuant to Section 1742 of the Labor Code, within 18 months after the completion of the development, by an underpaid worker through an administrative complaint or civil action, or by a joint labor-management committee through a civil action under Section 1771.2 of the Labor Code. If a civil wage and penalty assessment is issued, the contractor, subcontractor, and surety on a bond or bonds issued to secure the payment of wages covered by the assessment shall be liable for liquidated damages pursuant to Section 1742.1 of the Labor Code.
- e) Subclauses (III) and (IV) shall not apply if all contractors and subcontractors performing work on the development are subject to a project labor agreement that requires the payment of prevailing wages to all construction workers employed in the execution of the development and provides for enforcement of that obligation through an arbitration procedure. For purposes of this clause, "project labor agreement" has the same meaning as set forth in paragraph (1) of subdivision (b) of Section 2500 of the Public Contract Code.
- f) Notwithstanding subdivision (c) of Section 1773.1 of the Labor Code, the requirement that employer payments not reduce the obligation to pay the hourly straight time or overtime wages

found to be prevailing shall not apply if otherwise provided in a bona fide collective bargaining agreement covering the worker. The requirement to pay at least the general prevailing rate of per diem wages does not preclude use of an alternative workweek schedule adopted pursuant to Section 511 or 514 of the Labor Code.

- b. i. For developments for which any of the following conditions apply, certified that a skilled and trained workforce shall be used to complete the development if the application is approved:
  - a) On and after January 1, 2018, until December 31, 2021, the development consists of 75 or more units with a residential component that is not 100 percent subsidized affordable housing and will be located within a jurisdiction located in a coastal or bay county with a population of 225,000 or more.
  - b) On and after January 1, 2022, until December 31, 2025, the development consists of 50 or more units with a residential component that is not 100 percent subsidized affordable housing and will be located within a jurisdiction located in a coastal or bay county with a population of 225,000 or more.
  - c) On and after January 1, 2018, until December 31, 2019, the development consists of 75 or more units with a residential component that is not 100 percent subsidized affordable housing and will be located within a jurisdiction with a population of fewer than 550,000 and that is not located in a coastal or bay county.
  - d) On and after January 1, 2020, until December 31, 2021, the development consists of more than 50 units with a residential component that is not 100 percent subsidized affordable housing and will be located within a jurisdiction with a population of fewer than 550,000 and that is not located in a coastal or bay county.
  - e) On and after January 1, 2022, until December 31, 2025, the development consists of more than 25 units with a residential component that is not 100 percent subsidized affordable housing and will be located within a jurisdiction with a population of fewer than 550,000 and that is not located in a coastal or bay county.
- ii. For purposes of this section, "skilled and trained workforce" has the same meaning as provided in Chapter 2.9 (commencing with Section 2600) of Part 1 of Division 2 of the Public Contract Code.
- iii. If the development proponent has certified that a skilled and trained workforce will be used to complete the development and the application is approved, the following shall apply:
  - a) The applicant shall require in all contracts for the performance of work that every contractor and subcontractor at every tier will individually use a skilled and trained workforce to complete the development.
  - b) Every contractor and subcontractor shall use a skilled and trained workforce to complete the development.
  - c) Except as provided in subclause (IV), the applicant shall provide to the locality, on a monthly basis while the development or contract is being performed, a report demonstrating compliance with Chapter 2.9 (commencing with Section 2600) of Part 1 of Division 2 of the Public Contract Code. A monthly report provided to the locality pursuant to this subclause shall be a public record under the California Public Records Act (Chapter 3.5 (commencing with Section 6250) of Division 7 of Title 1) and shall be open to public inspection. An applicant that fails to provide a

monthly report demonstrating compliance with Chapter 2.9 (commencing with Section 2600) of Part 1 of Division 2 of the Public Contract Code shall be subject to a civil penalty of ten thousand dollars (\$10,000) per month for each month for which the report has not been provided. Any contractor or subcontractor that fails to use a skilled and trained workforce shall be subject to a civil penalty of two hundred dollars (\$200) per day for each worker employed in contravention of the skilled and trained workforce requirement. Penalties may be assessed by the Labor Commissioner within 18 months of completion of the development using the same procedures for issuance of civil wage and penalty assessments pursuant to Section 1741 of the Labor Code, and may be reviewed pursuant to the same procedures in Section 1742 of the Labor Code. Penalties shall be paid to the State Public Works Enforcement Fund.

- d) Subclause (III) shall not apply if all contractors and subcontractors performing work on the development are subject to a project labor agreement that requires compliance with the skilled and trained workforce requirement and provides for enforcement of that obligation through an arbitration procedure. For purposes of this subparagraph, "project labor agreement" has the same meaning as set forth in paragraph (1) of subdivision (b) of Section 2500 of the Public Contract Code.
- c. Notwithstanding subparagraphs (A) and (B), a development that is subject to approval pursuant to this section is exempt from any requirement to pay prevailing wages or use a skilled and trained workforce if it meets both of the following:
  - i. The project includes 10 or fewer units.
  - ii. The project is not a public work for purposes of Chapter 1 (commencing with Section 1720) of Part 7 of Division 2 of the Labor Code.

**Analysis: Consistent.** The Applicant has committed to complying with all labor provisions identified in SB 35 and the SB 35 Guidelines, pursuant to CA Government Code Section 65913.4, including the requirements regarding payment of prevailing wages and use of a skilled and trained workforce in the construction of the Project, as applicable.

- 9. The development did not or does not involve a subdivision of a parcel that is, or, notwithstanding this section, would otherwise be, subject to the Subdivision Map Act (Division 2 (commencing with Section 66410)) or any other applicable law authorizing the subdivision of land, unless the development is consistent with all objective subdivision standards in the local subdivision ordinance, and either of the following apply:
  - a. The development has received or will receive financing or funding by means of a low-income housing tax credit and is subject to the requirement that prevailing wages be paid pursuant to subparagraph (A) of paragraph (8).
  - b. The development is subject to the requirement that prevailing wages be paid, and a skilled and trained workforce used, pursuant to paragraph (8).

**Analysis: Consistent.** The Proposed Project will involve the subdivision of a parcel that is, or would otherwise be, subject to the Subdivision Map Act. However, because the Project is consistent with all objective subdivision standards in the local subdivision ordinance, and the Project is subject to the requirement that prevailing wages be paid and a skilled and trained workforce be used, as applicable, this criterion does not apply.

- 10. The development shall not be upon an existing parcel of land or site that is governed under the Mobilehome Residency Law (Chapter 2.5 (commencing with Section 798) of Title 2 of Part 2 of Division 2 of the Civil

Code), the Recreational Vehicle Park Occupancy Law (Chapter 2.6 (commencing with Section 799.20) of Title 2 of Part 2 of Division 2 of the Civil Code), the Mobilehome Parks Act (Part 2.1 (commencing with Section 18200) of Division 13 of the Health and Safety Code), or the Special Occupancy Parks Act (Part 2.3 (commencing with Section 18860) of Division 13 of the Health and Safety Code).

**Analysis: Consistent.** The Proposed Project is not located on an existing parcel of land or site that is governed under the Mobilehome Residency Law, the Recreational Vehicle Park Occupancy Law, the Mobilehome Parks Act, or the Special Occupancy Parks Act.

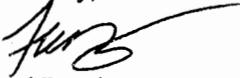
11. Notwithstanding any other law, a local government, whether or not it has adopted an ordinance governing automobile parking requirements in multi-family developments, shall not impose automobile parking standards for a streamlined development that was approved pursuant to this section in any of the following instances:

a. The development is located within one-half mile of public transit.

**Analysis:** The Proposed Project is located approximately 0.5 miles southwest of the transit stop located at Victory Boulevard and Allen Avenue. Therefore, the Proposed Project is within one-half mile of public transit, and is therefore not subject to parking requirements (see **Attachment N**).

Should you have any questions, please feel free to contact Scott Plambaek, Deputy City Planner at (818) 238-5250.

Sincerely,



Fred Ramirez

Assistant Community Development Director

CC: Patrick Prescott, Community Development Director  
Joseph H. McDougall, Chief Assistant City Attorney

## Attachments

Attachment A – Consistency Analysis with City Standards  
Attachment B – 2010 US Census – Urbanized Area Reference Map: Los Angeles–Long Beach–Anaheim, CA.  
Attachment C – Google Earth Image of the Proposed Project Area  
Attachment D – Coastal Zone Map  
Attachment E – California Important Farmland Finder  
Attachment F – United States Fish and Wildlife Service Wetlands Mapper  
Attachment G – CAL FIRE Hazard Severity Zones  
Attachment H1 – Department of Toxic Substances Control, EnviroStor  
Attachment H2 – State Water Resources Control Board, GeoTracker  
Attachment I – Fault Activity Map of California  
Attachment J – FEMA’s National Flood Hazard Layer Viewer  
Attachment K1 – CA Natural Community Conservation Plans 2019 Map  
Attachment K2 – Data Basin, CA Habitat Conservation Plans Map  
Attachment L – Protected Species Habitat  
Attachment M – National Conservation Easement Database  
Attachment N – Pickwick Gardens to Bus Stop – Google Maps

Attachment A  
**Consistency Analysis with City  
Standards**

<b>ARTICLE 24. RANCHO MASTER PLAN ZONES: DIVISION 6. COMMERCIAL RECREATION (CR) ZONE</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<b>Maximum Residential Density.</b> 20 units/acre. (10-1-2436.5)	The proposed density is 20.6 du/ac.	<b>Consistent</b>
<b>Structure Height.</b> The maximum height of a structure shall be a maximum of 35 feet as measured from grade. Roof and architectural features may exceed the maximum height up to 15 additional feet without the need of a Conditional Use Permit if a 45 degree angle is maintained. Maximum building height shall be measured to the ceiling height of the highest room permitted for human occupancy. A Conditional Use Permit is required for a structure higher than 35 feet. (10-1-2441.A)	<b>TBD:</b> the applicant has not submitted elevations. The applicant has indicated that the proposed 3-story townhomes will measure roughly 32' to the highest ceiling and will be no taller than 45' to the ridge assuming a pitched roof. However, the Code suggests that only roof/architectural "features" may project above 35 feet. So a proposed 45' ridgeline would exceed the maximum 35-foot allowance.  However, in the R4 zone, which is the zone comparable to projects of this type and density and which the City would ordinarily use to review this project, a height of 35 feet is allowed to the top plate, and a height of 50 feet is allowed to the top of roof and architectural features.	<b>TBD/Consistent</b>
<b>Open Space: Distance Requirements.</b> Each lot which abuts or is adjacent to an R-1, R-1-H or R-2 lot shall provide open space not less than 20 feet wide along the area that abuts the residential property. Lots abutting or adjacent to R-3 and R-4 lots shall provide a minimum five (5) foot open space between the properties. (10-1-2441.B.1)	N/A – the adjacent lots are not zoned residential. However, corresponding open space requirements for multi-family residential developments are found in Section 10-1-628 and are listed under the R4 Consistency Analysis below.	<b>Consistent</b>

<b>ARTICLE 24. RANCHO MASTER PLAN ZONES: DIVISION 6. COMMERCIAL RECREATION (CR) ZONE</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p><b>Open Space: Determination of Open Space.</b> This open space shall be measured from the lot line of the residential property to the commercial structure. Public rights-of-way may be included within the calculation of such area, except as otherwise provided. (10-1-2441.B.2)</p>	<p>A 25' setback along Riverside Drive and Main Street have been provided</p>	<p><b>Consistent</b></p>
<p><b>Open Space: Landscaping Requirement.</b> When the commercial property abuts or is adjacent to an R-1, R-1-H or R-2 property, a five (5) foot strip of the open space which lies adjacent to the residential property shall be landscaped, unless a public right-of-way is utilized in the calculation of the open space. This landscaping is intended to provide screening between the different zones. (10-1-2441.B.3)</p>	<p>There is no adjacent residential zone. Open space will be provided in a central courtyard and will include amenities TBD. Secondary courtyards will also provide passive open spaces and landscaping will fill in areas such as front setbacks, paseos, between buildings, etc.</p>	<p><b>Consistent</b></p>
<p><b>Open Space: Parking Allowed in Open Space.</b> When the commercial property abuts property other than R-1, R-1-H or R-2, the open space may be used for surface parking. (10-1-2441.B.4)</p>	<p>There will be no parking in areas counted as open space.</p>	<p><b>Consistent</b></p>
<p><b>Setbacks: Front Yards.</b> All structures shall be set back at least 25 feet from the front lot line. A minimum of a ten (10) foot setback from the front lot line to any surface parking area is required. (10-1-2441.C.2.a)</p>	<p>Building setbacks will meet or exceed the 25' setback from both the Riverside and Main frontages.</p>	<p><b>Consistent</b></p>

<b>ARTICLE 24. RANCHO MASTER PLAN ZONES: DIVISION 6. COMMERCIAL RECREATION (CR) ZONE</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p><b>Setbacks: Side Yards.</b> A five (5) foot side yard building setback is required; provided, however, if the side yard abuts or is adjacent to a residentially zoned property, a minimum ten (10) foot setback is required. A minimum of a five (5) foot setback from the side lot line to any surface parking is required. (10-1-2441.C.2.b)</p>	<p>A minimum 5’ setback at the side is proposed. There are no adjacent residential zoned properties.</p>	<p><b>Consistent</b></p>
<p><b>Setbacks: Rear Yards.</b> A five (5) foot rear yard building setback is required; provided, however, if the rear yard abuts or is adjacent to a residentially zoned property, a minimum ten (10) foot setback is required. A minimum five (5) foot setback from the rear lot line to any surface parking area is required. (10-1-2441.C.2.c)</p>	<p>A minimum 5’ setback at the rear is proposed. There are no adjacent residential zoned properties.</p>	<p><b>Consistent</b></p>
<p><b>Landscaping:</b> California native plants and California Sycamore trees shall be used as landscaping materials. California Sycamore trees shall be used as required street trees. The landscaping requirements of Section 10-1-705(C)(3) shall apply in the CR Zone. The requirements for parking structures and surface parking lots in Article 14 of this Chapter shall apply in the CR Zone. (10-1-2441.C.3)</p>	<p>The City required landscape palettes will be used in combination with a fully developed landscape architect’s concept plan. The Project will comply with all applicable landscaping requirements.</p>	<p><b>Consistent/TBD</b></p>

<b>ARTICLE 24. RANCHO MASTER PLAN ZONES: DIVISION 6. COMMERCIAL RECREATION (CR) ZONE</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p><b>Section 10-1-705(C)(3): Landscaping Requirements.</b></p> <p>a. A minimum of 50 percent of front and exposed side yards shall be landscaped.</p> <p>b. The provision of outdoor amenities and decorative hardscape, such as outdoor seating areas with benches permanently affixed to the ground or landscaped areas enriched with decorative materials which are under a tree canopy, shall be credited toward up to 50 percent of the required landscaping in all yards. Vehicular access areas may not be considered as decorative hardscape.</p> <p>c. The planting of vines on masonry buildings is encouraged.</p> <p>d. To qualify as landscaped area, all areas not occupied by trees or shrubs must be planted with turf or other ground cover with a minimum soil depth of 12 inches. All planters must be a minimum of 18 inches deep and two (2) feet in their smallest inside dimension, unless a tree is required, in which case a three (3) foot planter depth shall be required and the</p>	<p>TBD</p>	<p><b>TBD</b></p>

<b>ARTICLE 24. RANCHO MASTER PLAN ZONES: DIVISION 6. COMMERCIAL RECREATION (CR) ZONE</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>planter must have a minimum inside dimension of four (4) feet.</p> <p>e. In required front and exposed side yards, a minimum of one (1) tree shall be planted for every 40 linear feet of street frontage or fraction thereof. Turf is allowed in up to 50 percent of required landscaped areas. In shrub areas, a minimum of one five (5) gallon shrub is required for every ten (10) square feet of shrub area.</p> <p>f. A minimum of 50 percent of required trees shall be a minimum 36-inch box size, with the remainder a minimum 24-inch box size. The required 36-inch box trees shall be equally distributed in required front or street side yards.</p> <p>g. If trees are planted in planters, the planters must have a minimum length and width of five (5) feet.</p> <p>h. For additional landscaping requirements for above-grade parking structures and surface parking lots, see Article 14, Division 4 of this Chapter.</p>		

<b>ARTICLE 24. RANCHO MASTER PLAN ZONES: DIVISION 6. COMMERCIAL RECREATION (CR) ZONE</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p><b>Retail Structures.</b> On retail structures, bay windows at least three (3) feet high may project over 75 percent of the required front yard not to exceed three (3) feet into the front yard. The bay windows shall be spaced to allow adequate sunlight to reach required landscaping. (10-1-2441.C.4)</p>	<p>N/A</p>	<p><b>N/A</b></p>
<p><b>Parking.</b> No surface parking area frontage shall comprise more than 50 percent of any street frontage. If surface parking is visible from the public right-of-way, parking shall be organized into parking courts not to exceed 40 stalls, surrounded on all sides with a minimum five (5) foot landscape buffer. Parking structures shall not be allowed in the rear 50 percent of the property if the property abuts or is adjacent to a residential zone. (10-1-2441.C.5)</p>	<p>No parking is proposed in the front yard setback areas. There are no adjacent residential zones. Parking is provided at a rate of 2.25/unit. Each residence will be provided with 2 cars in a private, enclosed garage. 0.25/unit space will be left uncovered and open for guest. This is consistent with Table 10-1-628(A).</p>	<p><b>Consistent</b></p>
<p>Pitched roofs are required. Mansard roofs are prohibited. (10-1-2443.A)</p>	<p>Pitched roofs will be proposed.</p>	<p><b>TBD/Consistent</b></p>

<b>ARTICLE 24. RANCHO MASTER PLAN ZONES: DIVISION 6. COMMERCIAL RECREATION (CR) ZONE</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
Architectural design-Mission, Rancho or Spanish Colonial style shall be used incorporating a number of the following elements; verandas, arbors, patios, courtyards, plazas, arches, simulated wood roofs, tile roofs, open beam ceilings or walkways, archways, colonial columns and heavy posts. (10-1-2443.B)	These design themes will be incorporated into the future design of this community.	<b>TBD/Consistent</b>
Color-Whites, natural wood grain finishes, earth tones, pale tones, tans, rusts, adobe pink, and copper patina shall be used and incorporated. No bright colors may be used. (10-1-2443.C)	These items will be incorporated as appropriate.	<b>TBD/Consistent</b>
Materials and Finishes-A number of the following may be incorporated, if otherwise permitted by the Burbank Municipal Code: wood, rough cut timbers, river rock, Spanish tile and textured stucco. (10-1-2443.D)	These items will be incorporated as appropriate.	<b>TBD/Consistent</b>
<p>The design standards of Section 10-1-1113.1 shall apply in the CR Zone. (10-1-2443.E)</p> <p>Section 10-1-1113.1: Commercial and Industrial Design Standards</p> <p>A. ROOF DESIGN.</p> <p>1. All parapets shall have returns equal to the height of the parapet. Parapets used for fire separation purposes should be visually integrated into the building.</p>	These items will be incorporated as appropriate.	<b>TBD/Consistent</b>

<b>ARTICLE 24. RANCHO MASTER PLAN ZONES: DIVISION 6. COMMERCIAL RECREATION (CR) ZONE</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>2. All mansards shall be continuous on all sides of a building visible from neighboring properties and public rights-of-way, including those elevations facing a street, alley, yard, setback or open space. All mansards on all other elevations which are not exposed or visible to neighboring properties and public rights-of-way, shall have a return at least equal to the height of the mansard.</p> <p>3. All roof mounted equipment shall be screened from view through the use of architectural screening systems which are visually integrated into building design with respect to color, material and form.</p> <p>B. WINDOW TREATMENT. Those buildings on lots with 75 feet or less of street frontage which are built to the street property line shall have a minimum 25 percent of the building facade on the ground floor devoted to window treatment.</p> <p>C. BUILDING MATERIALS. All facades visible to the public and surrounding neighbors must be designed, treated and finished in a manner compatible with the other visible sides of the building.</p> <p>D. VARIATION ON PLANE. All building elevations fronting public streets or residentially zoned lots shall contain elements designed for the</p>		

<b>ARTICLE 24. RANCHO MASTER PLAN ZONES: DIVISION 6. COMMERCIAL RECREATION (CR) ZONE</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>purpose of providing visual variation including expressed floor or surface breaks, balconies, projections, recesses, awnings and horizontal setbacks.</p> <p><b>E. ENTRIES.</b> Pedestrian entrances on exposed elevations shall be recessed and architecturally highlighted.</p> <p><b>F. APPENDAGES, AWNINGS AND MARQUEES.</b> All appendages, awnings and marquees shall be flame resistant or erected with non-combustible materials and meet Uniform Fire Code requirements, and shall not protrude far enough to obstruct a ladder placed at ground level at a 70 degree angle to the building openings above the appendage, awnings or marquees.</p> <p><b>G. EXTERIOR STAIRWAYS.</b> Enclosures or landscape barriers must be provided wherever there is less than seven (7) feet vertical clearance below stairs. Front entry stair rails should be integrated into the overall building and site design. Thin section wrought iron and stair rails that have minimal form, mass or color reference to the design elements within the facades are discouraged. Open risers are prohibited.</p> <p><b>H. LOCATION AND SCREENING OF TRASH BINS.</b> Trash bins shall not be located in any required front or street</p>		

<b>ARTICLE 24. RANCHO MASTER PLAN ZONES: DIVISION 6. COMMERCIAL RECREATION (CR) ZONE</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>side yard, but may be permitted within the required interior side and rear yards.</p> <p>Trash enclosures shall be recessed or within the structure, or enclosed by a six (6)foot high masonry wall on three (3) sides and have a solid permanent metal gate(s).</p>		
<p>Doors and gates of trash enclosures cannot swing out into any public right-of-way. If the lot abuts an alley, the trash bin must be directly accessible from the alley.</p> <p>I. This section deleted by Ord. No. 3548, eff. 9/2/00.</p> <p>J. FENCES AND WALLS.</p> <p>1. Height - Except as otherwise provided for property located at an intersection, the height of walls, fences and hedges may not exceed:</p> <p>a. Three (3) feet above the finished grade of the lot within any required front yard and within the required side yard on the street side of a corner or reverse corner lot; provided, however, that where a parking lot abuts or is across the street from a residential zone, a six (6) foot high masonry wall may be constructed within the required front yard and within the required side yard on the street side of a corner or reverse corner lot to the extent specified in Article 14, Division 4</p>	<p>TBD</p>	<p><b>TBD</b></p>

<b>ARTICLE 24. RANCHO MASTER PLAN ZONES: DIVISION 6. COMMERCIAL RECREATION (CR) ZONE</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>of this Chapter or in a Conditional Use Permit granted by the Board or the Council.</p> <p>b. Eight (8) feet above the finished grade of the lot within any yard area behind the required front yard or required side yard on the street side of a corner or reverse corner lot except cutoff area.</p> <p>Where topographic features or other conditions create an unnecessary hardship the Building Director may permit these height limits to be exceeded, provided the modification will not have a detrimental effect upon adjacent properties or conflict with architectural characteristics of the surrounding neighborhoods.</p> <p>2. All fences and walls must comply with the corner cutoff provisions of Section 10-1-1303.</p> <p>3. The requirements of this Subsection do not apply to security fencing maintained by a governmental entity. [Added by Ord. No. 3297, eff. 8/15/92; Amended by Ord. No. 3690, eff. 4/11/06; 3548.]</p>		

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS</b> <b>Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<b>Maximum Residential Density.</b> Low:14 units/acre Medium:27 units/ acre High: 43 units/acre (10-1-626.5)	The proposed 3-story townhome design will achieve a 20 du/ac density.	<b>Consistent</b>
<b>Structure Height.</b> On lots located within 500 feet of single family zoned property: 27 feet to top plate. 35 feet to top of roof and architectural features.  On lots located greater than 500 feet from single family zoned property 35 feet to top plate 50 feet to top of roof and architectural features	The site is greater than 500 feet from a single-family zone. The applicant has indicated that the proposed 3-story townhomes will measure roughly 32' to the highest ceiling and will be no taller than 45' to the ridge assuming a pitched roof.	<b>TBD/Consistent</b>
Minimum common open space area per unit: 150 sf  Minimum private open space area per unit: 50 sf  Minimum private open space dimensions: No dimension less than 5 feet  (Refer to chart at beginning of section 10-1-628, additional info in 10-1-628.K	TBD	<b>TBD</b>
<b>OPEN SPACE.</b> (10-1-628.K)  1. Common and private open space areas must be located outside of a structure. 2. Open space areas must satisfy the minimum dimensions specified in Table 10-1-628(A).	TBD	<b>TBD</b>

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>3. Open space areas must have a slope no greater than five percent, but may be located on multiple levels.</p> <p>4. If located on multiple levels, each level of open space must individually satisfy the minimum dimensions required by Table 10-1-628(A).</p> <p>5. Front and street-facing side yards may not be utilized for common or private open space except that balconies used for private open space may encroach as permitted in Table 10-1-628(E). Interior side and rear yards may be utilized for common or private open space so long as all minimum dimensions are satisfied.</p> <p>6. Rooftop areas, including the top of above-grade garages, may not be utilized to satisfy required common or private open space requirements. Such areas may be utilized to provide additional open space in excess of the minimum required, but only if the lot is not abutting or adjacent single family zoned property. If a rooftop area is utilized for non-required open space, such open space must be surrounded by an opaque parapet wall at least six (6) feet tall. Such parapet must be set back at least five (5) feet from the exterior face of the building on each elevation, as measured from the portion of the</p>		

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS</b> <b>Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>elevation set back furthest from the property line.</p> <p>7. Open space areas must be dedicated areas separate from vehicle access and parking areas and may not contain parking spaces or backup aisles, driveways, vehicle or bicycle parking areas, or other vehicle access features. Hardscaping is limited to pedestrian pathways and recreation areas.</p> <p>8. Open space areas may not contain stairways or ramps except as necessary to provide access to the open space area or among different levels of the open space area.</p> <p>9. Open space areas must be landscaped as provided in Section 10-1-628(N).</p> <p>10. The following requirements apply to common open space areas:</p> <p>a. Common open space areas must be at least 80 percent open to the sky with no overhanging structural elements, including balconies or canopies.</p> <p>b. Common open space areas must be centrally located within a project and must be readily accessible to all tenants.</p> <p>c. All hardscape must be brick, tile, or another permanent</p>		

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>decorative material of similar quality.</p> <p>d. All portions of all common open space areas must be useable for recreational purposes and accessible by pedestrians.</p> <p>11. The following requirements apply to private open space areas:</p> <p>a. Each individual private open space area must be enclosed by an opaque enclosure at least 42 inches tall.</p> <p>b. Private open space must abut the unit that it serves and allow for direct access from the unit without having to enter a common area.</p> <p>c. Private open space must be provided at a single location for each individual unit and may not be divided among two (2) or more locations. Except that when 200 square feet of private open space is provided for projects with five (5) or fewer units, the private open space may be divided among two (2) or more locations so long as no one location is smaller than 50 square feet and all locations meet the minimum dimensions specified in Table 10-1-628(A).</p> <p>12. Each dwelling unit must have a direct view onto either a public street or on-site open space as follows:</p>		

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>a. Each dwelling unit must have one (1) or more windows (which, for the purposes of this section, includes other transparent materials such as sliding glass doors) with a combined minimum width of eight (8) feet located on the same wall in a primary common living area (not a bedroom).</p> <p>b. Such windows may be located on a front or street-facing side yard elevation so as to provide a direct view of a public street. Alleys may not be used to satisfy this requirement.</p> <p>c. If not located on a front or street-facing side yard elevation facing a public street, such windows must face and provide a direct view of on-site open space. Such open space must be the required common open space, or must be additional open space that satisfies all common open space requirements including but not limited to minimum dimensions and landscaping, and may not contain parking areas or driveways. For projects with five (5) or fewer units that provide 200 square feet of private open space per unit in lieu of common open space, the windows may face a private open space area so long as the area provides minimum dimensions of 10 feet by 10 feet</p>		

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>and is the private open space belonging to the same unit.</p>		
<p>All required common open space areas must be landscaped as follows(10-1-628.N.8):</p> <p>a. Common open space areas must have a minimum percentage of landscape area as specified in Table 10-1-628(A). If common open space is provided in more than one (1) area, each individual area must provide the minimum percentage of landscape area.</p> <p>b. All landscape areas within common open space areas must be accessible by pedestrians.</p> <p>c. Trees must be provided in common open space areas at a rate of one (1) tree per 600 square feet of open space area, subject to normal rounding procedures. If common open space is provided in more than one (1) area, the number of required trees must be calculated using the collective total of common open space area. The required number of trees may be distributed among the common open space areas at the discretion of the applicant with Director approval.</p> <p>d. At least one half (1/2) of the required trees must be at least 24-inch box size. All other trees must be at least 15-gallon size.</p>	<p>TBD</p>	<p>TBD</p>

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS</b> <b>Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>Open space areas must be dedicated areas separate from vehicle access and parking areas and may not contain parking spaces or backup aisles, driveways, vehicle or bicycle parking areas, or other vehicle access features. Hardscaping is limited to pedestrian pathways and recreation areas.</p>	<p>Proposed open space areas are separate from parking areas and vehicle access areas. The hardscape and softscape proposed is TBD.</p>	<p><b>TBD/Consistent</b></p>
<p>The minimum and average front yard setbacks in the R-4 Zone are 25 feet and 27 feet respectively, if the R-4 lot abuts single family zoned property on either side. (10-1-628.E)</p>	<p>Building setbacks will meet or exceed the 25' setback from both the Riverside and Main frontages. The property does not abut a single-family residential zone.</p>	<p><b>Consistent</b></p>
<p>Minimum and average yard setbacks(10-1-628.E)</p> <p>Interior side minimum: 5 feet</p> <p>Interior side average: 7 feet</p> <p>Street-facing side minimum: 10 feet</p> <p>Street-facing side average: 12 feet</p> <p>Buffer yard area for side yard abutting or adjacent to single family zoned property: 20 feet</p>	<p>The interior side yard minimum on the west side is 5 feet and the max 13 feet. The interior side yard minimum on the north side is 5 feet. the max is 26 feet. Street facing setback is 25 feet.</p>	<p><b>Consistent</b></p>
<p><b>Landscaping.</b> (10-1-628.N)</p> <p>Landscaping must be provided for every lot, yard, open space area, and parking area as provided in this Subsection. For the purposes of this Subsection, "landscape area" means an area covered with soil and planted with trees, shrubs, turf/lawn, or</p>	<p>The Applicant has indicated that City required landscape palettes will be used in combination with a fully developed landscape architect's concept plan. The Project will comply with all applicable landscaping requirements.</p>	<p><b>TBD/Consistent</b></p>

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>other vegetation, including permanent planters.</p> <ol style="list-style-type: none"> <li>1. A minimum percentage of the area of each lot must be landscape area as specified in Table 10-1-628(A). All landscape area, including landscaping within common open space areas, may be used to satisfy this requirement.</li> <li>2. When abutting or adjacent to a single family zoned property, a minimum percentage of each required front, rear, and side yard area must be landscape area. The minimum percentage of landscape area within each individual yard is the same as the minimum percentage of landscape area required for the lot.</li> <li>3. All landscape areas must provide minimum soil depths as follows: <ol style="list-style-type: none"> <li>a. 12 inches for areas planted with turf or ground cover</li> <li>b. 18 inches for planters and areas planted with shrubs and similar vegetation</li> <li>c. 3 feet for planters or areas planted with trees</li> </ol> </li> <li>4. Each planter and landscape area must have no dimension or diameter less than three (3) feet.</li> </ol>		

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>5. No more than 35 percent of the total landscape area of the lot as a whole may be occupied by turf or lawn. The remaining landscape area must be occupied by ground cover, vines, ornamental grasses, small shrubs, and/or seasonal flowering plants. All landscape area not occupied by turf or ground cover must be covered with mulch to reduce water evaporation and consumption and weed growth.</p> <p>6. At least 50 percent of the total landscape area of the lot as a whole must be planted with shrubs at a rate of one (1) shrub per 10 square feet.</p> <p>7. Trees must be provided in all yard areas as follows:</p> <p>a. Trees must be provided at a rate of one (1) tree per 40 linear feet of yard space. The required number of trees must be calculated separately for each yard area, subject to normal rounding procedures.</p> <p>b. Notwithstanding the number of trees required by Subsection a, no less than one (1) tree must be provided for each of the front, interior side, and street-facing side yards and no less than two (2) trees must be provided for the rear yard.</p>		

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>c. One (1) or more of the trees in both the front and street-facing side yards must be at least 48-inch box size; all other trees must be at least 24-inch box size.</p> <p>d. Trees in front yard areas must be complementary to street trees as determined by the Park, Recreation and Community Services Director.</p> <p>8. All required common open space areas must be landscaped as follows:</p> <p>a. Common open space areas must have a minimum percentage of landscape area as specified in Table 10-1-628(A). If common open space is provided in more than one (1) area, each individual area must provide the minimum percentage of landscape area.</p> <p>b. All landscape areas within common open space areas must be accessible by pedestrians.</p> <p>c. Trees must be provided in common open space areas at a rate of one (1) tree per 600 square feet of open space area, subject to normal rounding procedures. If common open space is provided in more than one (1) area, the number of required trees must be calculated using the collective total of common open space area. The required number of</p>		

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS</b> <b>Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>trees may be distributed among the common open space areas at the discretion of the applicant with Director approval.</p> <p>d. At least one half (1/2) of the required trees must be at least 24-inch box size. All other trees must be at least 15-gallon size.</p> <p>9. All buffer areas required by Section 10-1-628(F) must be landscaped as follows:</p> <p>a. All non-hardscaped areas within the buffer area must be landscaped.</p> <p>b. At least one 24-inch box tree must be provided every 15 linear feet along any lot line that abuts or is adjacent to a single family zoned property.</p> <p>c. The landscaping and trees required within the buffer area may be counted toward satisfying the overall landscaping and tree requirements for the project. If the buffer area is used to satisfy a common open space requirement, the landscaping and trees may also be counted toward satisfying the common open space landscaping and tree requirements.</p> <p>10. All outdoor driveways, surface parking areas, and vehicle circulation areas must be landscaped as follows:</p>		

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS</b> <b>Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>a. On lots of 12,000 square feet or more, a landscape strip with a minimum width of three (3) feet must be provided between any driveway, parking area, or circulation area and any structure or property line, except where vehicle access occurs.</p> <p>b. On lots of 12,000 square feet or more, at least one 24-inch box tree must be provided for every three (3) uncovered parking spaces. Such trees must be located within the three (3) foot landscaped strip required per Subsection (a).</p> <p>c. All parking garages and carports must provide a landscape planter with a minimum size of three (3) feet by three (3) feet between every two (2) parking spaces or single-width door openings, or between every double-width door opening.</p> <p>11. All planters must be constructed of permanent masonry or concrete construction. All planters must provide drainage directly into a drainage system.</p> <p>12. All landscape areas must include a permanent fully automatic irrigation system. Irrigation systems must utilize water conservation design concepts including but not</p>		

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>limited to low-flow sprinkler heads and bubblers, drip systems, zone separation, microclimate considerations, and moisture sensors. Irrigation systems may operate only between the hours of 9 p.m. and 6 a.m.</p> <p>13. All landscaping, as planted pursuant to the approved landscaping plans, and related irrigation systems, must be properly maintained in reasonably good condition, and any weeds or decayed or dead vegetation shall be removed. This requirement applies at all times during the life of the project, and it shall be unlawful for any landowner, and person having leaving, occupying or having charge or possession of any property to violate this provision.</p> <p>14. All landscaping must be designed and installed so as to reach maturity within five (5) years of the planting date.</p> <p>15. Landscaping plans demonstrating compliance with the landscaping requirements must be prepared by a registered landscape architect. Final species selection and placement of all trees and vegetation must be approved by the Community Development Director and the Park, Recreation and Community Services Director.</p>		

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS</b> <b>Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p><b>PARKING AREAS AND DRIVEWAYS.</b> (10-1-628.I)</p> <ol style="list-style-type: none"> <li>1. All parking spaces provided in a multifamily project, including tenant and guest spaces, must be full-size spaces no less than eight (8) feet, six (6) inches wide and no less than 18 feet deep.</li> <li>2. When individual garages or carports are used to provide parking for individual units, a clear space no less than nine (9) feet, six (6) inches wide and 19 feet deep must be provided inside the individual garage or carport for each parking space.</li> <li>3. All parking spaces must be clear of any encroachments including but not limited to structural features, shelves, cabinets, appliances, and equipment.</li> <li>4. Tandem parking spaces may be used only on projects with three (3) or fewer dwelling units in the multiple family zones, other than in the R-2 Zone. When tandem parking is used, at least one (1) tandem pair of parking spaces must be provided for each dwelling unit and each tandem pair must be assigned to a specific unit.</li> </ol>	<p>Dimensions and materials TBD</p>	<p><b>TBD</b></p>

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>Guest parking spaces may not be tandem spaces.</p> <p>5. Unrestricted access must be provided to all guest spaces. Such spaces may not be located within a gated or secured area or otherwise have their access restricted.</p> <p>6. In the R-2 Zone, all parking spaces must be provided in an enclosed garage or carport. In all other Multiple Family Residential Zones, parking spaces located within the rear half of the lot may be in a garage or carport, covered, or uncovered; all other parking spaces must be in an enclosed garage.</p> <p>7. All parking areas that are not located within an enclosed garage must comply with the following:</p> <p>a. Parking areas must be located, arranged, and/or screened with opaque material so that the parking spaces and backup areas are not visible from a public street.</p> <p>b. Parking areas must be enclosed at the property lines by a masonry wall at least six (6) feet tall except where vehicle access occurs. This requirement may be waived by the Community Development Director upon a finding that providing a wall may endanger</p>		

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS</b> <b>Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>the public health, safety, or welfare.</p> <p>8. All parking spaces, driveways, backup areas, and access aisles must be designed and constructed per the requirements of Article 14 of this Chapter.</p> <p>9. Driveways must lead directly from a public street or alley to a required parking area using the shortest and most direct route feasible.</p> <p>10. Driveways must be improved with cement concrete, asphalt, brick, pavers, or a similar permanent surface approved by the Traffic Engineer. Portions of driveways within required front and street-facing side yard areas and otherwise readily visible from a public right-of-way must be improved with decorative pavement, brick, pavers, or a similar decorative surface approved by the City Planner and Traffic Engineer.</p> <p>11. Driveways must be no less than 10 feet wide and no more than 20 feet wide and must remain clear and unobstructed by any structural elements or vegetation.</p> <p>12. A minimum backup turning radius of 24 feet must be provided for all parking spaces.</p>		

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS</b> <b>Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>13. A curb cut for a driveway must be no wider than 18 feet. No more than one (1) curb cut may be provided on each street frontage for each 100 feet of lot frontage on that street, except that lots with less than 100 feet of frontage may provide one (1) curb cut. Curb cuts must be separated by at least 20 feet of uncut curb.</p> <p>14. Bicycle parking areas must have as many bicycle racks as the required number of bicycle parking spaces. All bicycle parking spaces must be secured and weather protected by an overhead covering. Bicycle parking areas may not be located in a required side or rear yard setback area.</p>		
<p><b>Architectural Design.</b>  (10-1-630.B)  Architectural design and style for all structures must be oriented towards early California Rancho imagery, including but not limited to the following:</p> <ol style="list-style-type: none"> <li>1. Strong horizontal elements such as long roof lines and verandas</li> <li>2. Wide eave overhangs</li> <li>3. Adobe or vertical board-and-batten wall surfaces</li> <li>4. Deeply inset window and door openings</li> </ol>	<p>These design themes will be incorporated into the future design of this community.</p>	<p><b>TBD/Consistent</b></p>

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS</b> <b>Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>5. Heavy timber elements, such as post and beam support for porches or verandas</p> <p>6. Multi-paned windows</p> <p>. Utilization of the following materials or similar materials approved by the Community Development Director:</p> <p>a. Exterior woods, including rough cut timber and large section timber</p> <p>b. Slump</p> <p>c. Block or other adobe-like masonry</p> <p>d. Clay roof tile</p>		
<p>ROOF DESIGN AND MASSING. (10-1-628.S)</p> <p>1. Changes in roof heights and shapes must be used to avoid long flat walls and break up the mass of the structure.</p> <p>2. Roof mansards and parapets, when used, must continue around all building elevations, whether or not they are visible from the street.</p> <p>3. Roof materials and colors must complement the building materials and colors and the architectural style.</p> <p>4. Parapets, when used, must provide visual interest and variety in a manner consistent</p>	<p>TBD</p>	<p><b>TBD/Inconsistent</b></p>

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS</b> <b>Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>with the architectural style and facade of the building.</p> <p>5. All roof mounted equipment must be screened from view through the use of architectural screening systems that are visually integrated into the building design and consistent with the architectural style, materials, and color.</p> <p>WINDOWS AND AWNINGS. (10-1-628.R)</p> <p>1. Frames, sills, or similar architectural elements must be used around all windows on all elevations when appropriate to the architectural style. All frames, sills, and similar elements must be consistent with or complementary to the architectural style.</p> <p>2. The following requirements apply to all awnings, if used:</p> <p>a. Awnings may not extend downward to cover more than 25 percent of a window face.</p> <p>b. Bubble awnings are prohibited.</p> <p>c. Vinyl, plastic, and ribbed metal awnings are prohibited.</p> <p>MATERIALS AND COLORS. (10-1-628.Q)</p>		

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS</b> <b>Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>1. A minimum of two (2) colors must be used on the primary structure.</p> <p>2. All building facades must utilize the same palette of materials in the same or similar proportions. If the front facade utilizes more than one (1) material, the same combination of materials must be utilized on all facades.</p> <p>3. When more than one (1) palette of materials is used for multiple structures within a single project, the primary materials must be the same for all structures; only secondary materials may be changed among the structures. This requirement may be waived by the Community Development Director for projects with freestanding units or townhouses where architectural variety among structures is deemed appropriate by the Director.</p> <p>4. Glass curtain walls and other transparent or reflective materials may not be utilized for building facades.</p> <p><b>ENTRIES</b> (10-1-628.T)</p> <p>1. All unit and project entries must serve as a primary design element through changes in building footprint, elevation, volume, and/or landscaping.</p>		

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS</b> <b>Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>2. No unit or project entry may open directly onto a parking area, driveway, or other vehicle circulation area. This requirement is not intended to prohibit secondary entries that provide access from a private garage that serves the individual unit.</p> <p><b>AWNINGS</b> (10-1-628.R)</p> <p>2. The following requirements apply to all awnings, if used:</p> <p>a. Awnings may not extend downward to cover more than 25 percent of a window face.</p> <p>b. Bubble awnings are prohibited.</p> <p>c. Vinyl, plastic, and ribbed metal awnings are prohibited.</p> <p><b>STAIRWAYS</b> (10-1-628.U)</p> <p>5. Exterior stairways must be treated as a design element that is integral to the main structure and consistent with the architectural style.</p> <p><b>TRASH COLLECTION AREAS.</b> (10-1-628.V)</p> <p>1. All multifamily projects must provide a designated on-site trash and recycling collection area.</p> <p>2. Projects with four (4) or more dwelling units must</p>		

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>provide a designated on-site trash and recycling collection area no smaller than seven (7) feet by eight (8) feet, unless a smaller size is approved by the Public Works Director. When located outside of a structure, the collection area must be enclosed on three (3) sides by a masonry wall no less than six (6) feet tall.</p> <p>3. The materials, colors, and finish of trash enclosures located outside of a structure must be consistent with or complementary to the architectural style of the building.</p> <p>FENCES, WALLS, HEDGES AND OTHER YARD FEATURES. (10-1-628.H)</p> <p>1. Fences, walls, and hedges.</p> <p>a. Fences, walls, and hedges may not be composed, in whole or part, of dangerous wire types including, but not limited to: razor wire, barbed wire, electric wire, or any other similar wire type that may pose serious risk of injury.</p> <p>b. The maximum allowed height of fences, walls, and hedges is as specified in Table 10-1-628(A).</p> <p>c. The height of a fence or wall is measured from the highest</p>		

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>abutting finished ground surface of the property upon which the fence, wall, or hedge is located. On sloped surfaces, portions of a fence, wall, or hedge may exceed the maximum height for the purpose of providing a stair-step design, but each stair-step section, as measured from the horizontal midpoint, may not exceed the maximum height.</p> <p>d. Ornamentation on top of fences, walls, and hedges in the front yard may exceed the maximum allowed height for fences, walls, and hedges up to 18 inches above the actual height of the fence, wall, or hedge or up to a maximum height of five (5) feet, six (6) inches. All ornamentation features must be spaced a minimum of four (4) feet apart, as measured on center. In all other yards, ornamentation may not exceed the maximum allowed height for fences, walls, and hedges.</p> <p>e. All fences, walls, and hedges must comply with the corner cutoff provisions of Section 10-1-1303.</p> <p>f. Gates are subject to the same requirements as fences and walls.</p> <p>g. Enforcement of nonconforming fences, walls, and hedges established prior to</p>		

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>October 17, 2008, may be subject to abeyance pursuant to Section 10-1-19202.</p> <p>2. Other yard features.</p> <p>a. Other yard features, including but not limited to natural features such as rocks; structural features such as arbors, pergolas, fountains, reflecting pools, art works, screens, light poles, benches, and other items included within the definition of Landscaping per Section 10-1-203 are limited to a maximum of two (2) features per street frontage within front and street-facing side yards. Such features must comply with the corner cutoff provisions of Section 10-1-1303.</p> <p>b. Arbors, pergolas, and similar structures are limited to a maximum height of nine (9) feet, a maximum width of six (6) feet, and a maximum interior length of three (3) feet as measured from the highest abutting finished ground surface. Other yard features are limited to a maximum height of six (6) feet and a maximum width of six (6) feet.</p> <p>c. Enforcement of nonconforming yard features established prior to October 17, 2008, may be subject to abeyance pursuant to Section 10-1-19202.</p>		

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>3. Retaining walls.</p> <p>a. Retaining walls located within front yard areas are limited to a maximum height of four (4) feet per wall.</p> <p>b. Additional retaining walls must be setback a distance equivalent to the height of the retaining wall below as measured from the face of the retaining wall below.</p> <p>c. Fences or walls that are placed on top of a retaining wall within a front yard are limited to a maximum height of four (4) feet from the abutting finished ground surface and require an additional two (2)-foot setback from the face of the retaining wall below.</p> <p>d. Enforcement of nonconforming retaining walls established prior to October 17, 2008, may be subject to abeyance pursuant to Section 10-1-19202.</p> <p>4. Exceptions. Exceptions from the requirements of this Subsection (H) (including the applicable requirements of Section 10-1-1303 referenced herein) may be granted through approval of a fence exception permit as follows.</p> <p>a. Any exceptions from the requirements of this Subsection (H) to allow a fence, wall,</p>		

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS</b> <b>Division 4 (Multiple Family Residential Zones)</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>hedge, or other yard feature with a height of six (6) feet or less as measured from the abutting finished ground surface may be granted through approval of a Minor Fence Exception Permit per Section 10-1-19200.</p> <p>b. Any exceptions from the requirements of this Subsection (H) to allow a fence, wall, hedge, or other yard feature with a height of greater than six (6) feet as measured from the abutting finished ground surface may be granted through approval of a Major Fence Exception Permit per Section 10-1-19201.</p>		

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS</b> <b>DIVISION 5. AFFORDABLE HOUSING INCENTIVES</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p><b>Inclusionary Unit Requirement</b></p> <p>A. CALCULATION.</p> <p>At least 15 percent of all newly constructed dwelling units in Residential Developments shall be developed, offered to and sold or rented to Very Low, Low and Moderate Income Households, at an Affordable Rent or Affordable Ownership Housing Cost, as follows:</p>	<p>The Applicant has indicated that the project will comply with the City's Inclusionary Housing requirement.</p>	<p><b>Consistent</b></p>

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS</b> <b>DIVISION 5. AFFORDABLE HOUSING INCENTIVES</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>1. For-sale projects - All Inclusionary Units 15 percent of the total Residential Development) shall be sold to Low and/or Moderate Income Households.</p> <p>2. Rental projects - A minimum of five percent of units in the total Residential Development shall be Very Low Income; the remaining ten percent of the units shall be Low Income.</p> <p>In calculating the required number of Inclusionary Units, any decimal fraction shall be rounded up to the nearest whole number. Any additional units authorized as a density bonus under Section <a href="#">10-1-635</a> of the Burbank Municipal Code will not be counted in determining the required number of Inclusionary Units.</p> <p>(10-1-646)</p>		
<p><b>Standards for Inclusionary Units</b></p> <p>A. DESIGN.</p> <p>Except as otherwise provided in this Division, Inclusionary Units must be dispersed throughout a Residential Development and be comparable in construction quality and exterior design to the Market-rate Units. Inclusionary Units may be</p>	<p>The Applicant has indicated that the project will comply with the City's Inclusionary Housing requirement.</p>	<p><b>Consistent</b></p>

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS DIVISION 5. AFFORDABLE HOUSING INCENTIVES</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>smaller in aggregate size and have different interior finishes and features than Market-rate Units so long as the interior features are durable, of good quality and consistent with contemporary standards for new housing. The number of bedrooms must at a minimum be the same as those in the Market-rate Units and at the same percentage.</p> <p><b>B. TIMING.</b></p> <p>All Inclusionary Units must be constructed and occupied concurrently with or prior to the construction and occupancy of Market-rate Units. In phased developments, Inclusionary Units must be constructed and occupied in proportion to the number of units in each phase of the Residential Development.</p> <p><b>C. DURATION OF AFFORDABILITY REQUIREMENT.</b></p> <p>Inclusionary Units shall be reserved for Very Low, Low and Moderate Income Households at the ratios established pursuant to Section <a href="#">10-1-646</a>, and shall be provided at the applicable Affordable Rent or Affordable Ownership Housing Cost.</p> <p>1. An Inclusionary Unit that is for rent shall remain reserved for the target income level group</p>		

<b>ARTICLE 6. RESIDENTIAL USES AND STANDARDS DIVISION 5. AFFORDABLE HOUSING INCENTIVES</b>	<b>Consistency Analysis</b>	<b>Consistency Determination</b>
<p>at the applicable Affordable Rent in perpetuity for as long as the land is used for housing, which shall be less than 55 years.</p> <p>2. An Inclusionary Unit that is for sale shall remain reserved for the target income level group at the applicable Affordable Ownership Housing Cost in perpetuity for as long as the land is used for housing, which shall be not less than 55 years, subject to the City provisions for earlier termination set forth in the Inclusionary Housing Agreement. Purchasers of affordable units must remain as owner-occupants, and may not rent out the unit. [Newly Added by Ord. No. 3694, eff. 5/6/06; Formerly numbered Section 31-63; Renumbered by Ord. No. 3058, eff. 2/21/87; Deleted by Ord. No. 3676, eff. 8/16/05.]</p> <p>(10-1-651)</p>		

<p>10-1-646  <b>Burbank General Plan 2035</b></p>	<p><b>Consistency Analysis</b></p>	<p>Consistency Determination</p>
<p><i>Policy 1.8 Ensure that development in Burbank is consistent with the land use designations presented in the Land Use Plan and shown on the Land Use Diagram, including individual policies applicable to each land use design</i></p>	<p>The proposed development is consistent with the General Plan land use designation.</p>	<p><b>Consistent</b></p>
<p>Policy 4.8 Locate parking lots and structures behind buildings or underground. Do not design parking lots and structures to face streets or sidewalks at ground level. Use alternatives to surface parking lots to reduce the amount of land devoted to parking.</p>	<p>The parking proposed is within enclosed garages and in unenclosed guest spaces within the interior of the site.</p>	<p><b>Consistent</b></p>
<p>Policy 3.14 Prohibit gated communities, private streets, private driveways, and other limited-access situations, except where special findings can be made.</p>	<p>The Proposed Project will not be gated. Residents along Riverside Drive will be oriented towards the street with pedestrian access ways providing public access to the interior of the site.</p>	<p><b>Consistent</b></p>

## Attachment B

**2010 US Census – Urbanized Area  
Reference Map: Los Angeles--Long  
Beach--Anaheim, CA.**



# Attachment C

## **Google Earth Image of the Project Area**



**SITE SUMMARY**

Area: ±4.7 acres

**Unit Mix:**

- 16 units - Tandem units - 1200sf, 2bd/2.5ba (16%)
- 8 units - 23'x27' - 1275sf, 2bd/2.5ba
- 41 units - 21'x36' - 1700sf, 3bd+den/2.5ba
- 32 units - 21'x38' - 1850sf, 4bd/3.5ba
- 97 units - Total

Density: ±20.6 du/ac

**Parking Provided:**

- 194 spaces - Garages
- 25 spaces - Open
- 219 spaces - Total (2.25 sp/unit)



Architecture + Planning  
17911 Von Karman Ave,  
Suite 200  
Irvine, CA 92614  
949.851.2133  
ktgy.com

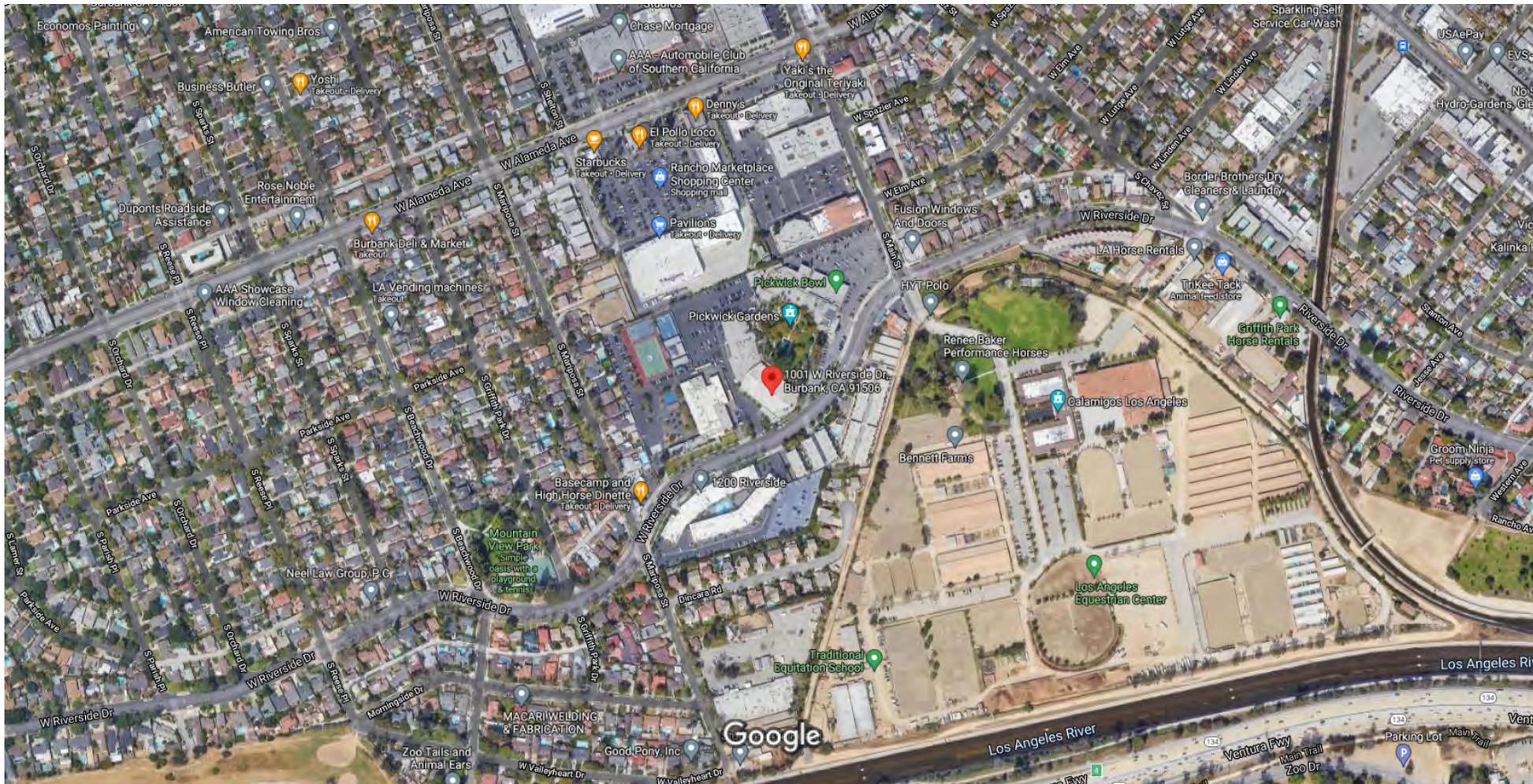


**RIVERSIDE & MAIN**  
BURBANK, CA # 2021-0094

**OPTION 10**  
**CONCEPTUAL DENSITY STUDY**  
MARCH 17, 2021

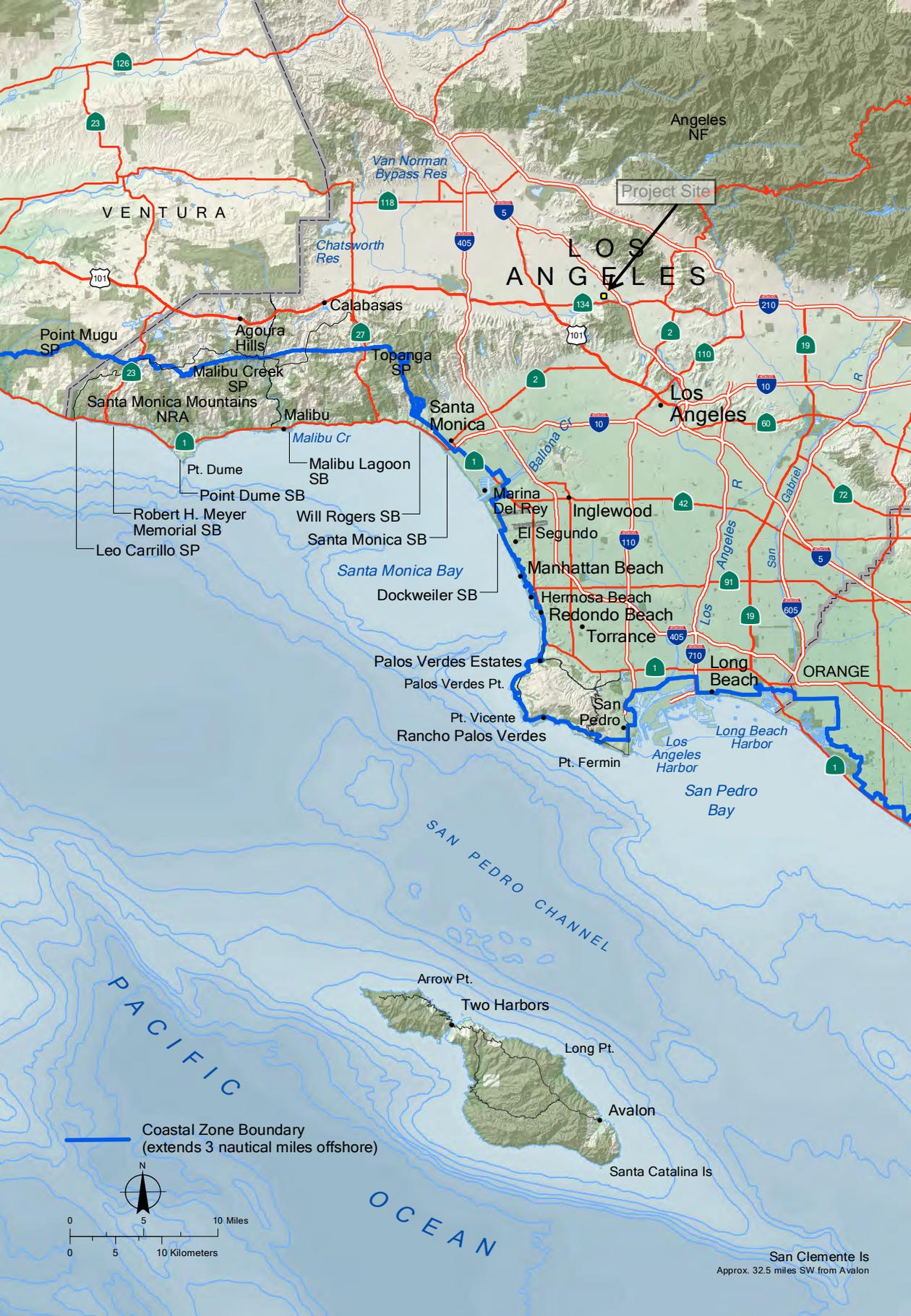


Google Maps 1001 W Riverside Dr



Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2021 200 ft

Attachment D  
**Coastal Zone Map**



Project Site

VENTURA

LOS ANGELES

Angeles NF

Point Mugu SP

Agoura Hills

Calabasas

Topanga SP

Santa Monica Mountains NRA

Malibu Creek SP

Santa Monica

Los Angeles

Pt. Dume

Malibu Lagoon SB

Marina Del Rey

Inglewood

Robert H. Meyer Memorial SB

Will Rogers SB

Santa Monica SB

El Segundo

Manhattan Beach

Leo Carrillo SP

Dockweiler SB

Hermosa Beach

Redondo Beach

Torrance

Long Beach

ORANGE

Palos Verdes Estates

Palos Verdes Pt.

Rancho Palos Verdes

Pt. Fermin

San Pedro Bay

SAN PEDRO CHANNEL

PACIFIC OCEAN

Arrow Pt.

Two Harbors

Long Pt.

Avalon

Santa Catalina Is

Coastal Zone Boundary (extends 3 nautical miles offshore)



San Clemente Is  
Approx. 32.5 miles SW from Avalon

Attachment E  
**California Important Farmland  
Finder**



# California Important Farmland Finder

Ca. Dept of Conservation



1001 W. Riverside Drive

Show search results for 1001 W...



Search result

1001 W RIVERSIDE DR, Burbank, CA, 91506

[Show more results](#)

[Zoom to](#)

## Legend

### County Boundaries

County Boundaries



### California Important Farmland: Most Recent

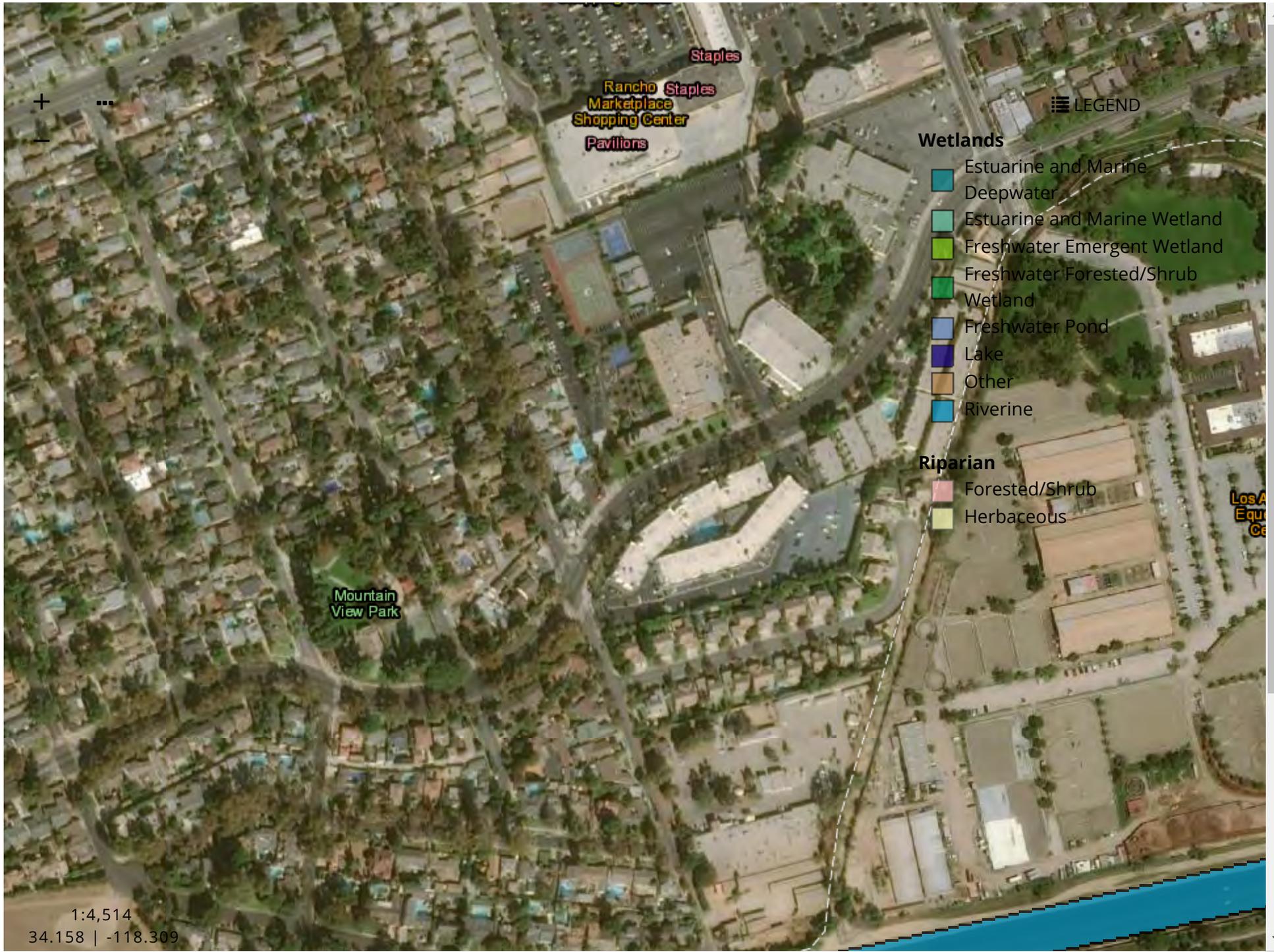
Most Recent

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

1km

Attachment F

**United States Fish and Wildlife  
Service Wetlands Mapper**



Attachment G  
**CAL FIRE Fire Hazard Severity  
Zones**



# FHSZ Viewer



**LEGEND** ✕

---

**City Boundaries**

Incorporated Area

---

**County Boundaries**

---

**FHSZ in LRA**

VHFHSZ

---

**FHSZ in SRA**

Very High

High

Moderate

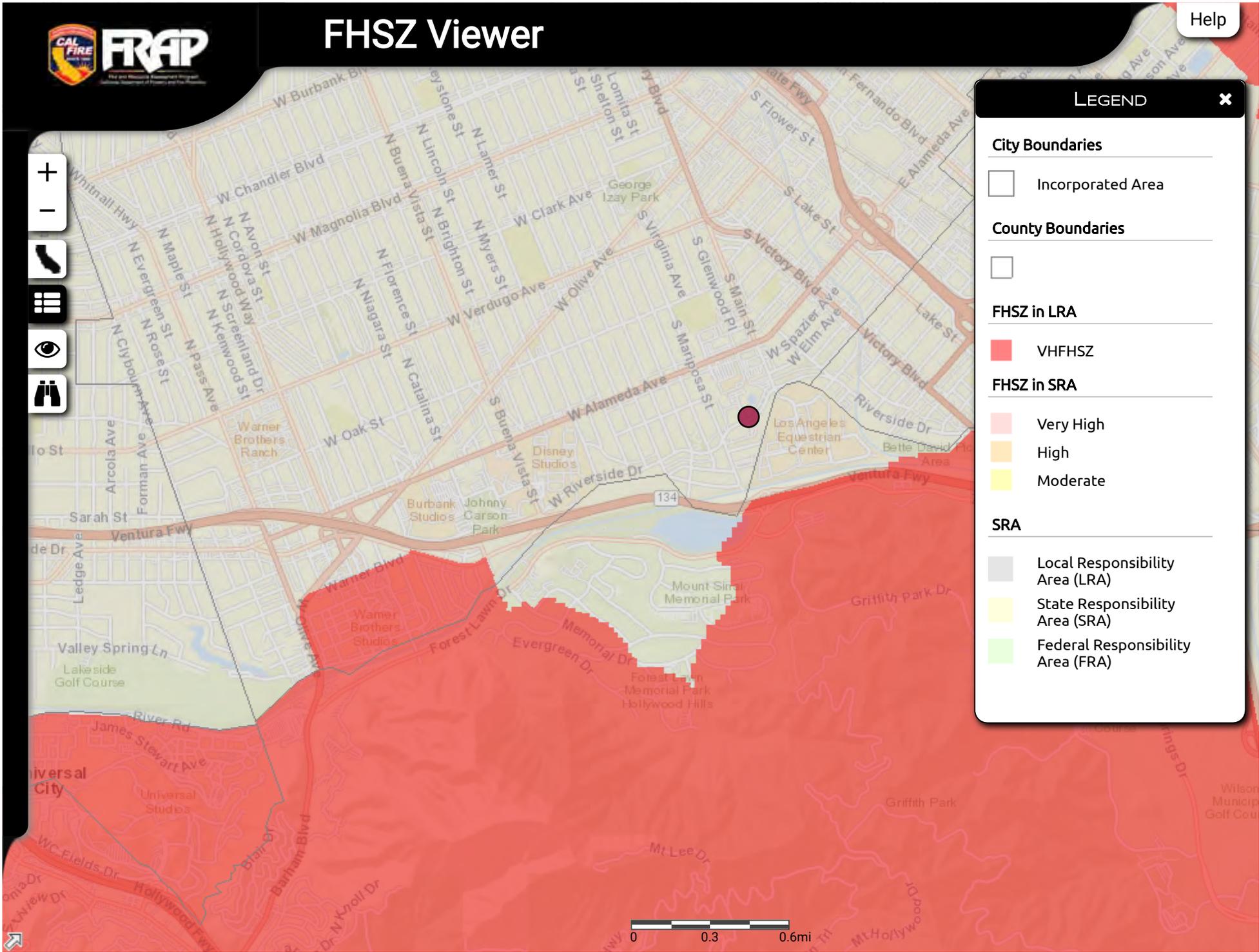
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**SRA**

Local Responsibility Area (LRA)

State Responsibility Area (SRA)

Federal Responsibility Area (FRA)



Attachment H1

**Department of Toxic Substances  
Control, EnviroStor**

**SITES CURRENTLY VISIBLE ON MAP** 755 SITES LISTED [EXPORT THIS LIST TO EXCEL](#)

PROJECT NAME	STATUS	PROJECT TYPE	ADDRESS	CITY
<a href="#">1 50 MOST CLEANERS</a>	NO ACTION REQUIRED	CORRECTIVE ACTION	2308 E COLORADO BLVD	PASADENA
<a href="#">1 50 MOST CLEANERS</a>	CLOSED	NON-OPERATING	2308 E COLORADO BLVD	PASADENA
<a href="#">1101 N MAIN</a>	NO FURTHER ACTION	VOLUNTARY CLEANUP	1101 NORTH MAIN STREET	LOS ANGELES
<a href="#">11204 ASHER STREET COMMUNITY SCHOOL</a>	NO ACTION REQUIRED	SCHOOL INVESTIGATION	11204 ASHER STREET	EL MONTE
<a href="#">140-154 N AVENUE 21</a>	ACTIVE	VOLUNTARY CLEANUP	140-154 N AVENUE 21	LOS ANGELES
<a href="#">1X GARFIELD MEDICAL CENTER</a>	CLOSED	NON-OPERATING	525 NORTH GARFIELD AVE.	MONTEREY PARK
<a href="#">20200 SUNBURST STREET PROPERTY</a>	ACTIVE	VOLUNTARY CLEANUP	20200 SUNBURST STREET	CHATSWORTH
<a href="#">410 CENTER STREET PROPERTY</a>	CERTIFIED O&M - LAND USE			

Attachment H2  
**State Water Resources Control  
Board, GeoTracker**

**GeoTracker** Search for a Project 1001 West Riverside Drive, Burbank, CA, USA Home Download Data Tools Contact Us

Map Satellite Night Mode

**LEGEND** - CHOOSE MORE SITES

- LUST Cleanup Sites - REMOVE
- Cleanup Program Sites - REMOVE
- Military Cleanup Sites - REMOVE
- Military Privatized Sites - REMOVE
- Military LUST Sites - REMOVE

signifies a Closed Site

**ACTIVE MAP COVERAGES:**

- Military Bases - REMOVE

**LIST SITES VISIBLE ON MAP**

Map data ©2021 Google 200 m

Attachment I  
**Fault Activity Map of California**

# Fault Activity Map of California

California Geological Survey



1001 W Riverside Dr, Burbank, C X

Show search results for 1001 W River...

354

357

387

386

388

Search result

1001 W Riverside Dr, Burbank, CA, 91506, USA

[Zoom to](#)

## VERDUGO

## FAULT

## HOLLYWOOD FLT.

## SIERRA

## VASQUEZ

-117.994 34.058 Degrees

Attachment J

**FEMA's National Flood Hazard  
Layer Viewer**



# FEMA's National Flood Hazard Layer (NFHL) Viewer

with Web AppBuilder for ArcGIS



1001 Riverside Drive, Burbank X Q

Show search results for 1001 Riversid...



## Legend

Cross-Sections



Coastal Transects



Base Flood Elevations



Profile Baselines



Transect Baselines



Limit of Moderate Wave Action



Political Jurisdictions



Levees



General Structures

--- Flood Structure



— Dam, Weir, Jetty

— Other Structure

Primary Frontal Dunes



Flood Hazard Boundaries

— Limit Lines

— SFHA / Flood Zone Boundary

— Other Boundaries

Flood Hazard Zones

06037C1337F  
eff. 9/26/2008

Search result

1001 W Riverside Dr, Burbank, CA, 91506,  
USA

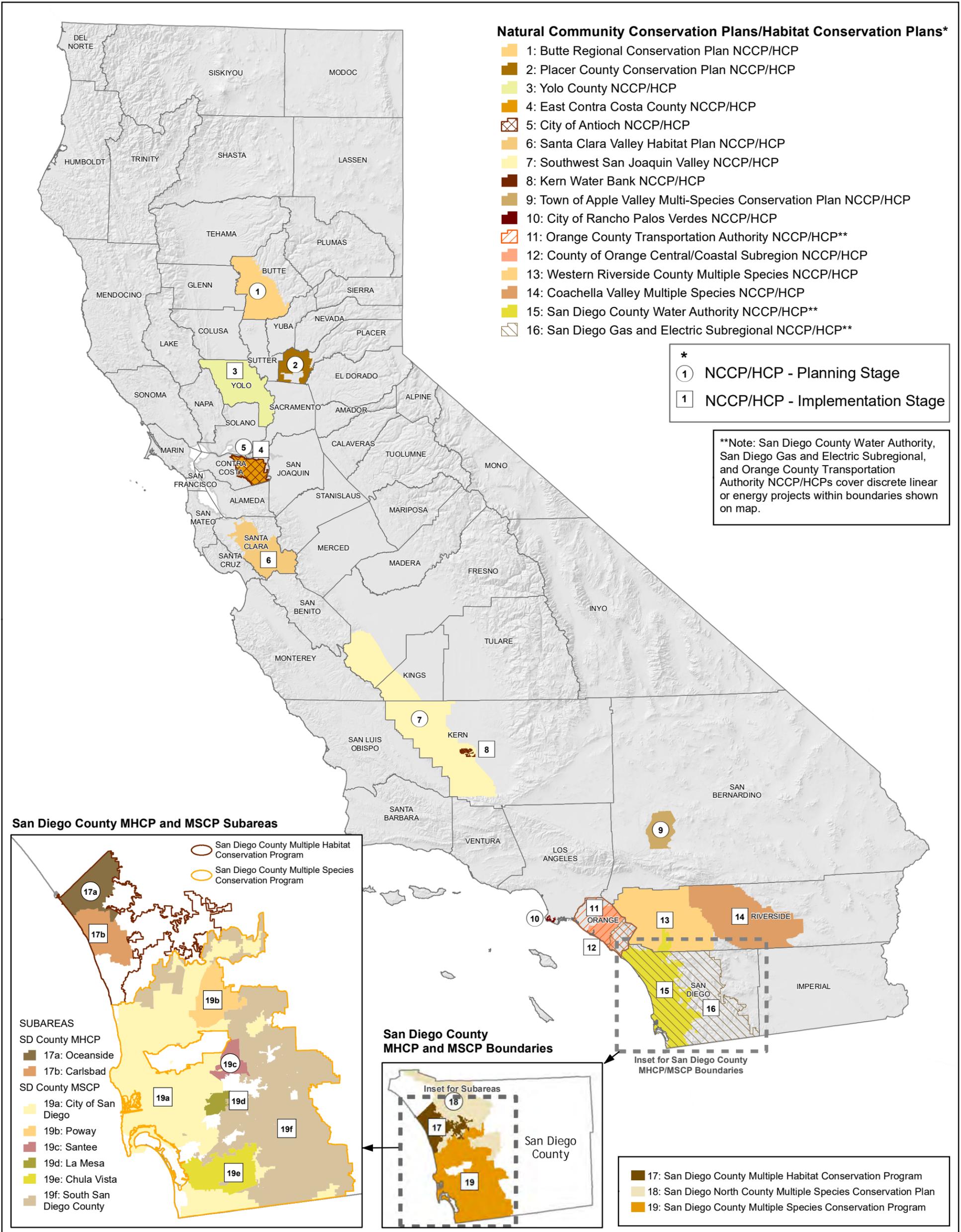
200ft

-118.306 34.161 Degrees

Attachment K1  
**CA Natural Community  
Conservation Plans 2019 Map**

# CALIFORNIA NATURAL COMMUNITY CONSERVATION PLANS

April 2019



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



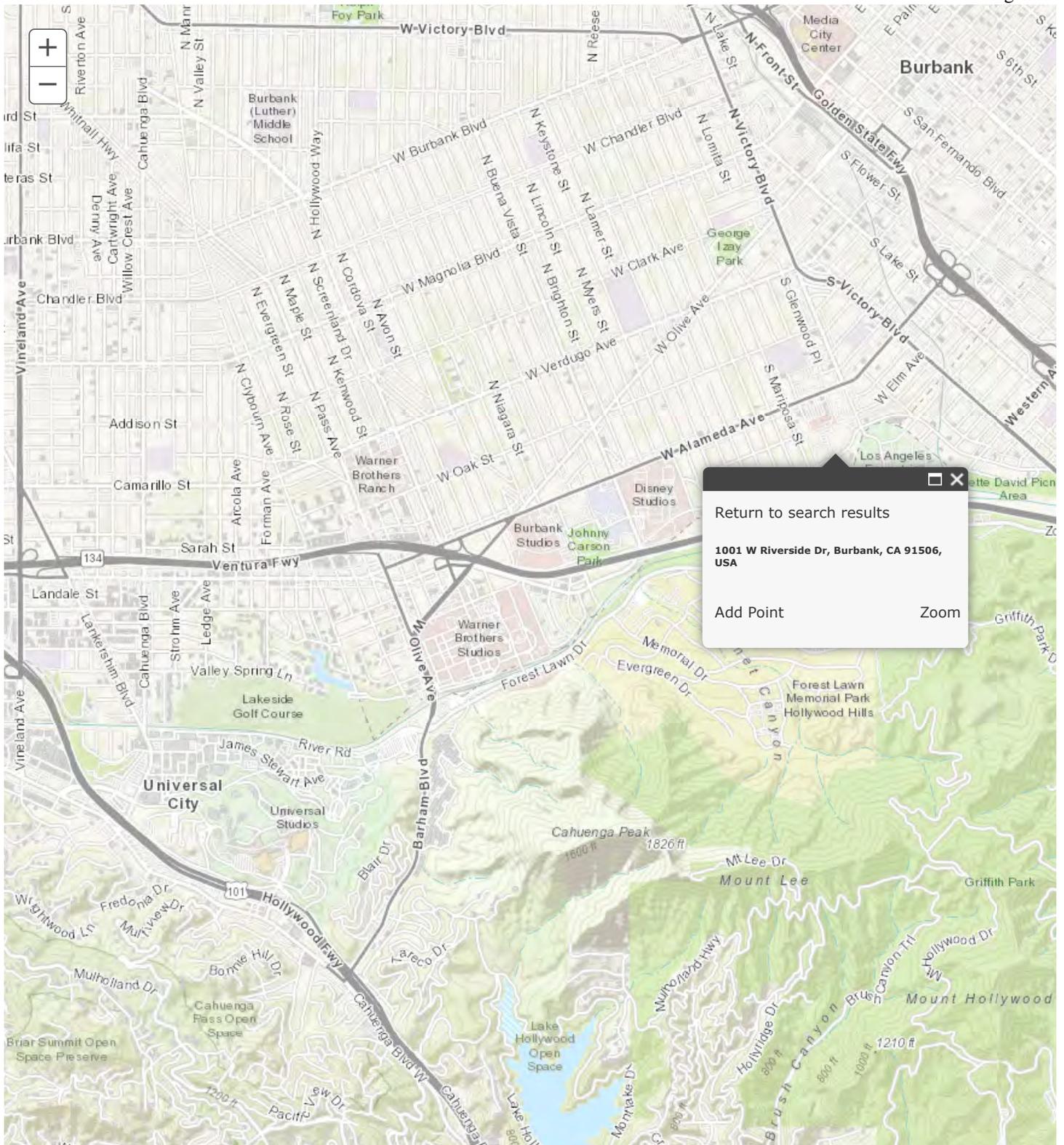
Conservation plans may be in various stages of review, and subject to change. In some cases, boundaries have not been submitted by participants, and are **estimated locations**.

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

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

Attachment K2  
**Data Basin, CA Habitat  
Conservation Plans Map**

Legend



LONG: -118.29 | LAT: 34.14

- [ABOUT](#)
- [TERMS OF USE](#)

- [SUPPORT SERVICES](#)
- [CONTACT US](#)
- [DONATE](#)

© 2021 [Conservation Biology Institute](#) 

Attachment L  
**Protected Species Habitat**

Home ▾ Critical Habitat for Threatened & Endangered Species [USFWS]

Details | Basemap

About | Content | Legend

Legend

Final Linear Features

Final Polygon Features

Proposed Linear Features

Proposed Polygon Features

Search result

1001 W Riverside Dr, Burbank, California, 91506

[Show more results](#)

[Add to Map Notes](#) ▾

Help | Trust Center | Legal | Contact Esri | Report Abuse | Contact Us

Attachment M  
**National Conservation Easement  
Database**



Show search results for 100...

Legend

Conservation Easements



Search result

1001 W Riverside Dr, Burbank, California, 91506

Show more results

Zoom to



-118.180 34.130 Degrees

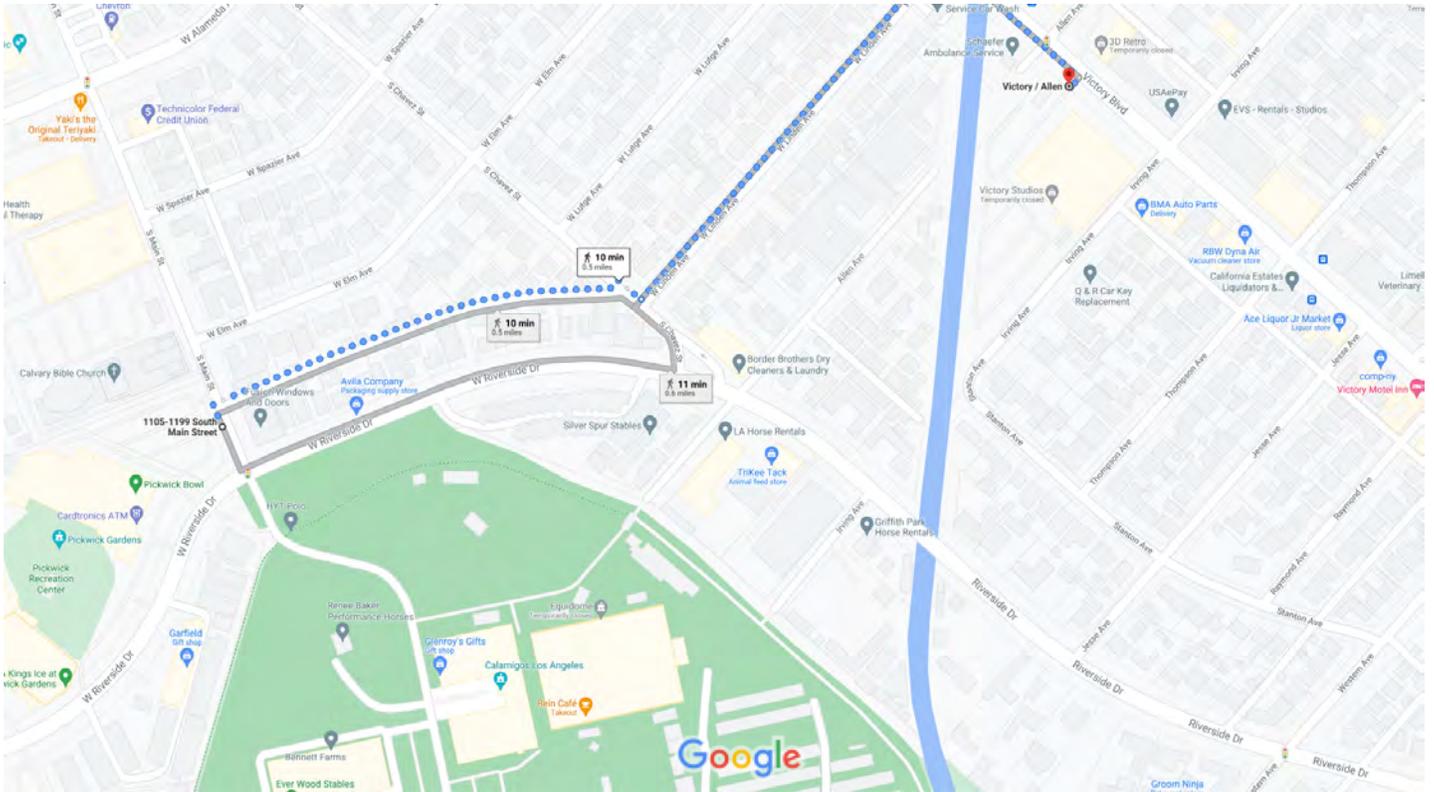
Attachment N

**Pickwick Gardens to Bus Stop -  
Google Maps**



1105-1199 S Main St, Burbank, CA 91506 to Victory / Allen, Glendale, CA 91201

Walk 0.5 mile, 10 min



Map data ©2021 Google 100 ft

- 
via W Linden Ave
10 min  
0.5 mile

---

- 
via W Linden Ave and Victory Blvd
10 min  
0.5 mile

---

- 
via W Riverside Dr and W Linden Ave
11 min  
0.6 mile

---

- All routes are mostly flat ▼