



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

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

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

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

Project Information. *Must complete with project submittal.*

Project Address: 1001 W. Riverside Drive

APNs: 2443-001-018 and 244-001-019

Current Use of Site: The property was previously known as the Pickwick Recreation Center and is now called Pickwick Gardens. It is occupied solely by commercial buildings.

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

The Project is comprised of approximately 98 three-story townhomes, including the demolition of existing structures on the site.

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

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

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

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

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

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

Applicants Name:
 Matt Waken

Applicants Signature:

 6C32235AB55E4BD...

Date:
 6/24/2021

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



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

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

Project Address:

Application Type (check all that apply):

- ☐ Development Review
☒ SB 35
☐ Other Permits _____

A completed SB 35 checklist and supporting documentation need to be submitted with the application.
 - Consistency memo attached to this application.

Property Owner Name

Johnston & Washer, Attn: Ron Stavert

Applicant Name (if different from owner)

Pickwick Investment, LLC, Attn: Matt Waken

Mailing Address

1001 W. Riverside Drive; Burbank, CA 91506

Mailing Address

27702 Crown Valley Pkwy, Ste. D4-197, Ladera, CA 92694

Telephone

818.845.5300 x 118

Telephone

626.710.6377

Email

Email

matt@walbern.com

I hereby certify that I am the legally authorized owner of the property involved in this application or have been empowered to sign as the owner on behalf of a corporation, partnership, or business as evidenced by the documents attached hereto. I hereby grant to the applicant of this form full power to sign all documents related to this application, including any conditions or mitigation measures as may be deemed necessary. I declare under penalty of perjury that the foregoing is true and correct.

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

I hereby certify that the information furnished in this application and the attached materials are true and correct to the best of my knowledge and belief. Further, should the stated information be found false or insufficient, I agree to revise the information as appropriate. I understand that the City of Burbank cannot process this application until all required information is provided. I understand there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully investigated and the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions. I understand that I have the burden of proof in the matter arising under this application made by me. I declare under penalty of perjury that the foregoing is true and correct.

Property Owner Signature (must be original wet signature)



Date 6/28/2021

Applicant Signature



6C33235AB55E4DD...

Date 6/24/2021

For Planning Division Use:

PL #: _____
 Notes: _____

Date Submitted:



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

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

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

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

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

SB 35 Eligibility Checklist

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

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

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

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

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

☒ **ZONED OR PLANNED RESIDENTIAL USES.** The project must be located on a site that is either zoned or has a General Plan designation for residential or residential mixed-use development, including sites where residential uses are permitted as a conditional use. If the multifamily housing development is a mixed-use development, at least two-thirds of the project's square footage must be designated for residential use.



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

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

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

- The project is located within one-half mile of public transit as defined by Section 102(r) of the HCD Guidelines.
- The project is located within an architecturally and historically significant historic district.
- On-street parking permits are required but not offered to the occupants of the project.
- There is a car share vehicle as defined by Section 102(d) within one block of the development. A block can be up to 1,000 linear feet of pedestrian travel along a public street from the development.

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

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



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

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

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

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

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

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



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

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

Applicants Name:
 Matt Waken

Applicants Signature:


Date:
 6/24/2021

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

June 29, 2021

Patrick Prescott
City of Burbank Community Development Director
275 East Olive Avenue
Burbank, CA 91502

Re: SB 35 – Notice of Intent to Submit Application and Application Submittal Checklist and Project Information Pursuant to SB 330 for Pickwick Gardens Project

Dear Mr. Prescott:

The applicant, MW Investments, is intending to request approval of the Pickwick Gardens project (Project) Pursuant to Senate Bill (SB) 35. This letter is to accompany the Notice of Intent to Submit Application pursuant to SB 35 and to serve as the SB 35 Eligibility Checklist specified in that Application.

Project Description

The Project site is located at 1001 W. Riverside Drive in the City of Burbank, and it is comprised of 5.1 acres. As shown in Exhibit 1, *Site Aerial*, the Project site is currently developed with an approximate 51,082-square foot bowling alley and an approximate 2,713-square foot ancillary, non-residential building. The remainder of the site is developed with either ornamental landscape, the bowling center sign, or a surface parking lot. The Project site does not include the ice-skating rink, the building attached to the rink, or the Pickwick sign. The existing site does not include any residential uses. Easements and existing site encumbrances are identified in **Attachment A, ALTA Survey**.

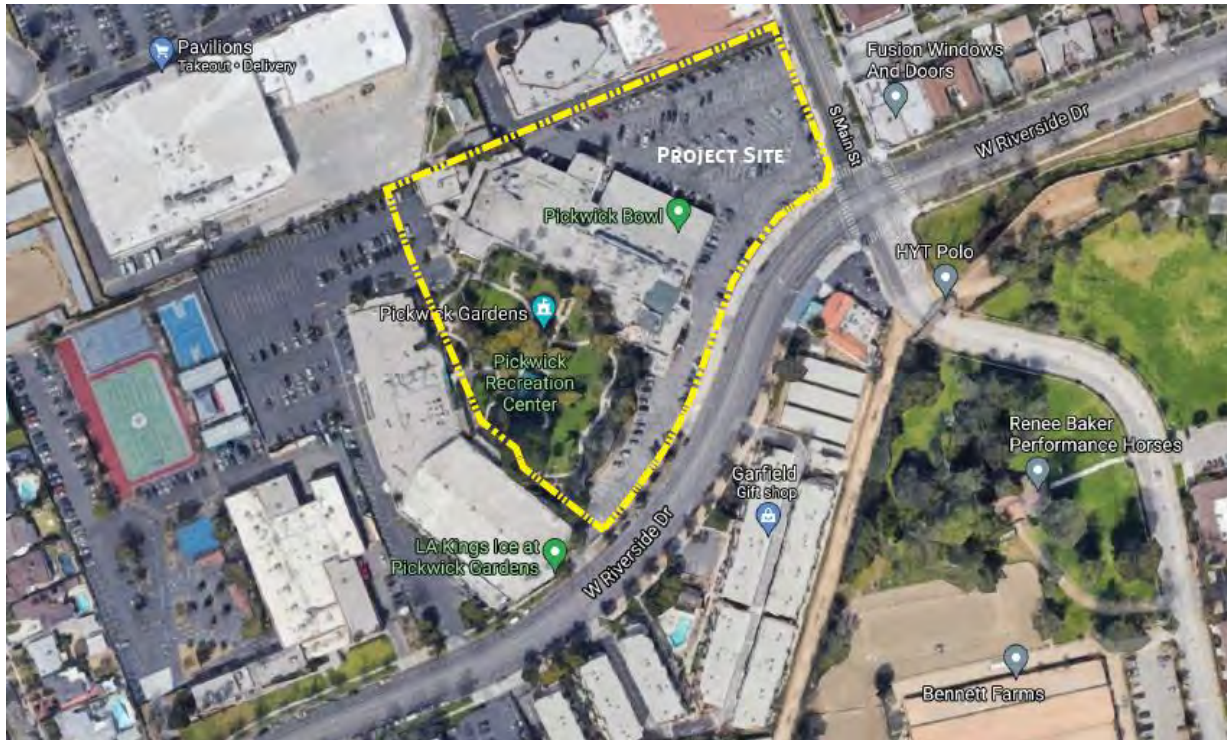


Exhibit 1, Site Aerial

All improvements on the Project site will be demolished and cleared. Grading activities will generally include excavating and recompacting the topsoil of the previously-graded site. Including stormwater treatment devices, it is not anticipated that excavations will exceed 10 feet below existing grade.

The Project consists of approximately 98 three-story townhomes ranging from 1,200 to 1,850 square feet in size. Each home will have a two-car garage with direct, private access into the home as well as private open space in the form of patios and/or upper level decks. The primary project entry opens to a 21,000 square feet central open space element. This is intended to create an inviting space for recreation activities and passive outdoor space, while at the same time creating a sense of arrival into the neighborhood.

Of these 98 townhomes, 10 units will be reserved for purchase to Low-Income residents (80 percent of the Area Median Income (AMI)), resulting in a total of 10.2 percent of the total units being affordable. These units will remain affordable at these levels for a period of at least 55 years. No bonus units or concessions, incentives, waivers, or parking reductions are being requested for the Project at this time.

A site plan depicting the proposed project is included in **Attachment B**. The buildings fronting along Riverside Drive and Main Street break into smaller modules to allow for pedestrian access into the property and to the network of walks that lead to individual townhome entries as well as secondary and primary open spaces. The buildings are arranged in a series of landscaped paseos that lead to entries of each residence, and auto courts serve the private garages throughout. The overall design concept

strives to embrace the neighborhood with front facing homes to enhance the street scene. Front doors and private patios will help activate the streets with pedestrian movement from these spaces and out to public sidewalks and street adjacent parking.

The Project provides for a responsible urban infill location, allowing access to existing City services, infrastructure, amenities, shops, restaurants, and jobs.

SB 35 Eligibility Checklist

Criterion #1: Number and Type of Units

The Project meets this criterion. The project is a multi-family housing development consisting of 98 residential dwelling units. The type of unit proposed for the project is townhomes. The Project also complies with the minimum and maximum residential density range permitted for the site, which is 20 dwellings per acre. The 5.1-acre Project site is allowed up to a maximum of 102 dwelling units, which is more than the currently proposed number of dwelling units for the project site.

Criterion #2: Affordability

The Project meets this criterion. The Project applicant will provide the requisite number and income levels for affordable for-sale 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.

More specifically, the Project will dedicate a minimum of 10 percent of the total number of for-sale units affordable to households making at or below 80 percent of the 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 to low or moderate-income households. Section 10-1-646, Paragraph C allows for credits for units sold to low-income residents (80 percent of the AMI) at a rate of two (2) units for every one (1) unit provided. Currently, the Applicant will reserve 10 units for low-income residents (80 percent of the AMI), resulting in a total of 10.2 percent of the total units being affordable. This would result in a total credit of 20 affordable units, exceeding the 15 percent inclusionary housing requirement identified in Section 10-1-646 of the Burbank Municipal Code.

Criterion #3: Urban Infill

The Project meets this criterion. The project is located on two legal parcels within the incorporated City limits. Moreover, at least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses.

Criterion #4: Zoned or Planned Residential Uses

The Project meets this criterion. 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 of 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 and as applicable, in the C-R Zone, all uses shall be consistent with the maximum residential density, as prescribed in the General Plan, which allows 20 units per acre. However, pursuant to Section 10-1-2437, in the C-R 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 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.

Criterion #5: Consistent with Objective Standards

The Project meets this criterion. As demonstrated in the chart included as **Attachment C**, the Project is consistent with relevant development standards. As to the consistent determinations relative to those items in the chart designated as “TBD,” the Project applicant will consult with City staff to ensure that the Project will comply with those development standards as the Project may be further refined.

Criterion #6: Parking

The Project meets this criterion. Parking will be provided at a rate of 2.25 spaces per unit. This assumes that each residence will be provided with two cars in a private, enclosed garage, and 0.25 space per unit will be left uncovered and available for guest parking. This is consistent with Table 10-1-628(A) in the Burbank Municipal Code.

Criterion #7: Location

The Project meets this criterion. The project is not located within any area designated as farmland, wetlands, very high fire severity zone, hazardous waste site, delineated earthquake fault zone, flood plain, floodway, conservation lands, habitat for protected species, or lands under conservation easement. Moreover, the site does not require the demolition of housing and it did not previously contain housing occupied by tenants. The site also does not require demolition of an historic structure,

and the site is not governed by the Mobilehome Residency Law, the Recreational Vehicle Park Occupancy Law, the Mobilehome Parks Act, or the Special Occupancy Parks Act.

Criterion #8: Subdivision

The Project meets this criterion. Although the Project will involve an application for a Lot Line Adjustment and Tentative Tract Map, the project will satisfy, as applicable, the prevailing wage and skilled and trained workforce requirements identified in the Eligibility Checklist.

Criterion #9: Prevailing Wage

The Project meets this criterion. The Project will comply with all the labor provisions identified in SB 35, including the requirements regarding payment of prevailing wages and use of a skilled and trained workforce in the construction of the Project, as applicable. The Project will commit, to the extent required, to these labor provisions.

Criterion #10: Skilled and Trained Workforce

The Project meets this criterion. As described above, the Project will comply with all the labor provisions identified in SB 35, including the requirements regarding payment of prevailing wages and use of a skilled and trained workforce in the construction of the Project, as applicable. The Project will commit, to the extent required, to these labor provisions.

SB 330 “Preliminary Application” Information Pursuant to Government Code Section 65941.1

SB 35 was recently amended to require that this Notice of Intent must be in the form of a “preliminary application” that includes all the information described in those provisions of the Government Code recently enacted by SB 330 and now codified at Government Code Section 65941.1. Consistent with this requirement, this letter also is to provide all the information required for a “preliminary application” as set forth in Government Code Section 65941.1(a).

(1) The specific location, including parcel numbers, a legal description, and site address, if applicable.

The Project is located at 1001 W. Riverside Drive in the City of Burbank. The site consists of two legal parcels, Assessor’s Parcel Numbers (APNs): 2443-001-018 and -019, described as:

SUB OF RANCHO PROVIDENCIA AND SCOTT TRACT AS PER BK 43 PG 47 TO 59 OF M R 7.26
MORE OR LESS ACS COM N 23° W 559.98 FT AND N 67° E 460 FT FROM INTERSECTION OF
C/L OF RIVERSIDE DR PER OR3791-10 WITH SW LINE OF BLK 69 TH N 23° W 270.91 FT TH
N 67°02'55" E TO A PT N 67°02'55" E 833.85 FT FROM MOST N COR OF TR NO 19116 TH S
65°46'20" E TO NW LINE OF SD DR TH SW THEREON TO A PT N 67° E 100 FT AND S 23° E

FROM BEG TH N 23° W TO A PT N 67° E FROM BEG TH S 67° W 100 FT TO BEG PART OF LOT BLK 69

A complete legal description can be found in **Attachment A, ALTA Survey** (Sheet 1).

(2) The existing uses on the project site and identification of major physical alterations to the property on which the project is to be located.

As shown in Exhibit 1, *Site Aerial*, the Project site is currently developed with an approximate 51,082-square foot bowling alley and an approximate 2,713-square foot ancillary non-residential building. The remainder of the site is developed with either ornamental landscape, the bowling center sign, or a surface parking lot.

(3) A site plan showing the location on the property, elevations showing design, color, and material, and the massing, height, and approximate square footage, of each building that is to be occupied.

See **Attachment B** for a site plan of the Project. 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.

(4) The proposed land uses by number of units and square feet of residential and nonresidential development using the categories in the applicable zoning ordinance.

The proposed land uses will include residential uses. The unit mix will include:

- 8 units – 23'x27' – 1,275 sf, 2bd/2.5ba
- 52 units – 21'x36' – 1,700 sf, 3bd+den/2.5ba
- 38 units – 21'x38' – 1,850 sf, 4bd/3.5ba

TOTAL = 98 units

The Project does not include any nonresidential development.

(5) The proposed number of parking spaces.

As currently designed, the Project would provide 196 spaces within garages for residents, and 25 spaces uncovered for guest parking. The total parking provided would be 221 spaces.

(6) Any proposed point of sources of air or water pollutants.

The Project does not include any point sources of air or water pollutants

(7) Any species of special concern known to occur on the property.

The site is composed of two legal parcels, located in the city, which are not located on 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, the

California Endangered Species Act, or the Native Plant Protection Act. The nearest critical habitat for threatened and endangered species, as indicated by the United States Fish and Wildlife Service (UCFWS), is located in and around the Tujunga Ponds Wildlife Sanctuary, which is over 7 miles north of the Project site (See **Attachment D**).

(8) Whether a portion of the property is located within any of the following:

- (A) A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178.**

The site is composed of two legal parcels, located in the city, which are not located within a very high fire hazard severity zone, as determined by the CAL FIRE Fire Hazard Severity Zones in the Local Responsible Agency for the City of Burbank. (See **Attachment E**).

- (B) Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).**

The site is composed of two legal parcels, located in the city, which are not located on wetlands, as indicated on the United States Fish and Wildlife Service National Wetlands Inventory (See **Attachment F**).

- (C) A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code.**

The site is composed of two legal parcels, according to the DTSC, EnviroStor and State Water Resources Control Board, and GeoTracker databases, are not located on a hazardous waste site. See the EnviroStor database and GeoTracker database maps in **Attachments G1 and G2**, respectively).

- (D) A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency in any official maps published by the Federal Emergency Management Agency.**

The site is composed of two legal parcels. 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 H, FEMA’s National Flood Hazard Map**). However, the project meets the design and construction criteria specified in the National Flood Insurance Program regulations, as referenced in Section 65913.4 (a)(6)(G) of SB 35 and SB35 guidelines. Therefore, the Project will meet the minimum flood plain management criteria of these regulations.

- (E) A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California**

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

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. Nor is the site located within any official maps published by the State Geologist (See **Attachment I**).

- (F) A stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code.**

The site is composed of two legal parcels, located in the city, which are not located within a stream or other resource that may be subject to a streambed alteration agreement (See **Attachment F**).

- (9) Any historic or cultural resources known to exist on the property.**

The site is composed of two legal parcels, located in the city, which do not contain historic resources or any known cultural resources. A memo was prepared by a historic preservation consultant, Teresa Grimes, and is included as **Attachment J**). As indicated within this memo, the Project site is not included in the Built Environment Resources Directory (BERD). It should be noted that although the “Pickwick Sign” on the Project site is not on a national, state, or local historic register, the sign will be retained and incorporated into the overall Project development.

- (10) The number of proposed below market rate units and their affordability levels.**

The Project will dedicate a minimum of 10 percent of the total number of for-sale units affordable to households making at or below 80 percent of the 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 to low or moderate-income households. Section 10-1-646, Paragraph C allows for credits for units sold to low-income residents (80 percent of the AMI) at a rate of two (2) units for every one (1) unit provided. Currently, the Applicant will reserve 10 units for low-income residents (80 percent of the AMI), resulting in a total of 10.2 percent of the total units being affordable. This would result in a total credit of 20 affordable units, exceeding the 15 percent inclusionary housing requirement identified in Section 10-1-646 of the Burbank Municipal Code. **(11) The number of bonus units and any incentives, concessions, waivers, or parking reductions requested pursuant to Section 65915.**

Because the Project applicant will be providing the required affordable housing units for this Project, the Applicant will be eligible for a density bonus pursuant to the State Density Bonus Law (Government Code Section 65915) and the City's Inclusionary Ordinance (Municipal Code Section 10-1-633 et seq.). At this time, the Applicant is not requesting any additional bonus units or incentives, concessions, waivers, or parking reductions pursuant to Section 65915. However, the Applicant reserves its right under these legal authorities to request a density bonus to increase the Project's density. In addition, the Applicant reserves its right under these legal authorities to request concessions and waivers for relief from development standards that are available to the Applicant for the Project pursuant to Government Code Section 65915 and the City's Municipal Code Section 10-1-633 et seq.

(12) Whether any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a tentative map, or a condominium map, are being requested.

The property lines for the existing lots will be moved through a Lot Line Adjustment, changing the existing 7.5-acre parcel and the 1-acre parcel into a 5.1-acre residential parcel and a 3.4-acre parcel containing the existing ice-skating rink. To facilitate the development of the Project site, a Tentative Tract Map will be filed to subdivide the Project site. After the tract map has been approved, individual townhomes will have the airspace subdivided through a map for condominium purposes.

(13) The applicant's contact information and, if the applicant does not own the property, consent from the property owner to submit the application.

The Applicant's contact information is:

Pickwick Investment, LLC
Attn: Matt Waken
27702 Crown Valley Pkwy, Ste. D4-197
Ladera Ranch, CA 92694
matt@walbern.com

The Applicant does not currently own the property. See the signed application form for evidence of the property owner's consent for the applicant to submit the application.

(14) For a housing development project proposed to be located within the coastal zone, whether any portion of the property contains any of the following: (A) Wetlands, as defined in subdivision (b) of Section 13577 of Title 14 of the California Code of Regulations; (B) Environmentally sensitive habitat areas, as defined in Section 30240 of the Public Resources Code; (C) A tsunami run-up zone; or (D) Use of the site for public access to or along the coast.

The project is not proposed to be located within the coastal zone, and therefore this criterion does not apply.

- (15) The number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied.**

No existing residential units are currently located on the project site, and therefore this criterion does not apply.

- (16) A site map showing a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code and an aerial site photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands.**

No stream or other resources that may be subject to a streambed alteration agreement or environmental site features that would be subject to regulations by a public agency are located on the project site, and therefore this criterion does not apply.

- (17) The location of any recorded public easement, such as easements for storm drains, water lines, and other public rights of way.**

The site contains a 16-foot wide storm drain easement that runs on a diagonal. This easement and all other easements on the property are depicted on the ALTA survey included in **Attachment A** to this letter.

* * *

If you have any questions regarding this letter, please contact me at jmoreland@ktgy.com or at 949.221.6216. Thank you.

Sincerely,

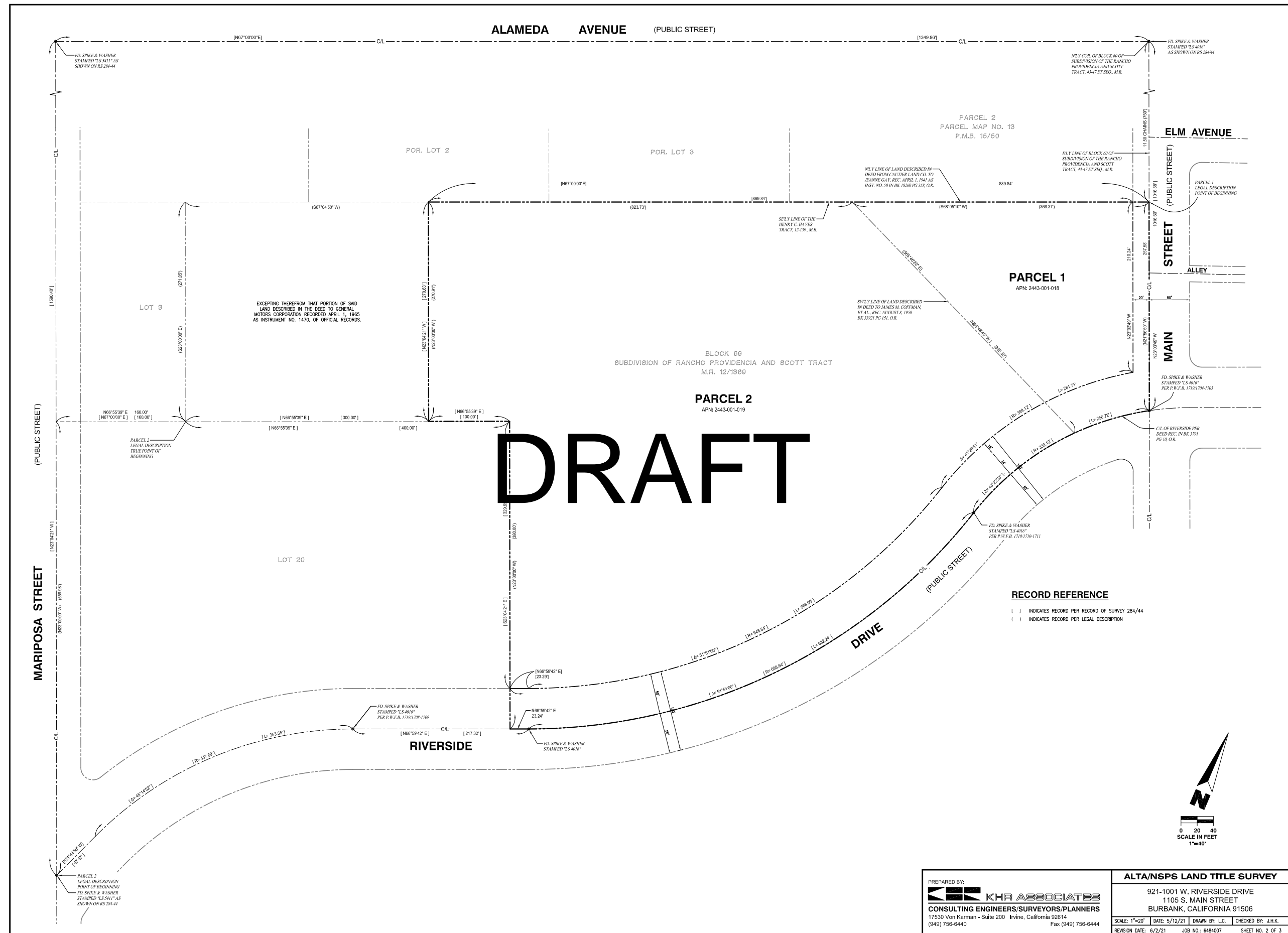
A handwritten signature in black ink, appearing to read 'John Moreland', written over a series of horizontal lines.

John Moreland, AICP
Director, Planning
KTGY Architecture + Planning

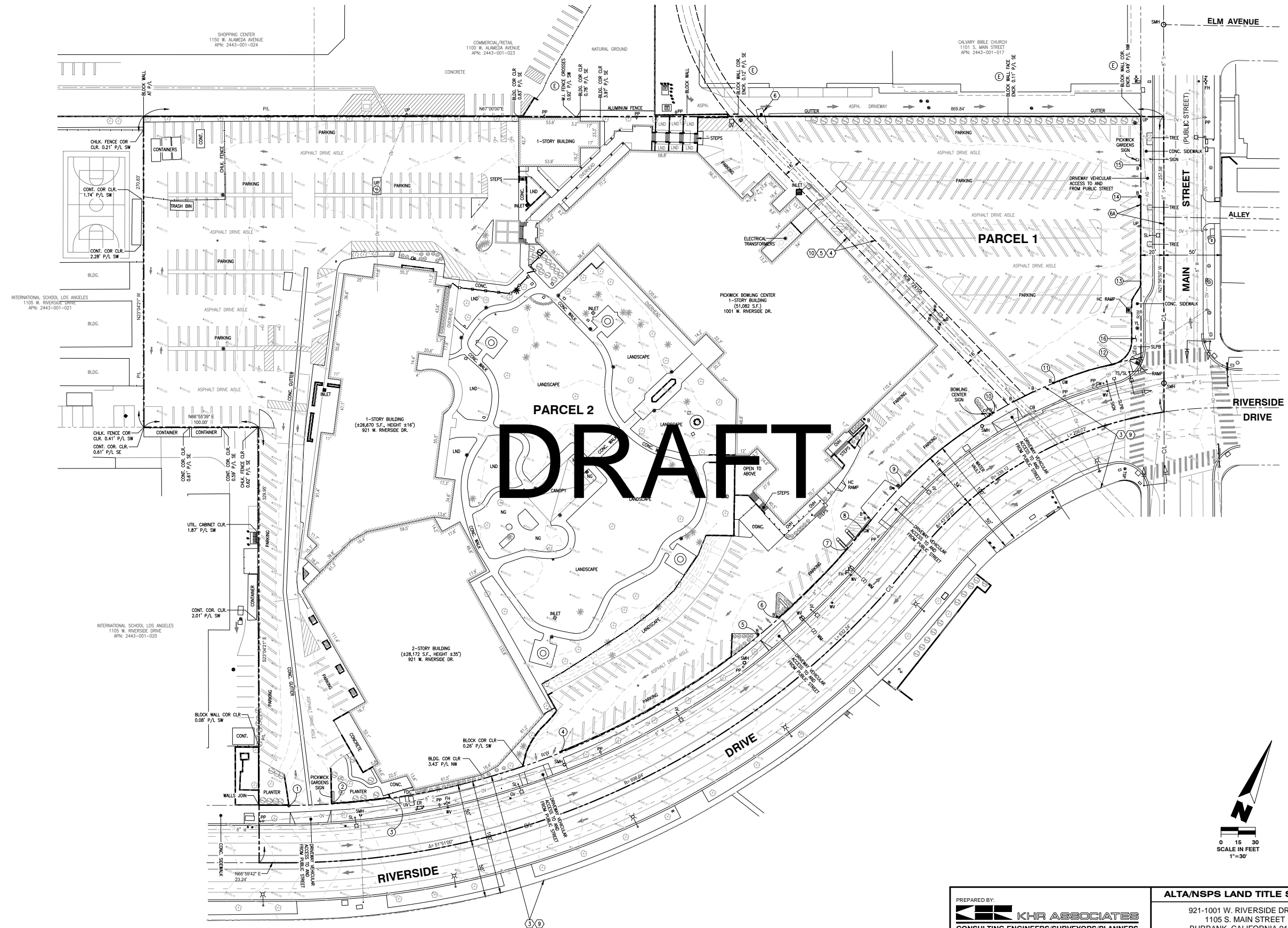
Attachments

Attachment A – ALTA Survey
Attachment B – Site Plan
Attachment C – Development Standard Consistency Analysis
Attachment D - Critical Habitat for Threatened & Endangered Species Map
Attachment E – Very High Fire Hazard Severity Zones
Attachment F – United States Fish and Wildlife Service Wetlands Mapper
Attachment G1 – EnviroStor Database Map
Attachment G2 – GeoTracker Database Map
Attachment H – FEMA’s National Flood Hazard Map
Attachment I – Fault Activity, California Geological Society
Attachment J – Historical Resources Memo

ATTACHMENT A



ATTACHMENT A



PREPARED BY:

 **KHR ASSOCIATES**

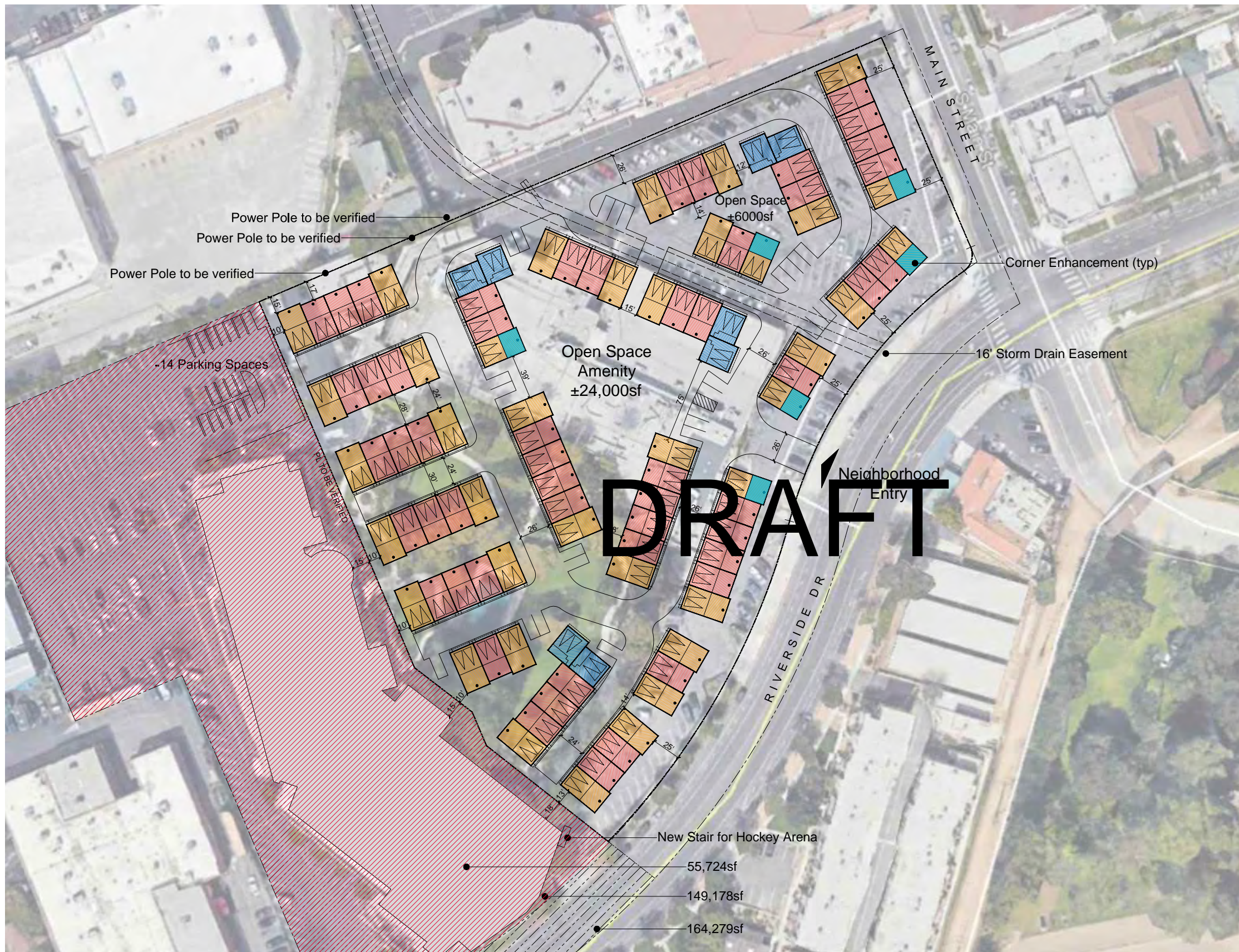
CONSULTING ENGINEERS/SURVEYORS/PLANNERS

17530 Von Karman - Suite 200 Irvine, California 92614
(949) 756-6440 Fax (949) 756-6444

ALTA/NSPS LAND TITLE SURVEY

921-1001 W. RIVERSIDE DRIVE
1105 S. MAIN STREET
BURBANK, CALIFORNIA 91506

SCALE: 1"=20'	DATE: 5/12/21	DRAWN BY: L.C.	CHECKED BY: J.H.K.
REVISION DATE: 6/2/21		JOB NO.: 6484007	SHEET NO. 3 OF 3



SITE SUMMARY

Area: ±5.1 acres

Unit Mix:

8 units - 23'x27' - 1275sf, 2bd/2.5ba
 52 units - 21'x36' - 1700sf, 3bd+den/2.5ba
 38 units - 21'x38' - 1850sf, 4bd/3.5ba
 98 units - Total

Density: ±19.2 du/ac

Parking Provided:

196 spaces - Garages
 25 spaces - Open
 221 spaces - Total (2.25 sp/unit)

Attachment C – Consistency Analysis

ARTICLE 24. RANCHO MASTER PLAN ZONES: DIVISION 6. COMMERCIAL RECREATION (CR) ZONE	Consistency Analysis	Consistency Determination
Maximum Residential Density. 20 units/acre. (10-1-2436.5)	The Project site is comprised of 5.1 acres. The allowed number of units on the 5.1-acre site at 20 units per acre is 102 units. Thus, the application is consistent with the City's General Plan and zoning requirements.	Consistent.
Structure Height. 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)	TBD: As indicated on the enclosed elevations, the proposed 3-story townhomes are 30 feet, 3 inches, measured from grade. Although portions of the overall structure will be a maximum of 37 feet, 6 inches in height, this is attic space contained within a pitched roof, as well as architectural finial projections.	TBD/Consistent

Attachment C – Consistency Analysis

ARTICLE 24. RANCHO MASTER PLAN ZONES: DIVISION 6. COMMERCIAL RECREATION (CR) ZONE	Consistency Analysis	Consistency Determination
Open Space: Distance Requirements. 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 (10-1-2441.6.1)	N/A—the adjacent lots are 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.	Consistent
Open Space: Determination of Open Space. 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. (10-1-2441.13.2)	A 25' setback along Riverside Drive and Main Street have been provided	Consistent
Open Space: Landscaping Requirement. 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. (10-1-2441.6.3)	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.	Consistent
Open Space: Parking Allowed in Open Space. 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 2441.6.4)	There will be no parking in areas counted as open space.	Consistent

Attachment C – Consistency Analysis

ARTICLE 24. RANCHO MASTER PLAN ZONES: DIVISION 6. COMMERCIAL RECREATION (CR) ZONE	Consistency Analysis	Consistency Determination
Setbacks: Front Yards. 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.	Consistent
Setbacks: Side Yards. 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 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 10' setback at the side is proposed (to the proposed skating rink site). There are no adjacent residential zoned properties.	Consistent
Setbacks: Rear Yards. 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 t(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)	A minimum 5' setback at the rear is proposed. There are no adjacent residential zoned properties.	Consistent

Attachment C – Consistency Analysis

ARTICLE 24. RANCHO MASTER PLAN ZONES: DIVISION 6. COMMERCIAL RECREATION (CR) ZONE	Consistency Analysis	Consistency Determination
<p>Landscaping: 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>Consistent/TBD</p>
<p>Section 10-1-705(C)(3): Landscaping Requirements.</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>		

Attachment C – Consistency Analysis

ARTICLE 24. RANCHO MASTER PLAN ZONES: DIVISION 6. COMMERCIAL RECREATION (CR) ZONE	Consistency Analysis	Consistency Determination
<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 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 a five (5) feet.</p> <p>h. If trees are planted in planters, the planters must have a minimum length and width a five (5) feet.</p>		

Attachment C – Consistency Analysis

ARTICLE 24. RANCHO MASTER PLAN ZONES: DIVISION 6. COMMERCIAL RECREATION (CR) ZONE	Consistency Analysis	Consistency Determination
i. For additional landscaping requirements for above-grade parking structures and surface parking lots, see Article 14, Division 4 of this Chapter.		
<p>Parking. 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. (10-12441.C.5)</p> <p>Pitched roofs are required. Mansard roofs are prohibited(10-1-2443.A)</p>	<p>No parking is proposed in the front yard setback areas. There are no adjacent residential zones. Parking is provided at 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>As indicated in the enclosed elevations, the proposed design include pitched gable roofs and gable ends. Mansards are not included.</p>	<p>Consistent</p> <p>Consistent</p>

Attachment C – Consistency Analysis

ARTICLE 24. RANCHO MASTER PLAN ZONES: DIVISION 6. COMMERCIAL RECREATION (CR) ZONE	Consistency Analysis	Consistency Determination
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. (10-1-2443.13)	The project includes the Spanish Colonial architectural style. The design includes patios, courtyards, arches, tile roofs, and archways.	Consistent
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	TBD/Consistent
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)	The elevations include the use of Spanish tiles and textured stucco.	Consistent
<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>	<p>These items are addressed below.</p> <p>The project does not include the use of parapets into the design.</p>	Consistent

Attachment C – Consistency Analysis

ARTICLE 24. RANCHO MASTER PLAN ZONES: DIVISION 6. COMMERCIAL RECREATION (CR) ZONE	Consistency Analysis	Consistency Determination
<p>2. All mansards shall be continuous on all sides of the 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 7 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 compatibles with the other visible sides of the building.</p>	<p>The project does not include the use of mansard roofs.</p> <p>The project does not include any roof-mounted equipment. Equipment will be located at grade or within the attic space.</p> <p>This guideline does not apply to the project as there is more than 7 feet of street frontage.</p> <p>All publicly visible sides of the building are equally and well-articulated.</p>	

Attachment C – Consistency Analysis

ARTICLE 24. RANCHO MASTER PLAN ZONES: DIVISION 6. COMMERCIAL RECREATION (CR) ZONE	Consistency Analysis	Consistency Determination
<p>D. VARIATION ON PLANE. All building elevations fronting public streets or residentially zoned lots shall contain elements designed for the purpose of providing visual variation including expressed floor or surface breaks, balconies, projections, recesses, awnings and horizontal setbacks.</p> <p>E. ENTRIES. Pedestrian entrances on exposed elevations shall be recessed and architecturally highlighted.</p> <p>F. APPENDAGES, AWNINGS AND MARQUEES. 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>G. EXTERIOR STAIRWAYS 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>The proposed buildings fronting onto the onto public streets includes building variation elements such as surface breaks, projecting facades, recessed entries, and projecting archways.</p> <p>Entries are either recessed within an alcove or behind a projecting archway. Entries are also highlighted by a window or tilework.</p> <p>All awnings use flame-resistant material and will meet all applicable building and fire codes.</p> <p>The project does not include any exterior stairways. All stairways are within the individual units.</p>	

Attachment C – Consistency Analysis

ARTICLE 24. RANCHO MASTER PLAN ZONES: DIVISION 6. COMMERCIAL RECREATION (CR) ZONE	Consistency Analysis	Consistency Determination
<p>H. LOCATION AND SCREENING OF TRASH BINS.</p> <p>Trash bins shall not be located in any required front or street 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>Trash containers will be stored within the garage of each unit.</p>	
<p>Doors and gates of trash enclosures cannot swing out into any public right-of-way</p> <p>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 *h. height of walls, fences, hedges may not exceed:</p>	TBD	TBD

Attachment C – Consistency Analysis

ARTICLE 24. RANCHO MASTER PLAN ZONES: DIVISION 6. COMMERCIAL RECREATION (CR) ZONE	Consistency Analysis	Consistency Determination
<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 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>		

Attachment C – Consistency Analysis

ARTICLE 24. RANCHO MASTER PLAN ZONES: DIVISION 6. COMMERCIAL RECREATION (CR) ZONE	Consistency Analysis	Consistency Determination
2. All fences and walls must comply with the corner cutoff provisions of Section 10-1-1303. 4. 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.]		

Attachment C – Consistency Analysis

ARTICLE 6. RESIDENTIAL USES AND STANDARDS Division 4 (Multiple Family Residential Zones)	Consistency Analysis	Consistency Determination
Maximum Residential Density. 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.	Consistent
Structure Height. 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 proposed 3-story townhomes will measure 30'-3" to the highest ceiling and are 37'-6" to the ridge of the pitched, gabled roof.	Consistent
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)	For common open space, the project devotes two areas, one measuring 24,000 square feet and the other measuring 6,000 square feet. The 30,000 square feet for the project equates to approximately 306 square feet of common open space per unit (30,000/98). For private open space all units have a minimum of 50 square feet with a minimum dimension of 5 feet, as indicated in the floor plans.	Consistent
OPEN SPACE. (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.	Consistent/TBD

Attachment C – Consistency Analysis

ARTICLE 6. RESIDENTIAL USES AND STANDARDS Division 4 (Multiple Family Residential Zones)	Consistency Analysis	Consistency Determination
<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 elevation set back furthest from the property line.</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>	

Attachment C – Consistency Analysis

ARTICLE 6. RESIDENTIAL USES AND STANDARDS Division 4 (Multiple Family Residential Zones)	Consistency Analysis	Consistency Determination
<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 decorative material of similar quality.</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> <p>TBD</p>	

Attachment C – Consistency Analysis

ARTICLE 6. RESIDENTIAL USES AND STANDARDS Division 4 (Multiple Family Residential Zones)	Consistency Analysis	Consistency Determination
<p>d. All portions of all comm 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>	<p>TBD</p> <p>All private open spaces are enclosed by a wall or railing that is a minimum of 42 inches tall.</p> <p>All private balconies and courtyards are directly accessible from the unit.</p> <p>All private open spaces are met through either one balcony measuring a minimum of 50 square feet or one courtyard measuring a minimum of 50 square feet.</p>	

Attachment C – Consistency Analysis

ARTICLE 6. RESIDENTIAL USES AND STANDARDS Division 4 (Multiple Family Residential Zones)	Consistency Analysis	Consistency Determination
<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 and is the private open space belonging to the same unit.</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"> • Plan 1: 9’ wide sliding door with access to deck. • Plan 2: One 8’ wide and one 2’ wide window on the front elevation. • Plan 3: One 8’ wide at the deck and one 2’ wide window on the front elevation. <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>	

Attachment C – Consistency Analysis

ARTICLE 6. RESIDENTIAL USES AND STANDARDS Division 4 (Multiple Family Residential Zones)	Consistency Analysis	Consistency Determination
<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 pedestrian.</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	TBD

Attachment C – Consistency Analysis

ARTICLE 6. RESIDENTIAL USES AND STANDARDS Division 4 (Multiple Family Residential Zones)	Consistency Analysis	Consistency Determination
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.	Proposed open space areas are separate from parking areas and vehicle access areas. The hardscape and softscape proposed is TBD.	TBD/Consistent
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)	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.	Consistent
<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>	The interior side yard minimum on the west side is 10 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.	Consistent
<p>Landscaping. (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>	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.	TBD/Consistent

Attachment C – Consistency Analysis

ARTICLE 6. RESIDENTIAL USES AND STANDARDS Division 4 (Multiple Family Residential Zones)	Consistency Analysis	Consistency Determination
<p>other vegetation, including permanent planters.</p> <p>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.</p> <p>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.</p> <p>3. All landscape areas must provide minimum soil depths as follows:</p> <p>a. 12 inches for areas planted with turf or ground cover</p> <p>b. 18 inches for planters and areas planted with shrubs and similar vegetation</p> <p>c. 3 feet for planters or areas planted with trees</p> <p>4. Each planter and landscape area must have no dimension or diameter less than three (3) feet.</p>		

Attachment C – Consistency Analysis

ARTICLE 6. RESIDENTIAL USES AND STANDARDS Division 4 (Multiple Family Residential Zone.)	Consistency Analysis	Consistency Determination
<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> <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>		

Attachment C – Consistency Analysis

ARTICLE 6. RESIDENTIAL USES AND STANDARDS Division 4 (Multiple Family Residential Zones)	Consistency Analysis	Consistency Determination
<p>d. Trees in front yard areas must be complementary to street trees as determined II, 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 a, 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>		

Attachment C – Consistency Analysis

ARTICLE 6. RESIDENTIAL USES AND STANDARDS Division 4 (Multiple Family Residential Zones)	Consistency Analysis	Consistency Determination
<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>		

Attachment C – Consistency Analysis

ARTICLE 6. RESIDENTIAL USES AND STANDARDS Division 4 (Multiple Family Residential Zones)	Consistency Analysis	Consistency Determination
<p>10. All outdoor driveways surface parking areas, and vehicle circulation areas must be landscaped as follow..</p> <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>		

Attachment C – Consistency Analysis

ARTICLE 6. RESIDENTIAL USES AND STANDARDS Division 4 (Multiple Family Residential Zones)	Consistency Analysis	Consistency Determination
<p>12. All landscape areas must include a permanent fully automatic irrigation system. Irrigation systems must utilize water conservation design concepts including but not limited to low-flow sprinkle, 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 requirement 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>		

Attachment C – Consistency Analysis

ARTICLE 6. RESIDENTIAL USES AND STANDARDS Division 4 (Multiple Family Residential Zones)	Consistency Analysis	Consistency Determination
<p>PARKING AREAS AND DRIVEWAYS. (10-1-628.1)</p> <ol style="list-style-type: none"> 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. 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. 3. All parking spaces must be clear of any encroachments including but not limited to structural features, shelves, cabinets, appliances, and equipment. 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. <p>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.</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 19 feet, 6 inches in depth.</p> <p>All garages spaces are clear of all encroachments, including trash cans and appliances (including laundry).</p> <p>The project does not include any tandem parking spaces.</p>	<p>Consistent</p>

Attachment C – Consistency Analysis

ARTICLE 6. RESIDENTIAL USES AND STANDARDS Division 4 (Multiple Family Residential Zones)	Consistency Analysis	Consistency Determination
<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 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> <p>TBD.</p>	

Attachment C – Consistency Analysis

ARTICLE 6. RESIDENTIAL USES AND STANDARDS Division 4 (Multiple Family Residential Zones)	Consistency Analysis	Consistency Determination
<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>16. 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>17. 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>18. A minimum backup turning radius of 24 feet must be provided for all parking spaces.</p>	<p>All parking spaces will meet Article 14.</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 of 24 feet has been provided for all parking spaces.</p>	

Attachment C – Consistency Analysis

ARTICLE 6. RESIDENTIAL USES AND STANDARDS Division 4 (Multiple Family Residential Zones)	Consistency Analysis	Consistency Determination
<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 secure 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>TBD</p>	
<p>Architectural Design. (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"> 1. Strong horizontal elements such as long roof lines and verandas 3. Wide eave overhangs 2. Adobe or vertical board and-batten wall surfaces 3. Deeply inset window and door openings 	<p>The project includes the following architectural elements:</p> <ul style="list-style-type: none"> ● Strong horizontal element (long roof line) ● Adobe (stucco) wall surface ● Door recess alcoves behind archways. ● Recessed windows ● Faux wood corbels ● Multi-paned windows ● Concrete 'S' tiles 	<p>Consistent</p>

Attachment C – Consistency Analysis

ARTICLE 6. RESIDENTIAL USES AND STANDARDS Division 4 (Multiple Family Residential Zones)	Consistency Analysis	Consistency Determination
<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. (10-1-628.5)</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>Consistent</p>

Attachment C – Consistency Analysis

ARTICLE 6. RESIDENTIAL USES AND STANDARDS Division 4 (Multiple Family Residential Zones)	Consistency Analysis	Consistency Determination
<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. (10-1-628.0)</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>	

Attachment C – Consistency Analysis

ARTICLE 6. RESIDENTIAL USES AND STANDARDS Division 4 (Multiple Family Residential Zones)	Consistency Analysis	Consistency Determination
<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>ENTRIES (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>The proposed color scheme includes a primary body color and a secondary accent color.</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>	

Attachment C – Consistency Analysis

ARTICLE 6. RESIDENTIAL USES AND STANDARDS Division 4 (Multiple Family Residential Zones)	Consistency Analysis	Consistency Determination
<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>AWNINGS (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>STAIRWAYS (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>TRASH COLLECTION AREAS. (10-1-628.V)</p> <p>1. All multifamily projects must provide a designated on-site trash and recycling collection area.</p>	<p>All entries front onto open space, a green court, a 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</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>	

Attachment C – Consistency Analysis

ARTICLE 6. RESIDENTIAL USES AND STANDARDS Division 4 (Multiple Family Residential Zones)	Consistency Analysis	Consistency Determination
<p>2. Projects with four (4) or more dwelling units must 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>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), 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> <p>TBD</p> <p>TBD</p>	

Attachment C – Consistency Analysis

ARTICLE 6. RESIDENTIAL USES AND STANDARDS Division 4 (Multiple Family Residential Zones)	Consistency Analysis	Consistency Determination
<p>c. The height of a fence or wall is measured from the highest 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>TBD</p> <p>TBD</p>	

Attachment C – Consistency Analysis

ARTICLE 6. RESIDENTIAL USES AND STANDARDS Division 4 (Multiple Family Residential Zones)	Consistency Analysis	Consistency Determination
<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 October 17, 2008, may be subject to abeyance pursuant to Section 10-1-19202.</p>	<p>TBD</p> <p>The project does not include any non-conforming fences or walls.</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 inter' 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. 2008, may be subject to abeyance pursuant to Section 10-1-19202.</p>	<p>TBD</p> <p>TBD</p>	

Attachment C – Consistency Analysis

ARTICLE 6. RESIDENTIAL USES AND STANDARDS Division 4 (Multiple Family Residential Zones)	Consistency Analysis	Consistency Determination
<p>a. Enforcement of nonconforming yard features established prior to October 17 2008, may be subject to abeyance pursuant to Section 10-1-19202.</p> <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>The project does not include any nonconforming yard features.</p> <p>TBD</p> <p>TBD</p> <p>TBD</p> <p>The project does not include any nonconforming retaining walls.</p>	

Attachment C – Consistency Analysis

ARTICLE 6. RESIDENTIAL USES AND STANDARDS DIVISION 5. AFFORDABLE HOUSING INCENTIVES	Consistency Analysis	Consistency Determination
<p>Inclusionary Unit Requirement</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 L and Moderate Income Households, at an Affordable Rent or Affordable Ownership Housing Cost, as follows:</p> <ol style="list-style-type: none"> 1. For-sale projects – All Inclusionary Units 15 percent of the total Residential Development shall be sold to Low and/or Moderate Income Households. 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>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 10-1-635 of the Burbank Municipal Code will not be counted in determining the required number of Inclusionary Units.</p> <p>(10-1-646)</p>	<p>The Project will dedicate a minimum of 10 percent of the total number of for-sale units affordable to households making at or below 80 percent of the AMI (Low Income). Section 10-1-646, Paragraph C allows for credits for units sold to low-income residents (80 percent of the AMI) at a rate of two (2) units for every one (1) unit provided. Currently, the Applicant will reserve 10 units for low-income residents (80 percent of the AMI), resulting in a total of 10.2 percent of the total units being affordable. This would result in a total credit of 20 affordable units, exceeding the 15 percent inclusionary housing requirement identified in Section 10-1-646 of the Burbank Municipal Code.</p>	<p>Consistent</p>

Attachment C – Consistency Analysis

ARTICLE 6. RESIDENTIAL USES AND STANDARDS DIVISION S. AFFORDABLE HOUSING INCENTIVES	Consistency Analysis	Consistency Determination
<p>Standards for Inclusionary Units</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>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. TIMING.</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>Inclusionary units will be constructed in the same manner as the proposed units. All units will be designed to be a cohesive and uniform community. The units designated as affordable will be as close as possible to the mix for the market-rate units.</p>	<p>Consistent</p>

Attachment C – Consistency Analysis

ARTICLE 6. RESIDENTIAL USES AND STANDARDS DIVISION 5. AFFORDABLE HOUSING INCENTIVES	Consistency Analysis	Consistency Determination
<p>C. DURATION OF AFFORDABILITY REQUIREMENT.</p> <p>Inclusionary Units shall be reserved for Very Low, Low and Moderate Income Households at the ratios established pursuant to Section 10-1-</p> <p>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 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>The project includes a total of 10 units that will be sold to Low-Income earners (80 percent Area Median Income) or lower and will be affordable for a period of no less than 55 years.</p>	<p>Consistent</p>

Attachment C – Consistency Analysis

ARTICLE 6. RESIDENTIAL USES AND STANDARDS DIVISION 5. AFFORDABLE HOUSING INCENTIVES	Consistency Analysis	Consistency Determination
<p>2. An Inclusionary Unit that is for sale shall remain reserved for the target income level ground 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. 369² 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>		

Attachment C – Consistency Analysis

10-1-646 Burbank General Plan 2035	Consistency Analysis	Consistency Determination
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	The proposed development is consistent with the General Plan land use designation.	Consistent
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.	The parking proposed is within enclosed garages and in unenclosed guest spaces within the interior of the site.	Consistent
Policy 3.14 Prohibit gated communities, private streets, private driveways, and other limited-access situations, except where special findings can be made.	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.	Consistent

Details

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Legend

Legend

Final Linear Features



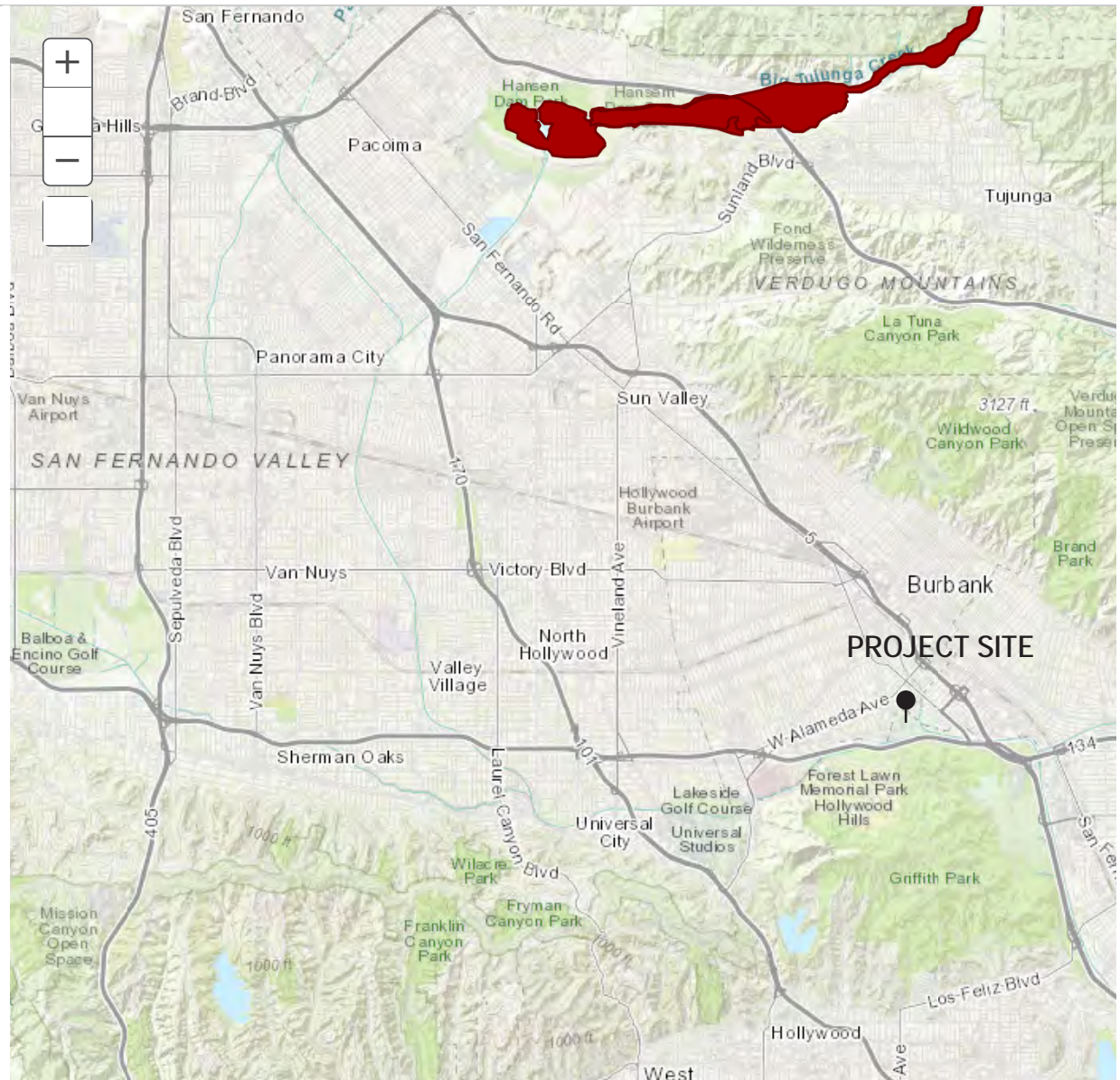
Final Polygon Features



Proposed Linear Features

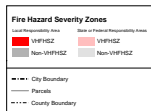
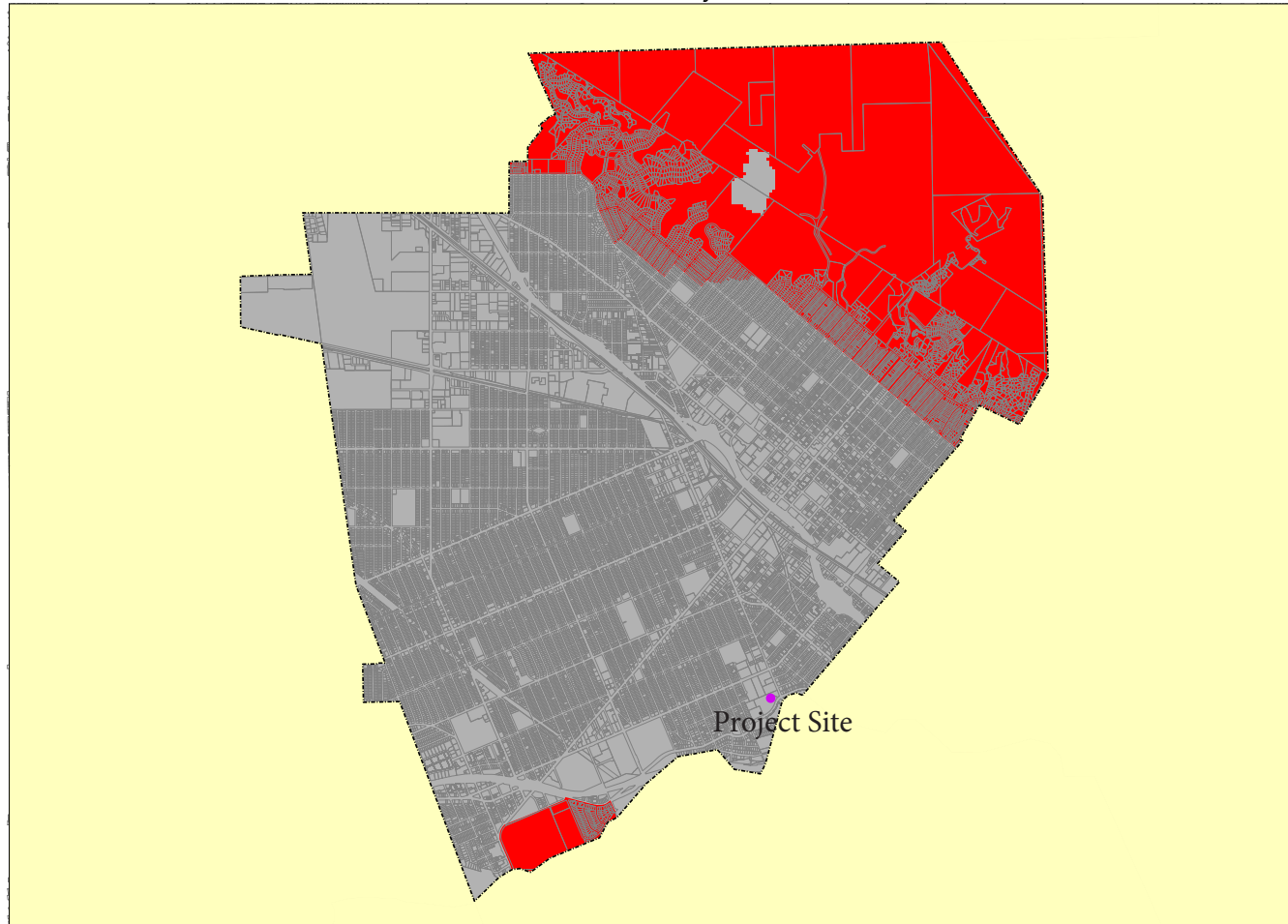


Proposed Polygon Features



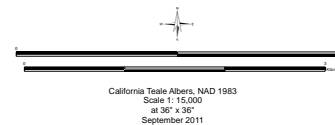
NTS

Very High Fire Hazard Severity Zones in LRA As Recommended by CAL FIRE



Government Code 67070.90 states that the California Department of Forestry and Fire Protection (CAL FIRE) is the authority for the Very High Fire Hazard Severity Zones (VHFSZ) in the State of California. CAL FIRE is responsible for the development, maintenance, and distribution of the Very High Fire Hazard Severity Zones (VHFSZ) maps. The maps are developed by CAL FIRE and are used by local government agencies to determine the fire hazard severity zones in their jurisdiction. The maps are developed by CAL FIRE and are used by local government agencies to determine the fire hazard severity zones in their jurisdiction. The maps are developed by CAL FIRE and are used by local government agencies to determine the fire hazard severity zones in their jurisdiction.

This map was developed using data products such as parcel and city boundaries provided by local government agencies. In certain cases, this includes copyrighted geographic information. The maps are for display purposes only - questions and requests related to parcel or city boundary data should be directed to the appropriate local government entity.



The State of California and the Department of Forestry and Fire Protection make no representations or warranties regarding the accuracy of data or maps. Neither the State nor the Department shall be liable under any circumstances for any direct, special, incidental, or consequential damages with respect to any claim by any user or third party on account of, or arising from, the use of data or maps.

Obtain FRAP maps, data, metadata and publications on the Internet at <http://frap.cdf.ca.gov>
For more information, contact CAL FIRE-FRAP, PO Box 944246, Sacramento, CA 94244-2460, (916) 327-3939.

Jerry Brown, Governor,
State of California
John Leland, Secretary for Resources,
The Natural Resources Agency
Ken Pimlott, Director,
Department of Forestry and Fire Protection

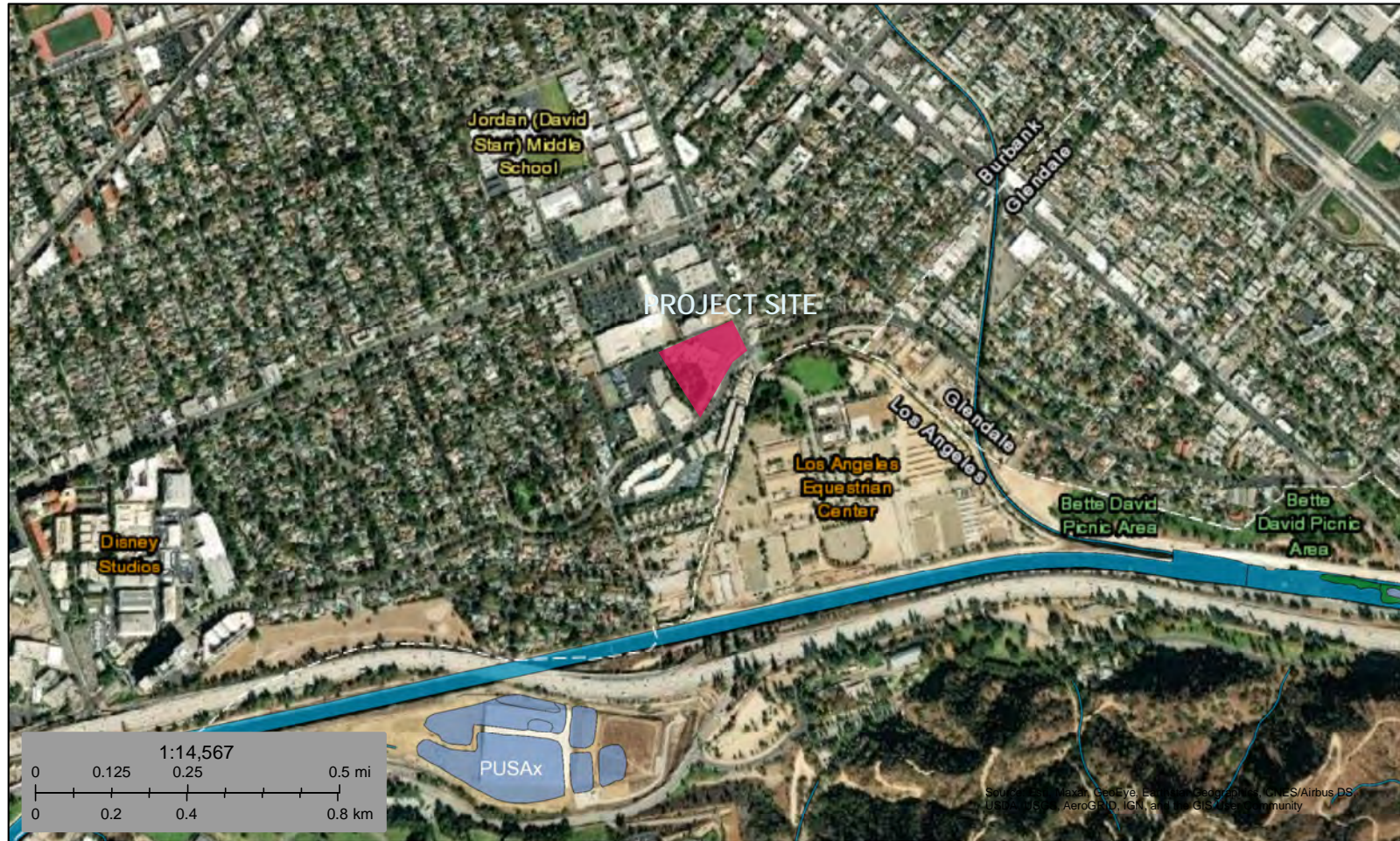
MAP ID: Burbank

DATA SOURCES
CAL FIRE Fire Hazard Severity Zones (FHSZ) 06_1
CAL FIRE Very High Fire Hazard Severity Zones in LRA - Los Angeles (c19haz06_5)



U.S. Fish and Wildlife Service
National Wetlands Inventory

Pickwick



June 1, 2021

Wetlands

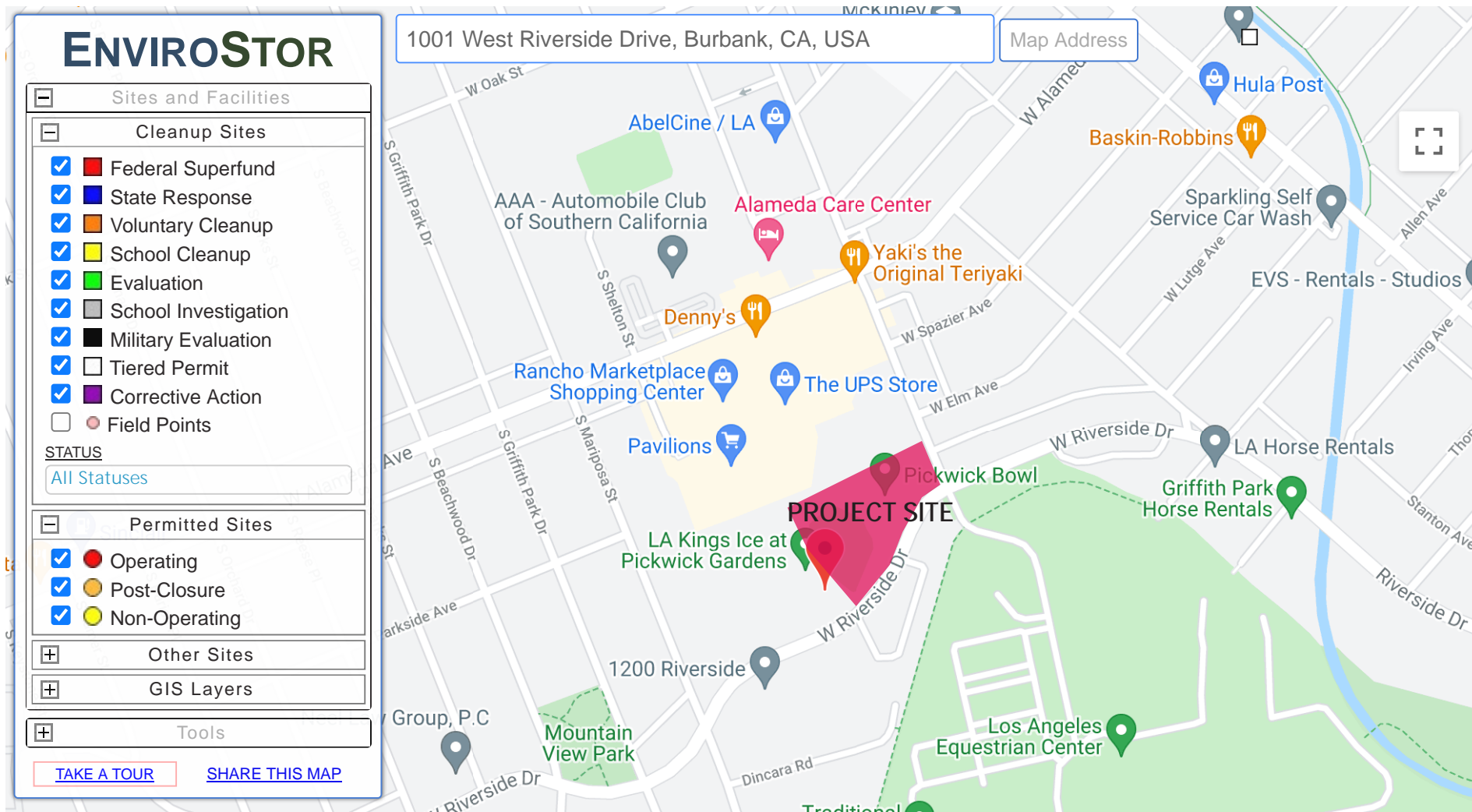
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

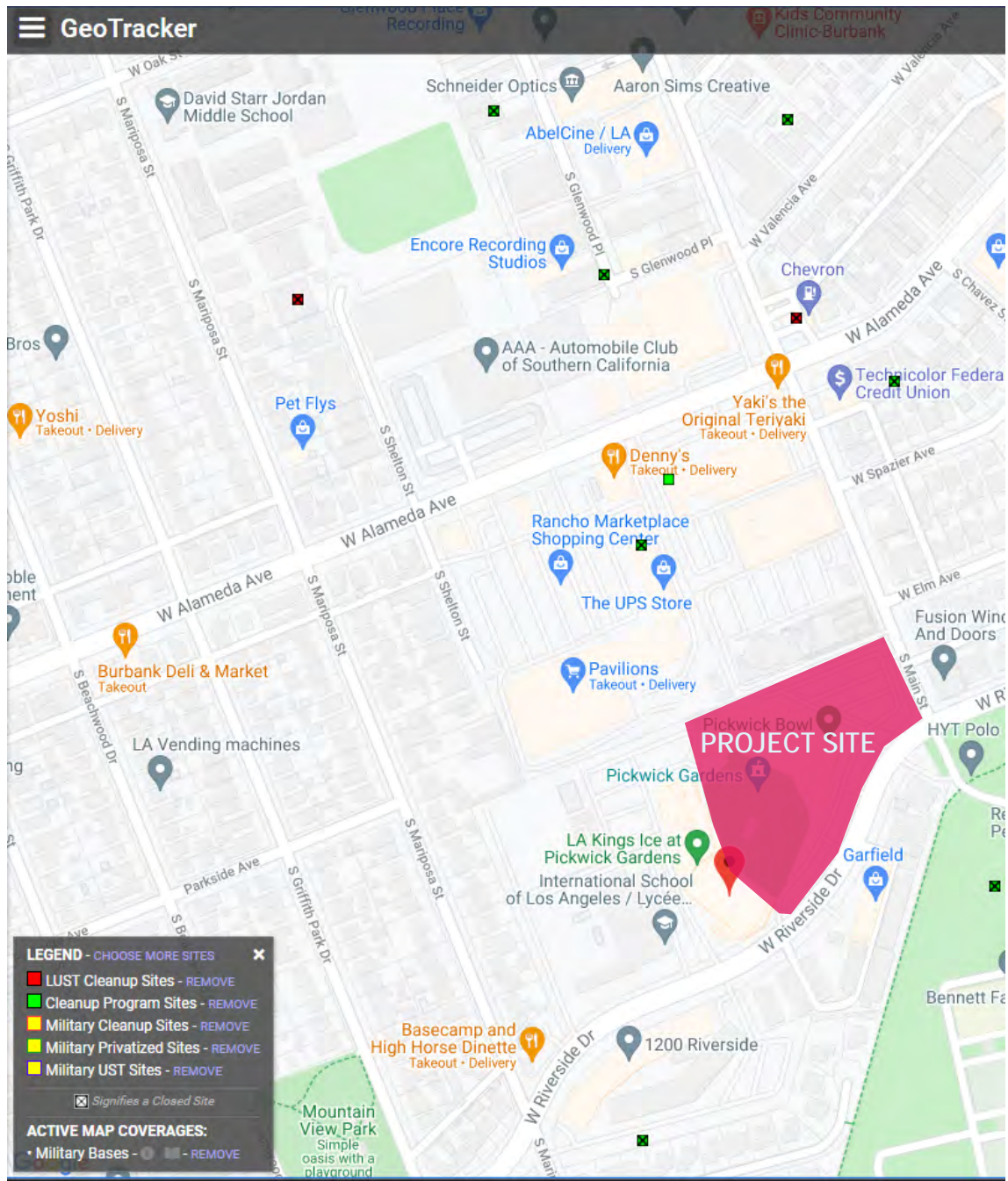


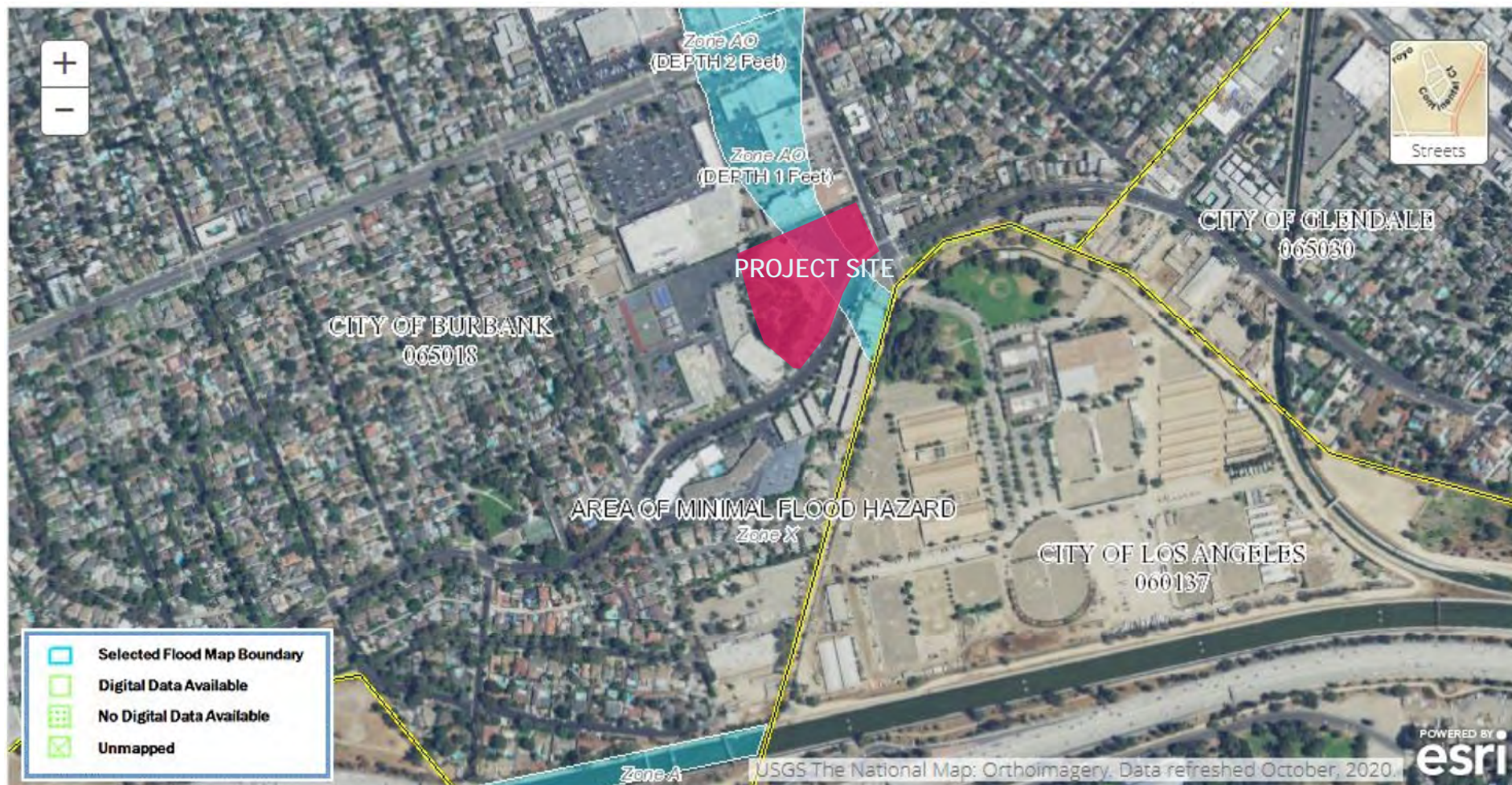
Google

100 m Map data ©2021

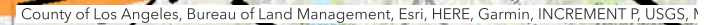
SITES CURRENTLY VISIBLE ON MAP		3 SITES LISTED		EXPORT THIS LIST TO EXCEL
PROJECT NAME	STATUS	PROJECT TYPE	ADDRESS	CITY
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<input type="checkbox"/> GRIFFITH PARK EXP LAB	INACTIVE - NEEDS EVALUATION	MILITARY EVALUATION		LOS ANGELES
<input type="checkbox"/> GRIFFITH PARK PHOTO CENTER	INACTIVE - NEEDS EVALUATION	MILITARY EVALUATION		LOS ANGELES







California Geological Survey



<https://maps.conservation.ca.gov/cgs/fam/app/>

1/1

MEMORANDUM

Teresa Grimes | Historic Preservation
Teresa.Grimes@icloud.com
323-868-2391

Date: May 10, 2020

For: Scott B. Birkey, Esquire
Cox Castle & Nicholson LLP
50 California Street, Suite 3200
San Francisco, CA 94111

Subject: 921-1001 W. Riverside Drive and 1105 S. Main Street, Burbank

This memorandum was prepared in response to your request for information regarding the property at 921 W. Riverside Drive in the City of Burbank. According to the Los Angeles County Office of the Assessor, the property is comprised of one parcel, 2443-001-018 and 019, and is occupied by buildings constructed in 1958, 1961, 1964, and 1987. The property was historically known as the Pickwick Recreation Center and is now called Pickwick Gardens.

The property is not included in the Built Environment Resources Directory (BERD), which is an inventory that includes properties listed as National Historic Landmarks, listed and determined eligible for listing in the National Register of Historic Places, listed and determined eligible for listing in the California Register of Historical Resources, California Historical Landmarks, California Points of Historical Interest, and properties that have been identified and evaluated in historic resource surveys (but only those that have been submitted to the State Office of Historic Preservation). The BERD replaces the former Historic Properties Directory (HPD) that previously provided evaluation status information for properties processed through State Office of Historic Preservation. Therefore, the property at 921 W. Riverside Drive is not listed under national and state landmark or historic district programs including the National Register of Historic Places or California Register of Historical Resources.

The City of Burbank has a Historic Preservation Ordinance, which was adopted by the City Council and the Heritage Commission in 1994, a Historic Preservation Plan adopted in 1999, and a Historic Context Statement prepared in 2009. The property at 921 W. Riverside Drive is not mentioned in any of those documents. In 2014, a historic resource survey was conducted of signs. The Pickwick Bowl sign was identified and evaluated as eligible for listing under the local ordinance; however, it is not formally listed on the local historic register. Thus, neither the property as a whole nor any of the buildings or features thereon are listed as listed on the local historic register.

A list of registered historic properties in Burbank is attached for your information. The property is not included on this list.

National Register of Historic Places

U.S. Post Office, 125 E. Olive Avenue
Burbank City Hall, 275 E. Olive Avenue

California Register of Historic Places

Bellarmino Jefferson High School, 465 E. Olive Avenue

California Point of Historic Interest

Bob's Big Boy, 4211 Riverside Drive

Burbank Historic Resources

The Rock House, 902 E. Olive Avenue
834 E. Magnolia Boulevard
923 E. Magnolia Boulevard
901 Sherlock Drive
910 Sherlock Drive
The Mentzer House, 1015 W. Olive Avenue
922 N. Bel Aire Drive
1258 E. Elmwood Avenue
837 E. Olive Avenue