



**COMMUNITY
DEVELOPMENT**

February 22, 2023

ARTUR ISRAELYAN
635 W COLORADO ST #102
GLENDALE, CA 91204

VIA EMAIL: ARTDESIGNS97@GMAIL.COM

**RE: Notice of Determination – Approved
Project No. 21-0006697 (Single Family Special Development Permit)
Located at 920 E Grinnell Dr.**

Dear Mr. Israelyan:

This letter is to notify you that the Community Development Director has approved your application for a Single-Family Special Development Permit (Project No. 21-0004449) and a Minor Fence Exception to demolish an existing two-story, 2,889 square feet single-family residence with an attached two-car garage and construct a two-story, 3,781 square feet single-family dwelling with a detached three-car garage. The project also includes a new rear trellis, a six-foot high fence within the front yard setback and an eight-foot high fence beyond the front yard setback. The Minor Fence Exception is required for any fence over four feet in height within the front yard setback area. The property is located in the R-1, Single Family Residential, zoning district. Enclosed is the approval with conditions.

Please be advised the decision of the Community Development Director will become effective fifteen (15) days from your approval date (March 9, 2023), unless the decision is appealed to the Planning Board within these 15 days. Any appeal of the Director's decision must be submitted to the Planning Division with the applicable filing fee prior to the expiration of the fifteen (15) day appeal period, or by 5:00 p.m. on March 9, 2023. If no appeal is filed, then you may submit to the Building Division for Building Plan Check review the first business day following the conclusion of the 15-day appeal period.

If you have any questions, please contact me by email at JPangilinan@burbankca.gov.

Sincerely,

JOSEPH PANGILINAN
Assistant Planner
Community Development Department

Community Development Department Director's Decision

DATE: February 22, 2023

PROJECT TITLE: Project No. 21-0006697 – Single Family Special Development Permit

PROJECT ADDRESS: 920 E Grinnell Dr.

APPLICANT: Artur Israelyan

PROJECT DESCRIPTION: The project proposes to demolish an existing two-story, 2,889 square feet single-family residence with an attached two-car garage and construct a two-story, 3,781 square feet single-family dwelling with a detached three-car garage. The project also includes a new rear trellis, a six-foot high fence within the front yard setback and an eight-foot high fence beyond the front yard setback. The Minor Fence Exception is required for any fence over four feet in height within the front yard setback area. The property is located in the R-1, Single Family Residential, zoning district.

ZONING: R-1 **GENERAL PLAN:** Low Density Residential

MUNICIPAL CODE CONFORMANCE:

As conditioned, the Project will comply with all applicable development standards set forth in the BMC, including, but not limited to, floor-area ratio, height, lot coverage, minimum setbacks, parking, and landscaping.

ENVIRONMENTAL REVIEW: This project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to Section 15303(e) Class 3 of the CEQA Guidelines pertaining to the new construction of up to three single-family residences. The proposed project is to demolish and re-construct one residential unit, which qualifies for this exemption.

DATE SIGN POSTED ON-SITE: February 1, 2023

DATE PUBLIC NOTICE MAILED: February 1, 2022

DATE OF DIRECTOR'S DECISION: February 22, 2022

END OF APPEAL PERIOD: March 9, 2022

Joseph Pangilinan, Assistant Planner
Planning Division (818) 238-5250



Patrick Prescott
Community Development Director

**PROJECT NO. 21-0006697, SINGLE FAMILY SPECIAL DEVELOPMENT PERMIT
(920 E Grinnell Dr – Artur Israelyan, Applicant)**

Findings for Granting a Single-Family Special Development Permit

The Community Development Director finds the proposed project satisfies the requisite findings contained in the Burbank Municipal Code Section 10-1-607(C) necessary for approval of the Single Family Special Development Permit, subject to the attached conditions of approval.

1) *The house conforms to all of the required standards of this Article unless an exception has been approved.*

The project complies with applicable standards set forth in the Burbank Municipal Code, including building setbacks, heights, floor-area ratio (FAR), and lot coverage for the house.

Project Component	Development Standard/ Requirement	Provided by Project
Front Yard Setback	Prevailing setback of 31'-6"	36'-6"
Side Yard Setback	10% of the 62'-6" lot width or 6'-3"	6'-3"
Second Story Front Stepback	If the front yard setback proposed for the finished wall of the first floor is greater than 35 feet, no additional setback is required for the second story.	N/A
Second Story Side Stepback	At least 40% of the length of the side length of the second story must be stepped back by at least 4'-0"	44% of the northern side of the second story is stepped back by at least 4'-0"; 42% of the southern side of the second story is stepped back by at least 4'-0"
Top-of-roof Height	30'-0"	29'-0"
Top-of-plate height	20'-0"	20'-0"
FAR	0.4	0.37
Lot Coverage	50%	24.8%

2) *If the house has a FAR greater than .35, or is larger than 3,000 square feet, or involves an addition or remodel that requires a Permit (but the FAR remains less than .40 with the addition), the house has been reviewed against the Neighborhood Compatibility and the house complies with the City's Single Family Design Guidelines.*

The project has been reviewed for consistency with the applicable Design Guidelines. Enclosed is a completed Neighborhood Compatibility Review – Design Guidelines Checklist for the project. The architectural style of the proposed house is Second Empire Style. The proposed two-story dwelling is consistent with the character defining features of the Second Empire architectural style, and includes a mansard roof, dormer windows, moldings and cast stone quoins.

3) Conditions are necessary for the purpose of satisfying the required findings, ensuring conformance with the Design Guidelines, mitigating environmental or other impacts of the project, and/or protecting the public health, safety, convenience, or welfare.

Permit conditions, such as Condition of Approval No. 8 which requires proposed walls and fences shall be adequately maintained in good condition for the duration of its existence, have been placed upon the project to ensure compliance with the required findings throughout all phases of review and construction. Standard conditions have also been incorporated into this decision to address common construction impacts to protect the public health, safety, convenience, and welfare of the community.

Findings for Granting a Minor Fence Exception Permit

In accordance with Burbank Municipal Code Section 10-1-19200(D), the Community Development Director must make the required findings necessary in order to approve a minor fence exception permit.

1) The feature does not obstruct the visibility of motorists at a street or alley intersection or exiting a driveway or otherwise affect a motorist's ability to safely operate their vehicle.

The proposed front fence abutting the driveway does not encroach upon corner cutoff area that extends outwards along front property line by 5'-0" and inward towards the property by 5'-0" from the intersection of the driveway and front property line. The fences do not pose any visibility issues or safety concerns for motorists existing from the subject driveway or going in either direction on Grinnell Drive.

2) The feature is not constructed of any materials that may pose a danger to motorists, pedestrians, or other persons.

The fences are constructed of concrete solid blocks with a stucco finish, with the front fence having an open design on the top 4'-0" feet portion of the fence with black iron bars. None of the proposed fences pose any danger to motorists, pedestrians, or other persons.

3) The feature is structurally sound and is adequately maintained.

The proposed plans for the fences indicate they will be constructed using typical structural methods, including permanent footings. Staff has included a condition of approval requiring that the fence be adequately maintained in good condition for the duration of its existence.

4) The feature does not affect the ability of emergency personnel to respond to an emergency on the property or to adequately view the property and structures upon it from the public right-of-way.

The upper 3'-0" of the proposed wall is fifty percent open with vertical black iron bars and will not block the view of subject dwelling from the public right-of-way. In addition, a pedestrian gate would be installed abutting Grinnell Dr. that would lead to the front lawn. The fence/gate would not hinder the ability of emergency personnel to respond to an emergency on the property or to adequately view the property from the public right-of-way.

5)The feature is compatible in size, scale, proportion, and location with other yard features in the neighborhood, or is otherwise consistent with the prevailing neighborhood character.

The neighborhood consists of single-family dwellings along Grinnell Dr. with fences and walls within the front yard. Some of these walls measured at 5'-0" to 6'-0" in height and incorporate driveway gates similar to the proposed front fence. Similarly, side yard fences and walls can be seen along Grinnell Dr. including some that graduate in height from 5'-0" to 8'-0" the front yard setback area. Staff had received a number of public comments from neighboring residents with concerns that the proposed 6'-0" front yard fence height was out of character compared to the fences and yard features on the other houses in the neighborhood. In response to this feedback, Planning staff has included Condition of Approval Number 7 that limits the maximum height of the front yard fence to 5'-0". As conditioned, the size, scale and proportion are compatible with the existing fences and walls in the neighborhood and will be consistent with the prevailing character of similar yard features on Grinnell Dr.

6)The scale and proportion of the feature are consistent and compatible with structures on the same property and in the general area.

The front yard fence is composed of concrete blocks finished with stucco on the bottom 2'-0" portion with 50% open design with vertical black bars on the upper portion of the fence, which is compatible with the color and design of the subject dwelling that also features stucco. In addition, the side fences beyond the front yard setback area will also have a stucco finish which will also match the character and scale of subject dwelling. The front fence will include black gates for pedestrian and vehicular entry respectively, which matches the design of the rest of the fences as well as the dwelling. The proportion and scale of the proposed fences are well-suited with the other structures on the subject property.

7)The feature does not encroach upon neighboring properties or structures in a visual or aesthetic manner through its size, location, orientation, setbacks, or height.

The feature is constructed within the existing property lines of the front and side property yards that belong to the subject property of 920 Grinnell Dr. The proposed fences would not physically encroach upon the neighboring property or represent a visible encroachment in size, location, orientation, or height

8)The feature does not impose detrimental impacts on neighboring properties or structures, including but not limited to impacts related to light and glare, sunlight exposure, air circulation, privacy, scenic views, or aesthetics.

The proposed fences are limited to the front yard and side yard portion of the interior lot and are finished with stucco. The proposed design does not include any reflective materials or lighting, and due to its partially open design, would not impose detrimental impacts to related light, glare, sunlight, exposure, air circulation, privacy, or scenic views of any of the neighboring properties.

**SINGLE FAMILY SPECIAL DEVELOPMENT PERMIT – PERMIT NO. 21-0006697
(920 E Grinnell Dr – Artur Israelyan, Applicant)**

Conditions of Approval

PLANNING DIVISION

1. Project No. 21-0006697, Single Family Special Development Permit, approves the demolition an existing two-story, 2,889 square feet single-family residence to construct an attached two-car garage and construct a two-story, 3,781 square feet single-family dwelling with a detached three-car garage. The project also includes a new rear trellis, a five-foot high fence within the front yard setback and an eight-foot high fence beyond the front yard setback. The property is located in the R-1, Single Family Residential, zoning district.
2. This permit shall expire if the scope of work is not initiated within one year of the date of this approval (expires on February 16, 2024), unless the Property Owner has diligently developed the proposed project as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements.
3. The plans submitted for Building Plan Check review, including exterior materials and architectural details, shall conform to the approved set of plans dated February 21, 2023 (Attachment A). Any modifications to the design or materials must be reviewed and approved by the Planning Division prior to the issuance of a building permit.
4. The operation/construction on the site shall remain in substantial conformance with the approved project plans submitted by the applicant dated February 21, 2022.
5. The Applicant shall comply with all federal, state, and local laws. Violation or conviction of any of those laws in connection with the use will be cause for revocation of this permit.
6. This permit may be modified or revoked by the City should the determination be made that the structure or conditions under which it was permitted present detrimental impacts on neighboring properties.
7. The front yard fence shall not exceed a height of 5'-0" as measured from the top of the fence to the lowest adjacent grade.
8. All proposed walls and fences shall be adequately maintained in good condition for the duration of its existence.
9. The Applicant shall list these conditions of approval in all construction plans submitted to the Building Division for a building permit. The Applicant shall also provide a separate written document outlining how, or where, each of the conditions have been addressed in the building permit plan set for all City Division/Department conditions enclosed and provide the same number of copies as building plan sets submitted for Building Plan Check.
10. By signing and/or using this Single-Family Development Permit, the permittee

acknowledges all of the conditions imposed and accepts this permit subject to those conditions and with full awareness of the provisions of the Burbank Municipal Code. Failure of the permittee or property owners to sign these conditions does not affect their enforceability by the City or other responsible entity. These conditions are binding upon all future property owners and occupants of the subject property.

11. The window placement, design, and dimensions shown on final building elevations during Building Plan Check review shall match that of the approved Project plans.

BUILDING DIVISION

7. All projects shall comply with Title 9, Chapter 1, of the Burbank Municipal Code, and the **2019 edition** of the California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards and Building Energy Efficiency Standards, including all intervening Code Cycles..
8. Plans and reports submitted for Plan Check Review are to be submitted electronically. For more information about the online submittal process, please contact the Building Division at 818-238-5220 or via email at building@burbankca.gov.
9. All conditions of approval are to be reproduced on the construction document drawings as part of the Approved Construction Set.
10. All Departments that have provide Conditions of Approval are to review drawings and provide final approval via online electronic review, prior to issuance of Building Permit.
11. Separate Permits will be required for the following:
 - a. Demolition
 - b. Grading & Shoring
 - c. Architectural & Structural
 - d. Elevators
 - e. Accessory Dwelling Unit
12. As required under Section 1803 Geotechnical Investigation of the 2019 California Building Code a soils report must be provided by a geotechnical engineer licensed in the State of California
13. The foundation shall comply with California Building Code Section 1808.7, for foundations on or adjacent to slopes. A soils report will be required.
14. Grading and drainage plans will be required, and a separate Grading & Shoring Permit may be required. Topographical contour lines are to be indicated, showing

existing and proposed contours. Geotechnical report may be submitted along with Grading & Shoring Permit Application.

15. Elevations shall reflect the site conditions. Site plan indicates that there is a 2-3 foot drop from the North corner of the site to the South corner adjacent to the new ADU. Current elevations do not reflect this drop, current elevations indicate that the site has a flat slope, which is incorrect.
16. Elevator shall comply with Chapter 30 of the California Building Code or Chapter R321 of the California Residential Code, depending on which Code is used as the governing Code.
17. Justify Floor Area Ratio per current Burbank Municipal Code 10-1-601 (ARTICLE 6. RESIDENTIAL USES AND STANDARDS)
 - a. Per Burbank Municipal Code, ADU square footage shall be listed as 560 SF.
18. Provide corrected Demolition Calculations (demolition calculations are based upon the length of walls, not the square footage of walls).
 - a. Total length of all walls to be demolished divided by total length of all existing walls = Demolition Percentage.
 - b. Length of walls are to include interior and exterior walls, including openings, and any walls attached to existing structure.
19. New construction projects within the City of Burbank are subject to MWELO review.

New landscape areas for residential and non-residential projects between 500 and 2,500 square feet requiring a building or landscape permit, plan check or design review will be required to complete, either a Performance or Prescriptive Compliance Method. Full house demolition will require MWELO review, either prescriptive or performance, no exceptions.
20. A CF1R energy report will be required, and design team is required to review and coordinate all values with those shown on Plans, Elevations, Sections, and Window Schedules.
21. Construction projects must comply with Best Management Practices for construction and stormwater runoff requirements of the National Pollutant Discharge Elimination System MS4 Permit.
22. The City's mandatory Construction & Demolition Debris Diversion Ordinance requires the recycling and diversion of at least 65% of construction and demolition debris. A refundable deposit and non-refundable administrative fee will be collected prior to permit issuance. The Ordinance applies to all demolitions and to new construction, additions, remodels, renovation, tenant improvement and alteration projects over 500 square feet in scope of work.

23. A stamped setback certification by a Licensed Surveyor will be required to certify the location of the new construction in relation to the setbacks prior to the first foundation inspection.
24. The California Division of Mines and Geology Active Fault Near-Source Zones Map for Burbank indicates the city is within 2 km - 5 km of the Verdugo and Hollywood Faults. Structural design of construction projects must address the impact of the Near-Fault Zones.
25. Plans submitted for plan check must be stamped by State-licensed architect or engineer unless the project is one of the following listed below and complies with conventional light wood frame construction requirements in the CBC:
- Wood-framed, single-family dwellings not more than two stories in height;
 - Wood-framed, multi-family dwellings not more than two stories in height, and limited to four dwelling units per parcel;
 - Wood-framed, garages or accessory structures for single-family dwellings not more than two stories in height;
 - Non-structural or non-seismic storefronts, interior alterations or additions.
26. A Building Permit may be issued to the Property Owner provided that the work is limited to:
- A single-family dwelling of wood frame construction not more than two stories and a basement in height.
 - Garages or other structures appurtenant to single-family dwellings of wood frame construction not more than two stories and basement in height.
 - Nonstructural or non-seismic alterations or additions.
27. Approved hours of construction are:
- | | |
|-----------------|--------------------|
| Monday – Friday | 7:00 am to 7:00 pm |
| Saturday | 8:00 am to 5:00 pm |
- No construction is permitted by contractors or subcontractors after hours, on Sunday or on City holidays without prior written request and approval from the Community Development Department.
28. Deferral of any submittal items shall have prior approval of building official. The registered design professional in responsible charge shall list the deferred submittals on construction documents for review.
29. Screening will be required for equipment located in front and side yards. The screening will include the electrical panels, A/C compressor units, gas meters, and transformers. All screening will be subject to approval by Planning and Building divisions, and BWP.

PUBLIC WORKS DEPARTMENT

ENGINEERING DIVISION

30. Applicant shall protect in place all survey monuments (City, County, State, Federal, and private). Pursuant to California Business and Professions Code Section 8771, when monuments exist that may be affected by the work, the monuments shall be located and referenced by or under the direction of a licensed land surveyor or licensed civil engineer legally authorized to practice land surveying, prior to construction, and a corner record or record of survey of the references shall be filed with the county surveyor. A permanent monument shall be reset or a witness monument or monuments set to perpetuate the location if any monument that could be affected and a corner record or record of survey shall be filed with the county surveyor prior to the recording of a certificate of completion for the project.
31. No building appurtenances for utility or fire service connections shall encroach or project into public right-of-way (i.e. streets and alleys). Locations of these appurtenances shall be shown on the building site plan and the off-site improvement plans [BMC 7-3-701.1].
32. No structure is permitted in any public right-of-way or any public utility easements/pole line easements [BMC 7-3-701.1, BMC 9-1-1-3203].
33. Any work within the public right-of-way must be permitted and approved by the Public Works Department before construction can commence. All construction work in the public right-of-way must comply with Burbank Standard Plans and must be constructed to the satisfaction of the City Engineer. A Public Works **Excavation Permit** is required. The excavation permit requires a deposit acceptable to the Public Works Director to guarantee timely construction of all off-site improvements. Burbank Standard Plans can be accessed at; <http://file.burbankca.gov/publicworks/OnlineCounter/main/index.htm>
34. Prior to issuance of a building permit, submit on site drainage plans to Public Works for review. On-site drainage shall not flow across the public parkway (sidewalk) or onto adjacent private property. It should be conveyed by underwalk drains to the gutter through the curb face. [BMC 7-1-117, BMC 7-3-102].
35. No construction material shall be placed within the public right-of-way without a "Street Use" Permit issued by the Public Works Department.
36. Prior to issuance of a building permit, plans shall include easements, elevations, right-of-way/property lines, dedication, location of existing/proposed utilities and any encroachments.
37. Any portion of the public parkway (sidewalk, curb, gutter, driveways, landscape, etc.) that is broken, uneven or uplifted at the end of the project must be reconstructed to the satisfaction of the City Engineer. The repairs and/or reconstruction will be required whether the damage is pre-existing or is a result of the project. Contact the Public Works Inspection Office at (818) 238-3955 to have these areas inspected and identified after obtaining a Public Works Excavation Permit [BMC 7-3-501].
38. Prior to issuance of a building permit, the applicant shall contact Burbank Water and Power for vertical and horizontal clearance restrictions

39. Prior to the issuance of the Certificate of Occupancy, provide verification from the City of Burbank, Building Division, indicating the 5'-0" public utility easement at the rear of the property is cleared of any existing and/or proposed permanent structures after construction is completed.
40. Prior to the issuance of the Certificate of Occupancy, any portion of the public parkway that is broken, uneven or uplifted at the end of the project must be reconstructed to the satisfaction of the City Engineer. The repairs and/or reconstruction will be required whether the damage is pre-existing or is a result of the project. Contact Public Works Inspection Office at (818) 238-3955 to have these areas inspected and identified after obtaining a Public Works Excavation Permit [BMC 7-3-501].
41. If any utility cuts or construction-related impacts are made on E. Cedar Avenue adjacent to the property, applicant will have to restore the street fronting the property per City of Burbank paving requirements. For additional information or questions, please contact Anthony Roman, Civil Engineer Associate, at (818) 238-3945.

WATER RECLAMATION AND SEWER DIVISION

42. The location, depth, and dimensions of all sanitary sewer lines and easements must be shown on the plans.
43. Every building or structure in which plumbing fixtures are installed which conveys sewage must be connected to the municipal wastewater system [BMC 8-1-104].
44. No person shall connect to or tap an existing public sewer without obtaining a permit to do so [BMC 8-1-301].
45. Any existing fixture or connection to the sewer main line must be capped before a building demolition occurs.
46. A backwater valve is required on every private sewer lateral(s) connected to a private building(s), unless it can be shown that all fixtures contained therein have flood level rim elevations above the elevation of the next upstream maintenance hole cover of the public sewer serving the property, or a conditional waiver is granted by the Director [BMC 8-1-313], Please note that Public Works' Wastewater Division will not sign off on the Certificate of Occupancy until the owner/developer provides proof that the backwater valve(s) has been installed.

STORMWATER DIVISION

47. Per BMC 8-1-1004.B(3), a Pool Discharge Permit is to be issued by the Public Works Permits counter and a \$38.25 fee (fiscal year 2021-22) is required each time single family residential pool is emptied. Please refer to the enclosed pool discharge brochure. If the proposed pool/spa contains salt water, please note that salt water pool/spa discharges are currently conditionally allowed to discharge into the storm drain system, subject to meeting (and not exceeding) the following water quality objectives, in addition to other BMP requirements: TDS = 950 mg/l, Sulfate = 300 mg/l, Chloride = 190 mg/l. This

conditional allowance and the limits may be changed by the Regional Water Quality Control Board in the future. The City strongly discourages the use of saltwater pools.

48. Per BMC 9-3-407, Best Management Practices shall apply to all construction projects and shall be required from the time of land clearing, demolition or commencement of construction until receipt of a certificate of occupancy.
49. Certain construction and re-construction activities on private property will need to comply with post-construction Best Management Practices (BMPs), which include Sections 8-1-1007 and 9-3-414.D of the BMC authorizing the City to require projects to comply with the Standard Urban Stormwater Mitigation Plan provisions and the City's Low Impact Development (LID) ordinance. For questions on these requirements, please contact the City's Building Division at (818) 238-5220.
50. Landscape irrigation discharges using potable or reclaimed/recycled waters are a conditionally allowed discharge per Table 8 of Final LA County MS4 Permit (Order No. R4-2012-0175) as amended by State Water Board Order WO 2015-0075, which http://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/la_ms4/2015/OrderR4-2012-0175-FinalOrderasamendedbyOrderWQ2015-0075.pdf

TRAFFIC ENGINEERING

51. Garage must be accessed by a 24-foot turn radius per BMC 10-1-1606.
52. No visual obstructions shall be erected or maintained in the 5'-0" by 5'-0" visibility cut-off above 3'-0" high or below 10'-0" high at the intersection of street and driveway [BMC 10-1-1303 (C)]. Such requirement applies to all driveways.

FIELD SERVICES

53. There must be an appropriate location on the property for all solid waste containers or bins. Solid waste containers shall not to be visible from the street.

FIRE

54. Provide construction site security by means of a six-foot high fence maintained around the entire site or a qualified fireguard when required by the Fire Chief.
55. Provide an automatic fire sprinkler system in accordance with the Burbank Municipal Code.
56. Provide electrical supervision for all valves controlling the water supply and all water flow switches on all fire sprinkler systems where the number of sprinklers is 20 or more.
57. Provide a fire alarm system to notify all occupants of automatic fire sprinkler water flow.
58. Provide a Knox key box for fire department access.

59. Provide a Knox KS-2 key access switch for security gates.
60. Provide address numbers a minimum of 4 inches high for residential structures and six inches high for all other occupancies with $\frac{3}{4}$ inch stroke to identify the premises. Numbers shall be plainly visible from the street or road fronting the property and from the alley or rear accessway to the property.
61. 2A10BC fire extinguishers shall be provided and located as directed by the Fire Inspector in the field. All portable fire extinguishers shall be installed on a positive latching bracket or within an enclosed cabinet.
62. Exit doors shall be openable from the inside without the use of a key or any special knowledge or effort. All locking devices shall be of an approved type.
63. Provide a fire alarm system.
64. Fire apparatus access roads shall be provided in accordance with the California Fire Code, for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building or facility. More than one fire apparatus road shall be provided when it is determined by the chief that access by a single road might be impaired by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access. Access during construction shall be maintained in accordance with the CFC/BMC.
65. Specifications for fire apparatus access roads shall be provided and maintained in accordance with the California Fire Code.
66. Plans for fire apparatus access road shall be submitted to the fire department for review and approval prior to construction.
67. Plans and specifications for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction.
68. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, **such protection shall be installed and made serviceable prior to and during the time of construction.**
69. Approved signs or other approved notices shall be provided and maintained, at the expense of the person(s) in possession of the property, for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both.

70. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into or within the jurisdiction. When any portion of the facility or building protected is in excess of 150 from a water supply on a public street, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains capable of supplying the required fire flow shall be provided when required by the chief.
71. All exits, fire department access and fire protection shall be maintained in accordance with the California Fire Code during construction.
72. Any fire hydrants for this block shall be upgraded with a 4" X 2-2 1/2" outlets. Contact the Water Division at 818-238-3500 for specifications on the type fire hydrants to be provided.
73. Provide smoke detection for dwelling units, congregate residences and hotel or lodging guestrooms that are used for sleeping purposes.
74. Power and location of smoke detectors in Group R occupancies shall be in compliance with the California Fire Code, California Building Code as amended by the Burbank Municipal Code.
75. All existing single-family dwelling units intended for human occupancy shall have installed on or before July 1, 2011 carbon monoxide detectors in accordance with the Health & Safety Code §17926.
76. All existing Multi-dwelling units intended for human occupancy shall have installed on or before January 1, 2013 carbon monoxide detectors in accordance with the Health & Safety Code §17926.
77. In order to determine fire flow requirements for this building, the following information shall be provided prior to issuing a building permit for final fire department plan check:
 - a. Building Type Construction as defined by the California Building Code.
 - b. Square feet of the building.

PARKS AND RECREATION DEPARTMENT

54. Submit landscape and irrigation plans prepared by a licensed landscape architect.
55. Project must comply with Municipal Water Efficient Landscape Ordinance (MWLEO) requirements if the project includes over 500 square feet of landscape.
56. Do not remove any Street/Parkway Trees.

57. New Trees and landscaping in Parkway will require a covenant agreement, prior to final approval.
58. Do not remove any trees on property for this project. Tree protection zones will need to be in place prior to any construction.
59. A Park Development Fee shall be paid prior to issuance of a building permit in the amount of \$150 per additional bedroom (5 X \$150.00 = \$750).
60. Revise plans must include the following street trees: Contact Forestry for list of approved street trees. Street Trees are required.
61. All street trees shall be a minimum of 24" box size. Trees in grass shall be installed with Arbor Guards.
62. On final plans submitted for Building Plan Check review, add a note as follows:

Owner to install the street trees, they must contact the Forestry Supervisor, at (818) 238-5343, at least forty-eight (48) hours prior to installation. Failure to contact the City for inspection and installation may cause the removal and replacement at the owner's expense.
63. Tree wells are required.
64. Provide irrigation bubbler to street trees.
65. Provide automatically controlled irrigation system to the parkway.
66. Must comply with Art in Public Places Ordinance if building costs are over \$500,000.
67. Do not remove any Street/Parkway Trees
68. Provide an Arborist Evaluation of all landscape being removed.
69. Landscape and Irrigation Plans need to be provided.

BURBANK WATER AND POWER (BWP)

WATER DIVISION

70. Please review the attached "Sizing Water Meter and Service Line" form and initial inside the red circle if it looks accurate and include with the set of plans. I have also included a blank form that you may fill out accordingly if it does not look correct. Please note that the fixture column should include all the plumbing fixtures that are existing and proposed in the main dwelling and ADU. This form will help determine what size water meter and service line is required. There is an existing 5/8" water meter which is substandard and will have to be upgraded.

71. The applicant shall be responsible for all additional costs of connection, installation and abandonment of water services in accordance with Burbank Water and Power (BWP) Rules and Regulations.

ELECTRIC DIVISION

72. The proposed new 2-story single-family residence, along with a 3-car garage with an Accessory Dwelling Unit on top construction, will conflict with the existing electrical service panel. Therefore, the applicant will need to contact the Residential Service Planner at 818-238-3647 to obtain a confirmation of electric service for permanent and temporary power. BWP can provide electric service of 400 amps or less to the property. In accordance with BWP's Rules and Regulations, overhead service will not be provided to any Customer with a new development that requires total building demolition. Underground service may be possible at the north-east of the new 2-story single-family dwelling. For underground service, the applicant will be responsible for installing all substructures necessary to provide underground electric service from the pole to the main electric panel. Temporary power may be possible at the north-west of the property with conditions.
73. Prior to final plan approval, contact the Residential Service Planner to determine the new service location and to discuss BWP's electric service requirements. A load schedule should be provided at that time.

CITY LANDSCAPE ARCHITECT

74. New construction projects with an aggregate irrigated landscape area of 500 sq. ft. or greater shall comply with the Water Efficient Landscape Ordinance. A Landscape Documentation Package ("Landscape Plans") shall be submitted for review and approval.
75. Landscape Plans shall depict planted parkways or public rights-of-way adjacent to the property.

Landscape Documentation Package includes:

- a. Project Information
 - i. Date
 - ii. Project address
 - iii. Project applicant
 - iv. Total landscape area (square feet)
 - v. Project type (e.g. New, rehab, public, private, homeowner-installed)
 - vi. Water supply type (e.g. Potable or recycled)
 - vii. Index of all documents in landscape documentation package
 - viii. Contact information for the project applicant and property owner
- b. Landscape design plan:
 - i. Location, type and size of all plantings
 - ii. Identify areas permanently and solely dedicated to edible plants, areas irrigated with recycled water
 - iii. Type of mulch and application depth
 - iv. Soil amendment specifications and quantity
 - v. Identify type and surface area of water features, including pools and spas

- vi. Identify hardscapes (pervious and non-pervious)
- vii. Identify location of any applicable stormwater best management practices
- c. Irrigation Design Plan
 - i. location and size of submeters or separate irrigation water meters (*note: separate meters or submeters are not required for residential landscapes less than 5000 sq. ft.)
 - ii. location, type and size of all components of the irrigation system, including controllers, main and lateral lines, valves, sprinkler heads, driplines, bubblers, moisture sensing devices, rain sensors, quick couplers, pressure regulators, and backflow prevention devices
 - iii. static water pressure at the point of connection to the public water supply
 - iv. flow rate (gallons per minute), application rate (inches per hour), and design operating pressure (pressure per square inch) for each station
 - v. recycled water irrigation systems as specified in Section 492.14, where applicable
- d. Water Efficient Landscape Worksheet – See attached Appendix 'B'
 - i. incorporated onto drawing sheets
 - ii. exempt if complying with Prescriptive Measures
- e. Soil Management – depicted with notes on plans
- f. Grading Design Plan – where applicable

For Single-Family Residential Projects (choose one):

- a. the prescriptive measures of the Ordinance may be followed if the aggregate landscape area is 500 to 2,500 SF. The surface area of pools and water features are to be included as "high water use" planting areas in determining area. Prescriptive measures are included in Appendix D, attached.
- b. The performance measures of the Ordinance may be followed for any project with aggregate landscape area of 500 SF or more. A Water Efficient Landscape Worksheet shall be included if complying with the performance measures.

76. Landscape Plans shall be reviewed for compliance of the Water Efficient Landscape Ordinance, including, but not limited to:

- a. Soil Management – indicate on notes that soil amendments are to follow the recommendations of a soils analysis report (*for Performance Measures option)
- b. Turf is not allowed on slopes greater than 25% where the toe of the slope is adjacent to an impermeable hardscape and where 25% means 1 foot of vertical elevation change for every 4 feet of horizontal length (rise divided by run x 100 = slope percent).
- c. Soil Preparation, Mulch and Amendments (Include the following notes):
 - i. Prior to the planting of any materials, compacted soils shall be transformed to a friable condition.
 - ii. Soil amendments shall be incorporated according to recommendations of the soil report (*exempt for Prescriptive Measures option)
 - iii. For landscape installations, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil. Soils with greater than 6% organic matter in the top 6 inches of soil are exempt from adding compost and tilling.
 - iv. A minimum three-inch (3") layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting

groundcovers, or direct seeding applications where mulch is contraindicated.

- d. Automatic irrigation controllers utilizing either evapotranspiration data or soil moisture sensor data, and with non-volatile programming memory is required for irrigation scheduling in all irrigation systems.
- e. If the water pressure is below or exceeds the recommended pressure of the specified irrigation devices, the installation of a pressure regulating device is required to ensure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance.
 - i. If the static pressure is above or below the required dynamic pressure of the irrigation system, pressure-regulating devices such as inline pressure regulators, booster pumps, or other devices shall be installed to meet the required dynamic pressure of the irrigation system.
 - ii. Static water pressure, dynamic or operating pressure, and flow reading of the water supply shall be measured at the point of connection. These pressure and flow measurements shall be conducted at the design stage. If the measurements are not available at the design stage, the measurements shall be conducted at installation.
 - iii. Provide a pressure loss calculation to indicate the pressure range required at the point of connection.
- f. Rain Sensor, either integral or auxiliary, that suspend or alter irrigation operation during unfavorable weather conditions shall be required on all irrigation systems.
- g. Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be required, as close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency (such as a main line break) or routine repair.
- h. Backflow prevention device is required to protect the water supply from contamination by the irrigation system.
- i. The irrigation system shall be designed to prevent runoff, low head drainage, overspray, or other similar conditions where irrigation water flows onto non-targeted areas, such as adjacent property, non-irrigated areas, hardscapes, roadways, or structures.
- j. Relevant information from the soil management plan, such as soil type and infiltration rate, shall be utilized when designing irrigation systems.
- k. The design of the irrigation system shall conform to the hydrozones of the landscape design plan.
- l. Sprinkler heads and other emission devices shall have matched precipitation rates, unless otherwise directed by the manufacturer's recommendations.
- m. Head to head coverage is recommended. However, sprinkler spacing shall be designed to achieve the highest possible distribution uniformity using the manufacturer's recommendations.
- n. Swing joints or other riser-protection components are required on all risers subject to damage that are adjacent to hardscapes or in high traffic areas of turfgrass.
- o. Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur.
- p. Areas less than ten (10) feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.
- q. Overhead irrigation shall not be permitted within 24 inches of any non-permeable surface. Allowable irrigation within the setback from non-permeable surfaces may

include drip, drip line, or other low flow non-spray technology. The setback area may be planted or unplanted. The surfacing of the setback may be mulch, gravel, or other porous material. These restrictions may be modified if:

- i. The landscape area is adjacent to permeable surfacing and no runoff occurs; or
 - ii. The adjacent non-permeable surfaces are designed and constructed to drain entirely to landscaping; or
 - iii. The irrigation designer specifies an alternative design or technology, as part of the landscape documentation package and clearly demonstrates strict adherence to preventing runoff and overspray.
- r. Hydrozones
- i. Each valve shall irrigate a hydrozone with similar site, slope, sun exposure, soil conditions, and plant materials with similar water use.
 - ii. Sprinkler heads and other emission devices shall be selected based on what is appropriate for the plant type within that hydrozone.
 - iii. Where feasible, trees shall be placed on separate valves from shrubs, groundcovers, and turf to facilitate the appropriate irrigation of trees. The mature size and extent of the root zone shall be considered when designing irrigation for the tree.
 - iv. Individual hydrozones that mix plants of moderate and low water use, or moderate and high water use, may be allowed if:
 1. plant factor calculation is based on the proportions of the respective plant water uses and their plant factor; or
 2. the plant factor of the higher water using plant is used for calculations.
 - v. Individual hydrozones that mix high and low water use plants shall not be permitted.
- s. Include the following note on the irrigation plan: 'A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes.'
- t. Surface area of a water feature shall be included in the high water use hydrozone area of the water budget calculation.

X

Signature of Applicant/Permittee

X

Signature of Property Owner

**SINGLE FAMILY SPECIAL DEVELOPMENT PERMIT – PERMIT NO. 21-0006697
(920 E Grinnell Dr – Artur Israelyan, Applicant)**

Neighborhood Compatibility Checklist

DWELLING SETBACKS *(Table A: Must meet all 3)*

1. Front Yard Setbacks

The average prevailing front yard setback for the project site is 31'-6". The proposed dwelling has a 36'-6" front yard setback that complies with the minimum required front yard setback.

2. Side Yard Setbacks

The proposed two-story dwelling will be located in the rear house of the house and setback 6'-3" from west property line, which complies with the minimum 6'-3" side setback requirement or 10% of the 62'-6" lot width.

3. Rear Yard Setbacks

The proposed dwelling is setback 85'-10" from the rear property line, complying with the minimum 15'-0" required rear yard setback.

DWELLING ORIENTATION *(Table B: Must meet minimum 1 of 4)*

1. Front Entry Orientation

The proposed dwelling's front entry orientation is centrally located, easily visible, and accessible from the front yard and sidewalk.

2. Front Entry Design

The dwelling's front entry features a covered front porch that is topped by a second-story balcony and bookmarked with two columns that leads the eye and creates a sense of transition from the front yard to the interior of the dwelling.

DWELLING ORIENTATION CONTINUED *(Table C: Must meet minimum 1 of 2)*

1. Garage Orientation, General

The Project proposes a three-car garage at the rear of the lot that is accessible from the rear alley. No changes are proposed to the existing attached two-car garage.

ROOFLINES *(Table D: Must meet minimum 1 of 3)*

3. Skyline Interest

Pitched roofs are utilized in the building design. The proposed house has a mansard roof that features dormers consistently that is consistent with the Second Empire architectural style.

MAJOR AND MINOR MASSING & MODULATION *(Table E: Must meet minimum 2 of 4)*

2. Residential Modulation, Front Yards

The front building plane is modulated and broken up along both length and height resulting from presence of dormers, modulations on the second-story front facade and a front porch that is lower than the overall height of the building.

3. Residential Modulation, Side Yards

The proposed building's side plane are modulated and broken up in length and height with the use of second-story side setbacks and an attached trellis at the rear.

RESIDENTIAL DWELLING HEIGHT, UPPER STORIES & HEIGHT TRANSITIONS

(Table F: With one story only, must meet minimum 1 of 2 below, and then do not completed Table G; With two or more stories, skip Table F and completed Table G)

Due to the proposed two-story design, Table F is skipped.

RESIDENTIAL DWELLING HEIGHT, UPPER STORIES & HEIGHT TRANSITIONS

(Table G: With two stories or more, must meet minimum 3 of 4)

2. Upper Stories, New Construction

Two-story homes are permitted by-right per Table 10-1-603(A) in the R-1 zoning district. To minimize the visual impact of the proposed two-story dwelling the second story has a smaller footprint than the first floor. The overall area of the second story is 1,851 square feet, which is smaller than the footprint of the first story which has an area of 1,891 square feet.

3. Window, Balcony, and Roof Terrace Placement, at Upper Stories Overlooking Side Yards

The proposed dwelling's second story avoids direct views into windows of abutting residences though minimizing the number of windows and window sizes along both side elevations. Additionally, the project proposes screening in the form of landscaping along the length of the proposed dwelling to further mitigate potential privacy concerns.

4. Window, Balcony, and Roof Terrace Placement, at Upper Stories Overlooking Rear Yards

The proposed dwelling is setback 85'-10" from the rear property line, complying with the minimum 15' required rear yard setback. Additionally, the lot has existing landscaping along the rear property line that provides screening to further mitigate potential privacy concerns.

RESIDENTIAL DWELLING HEIGHT CONTINUED *(Table H: With third story, must meet 1 item).*

The project does not include a third story. Table H is skipped.

WINDOWS AND 360° ARCHITECTURE *(Table I: Must meet minimum 1 of 4)*

1. 360° New Construction

The proposed addition is consistent with the character, massing, and design of the existing Second Empire style house. The proposed two-story addition incorporates character defining features of the Second Empire architectural style such as a mansard roof, cornices, dormer windows, moldings and cast stone quoins.

ACCESSORY STRUCTURES *(Table J: Must meet 1 item)*

The Project proposes a detached three-car garage with an accessory dwelling unit above it. The proposed accessory structure utilizes a Second Empire style consistent with the proposed two-story dwelling.

FENCES AND PROPERTY LINE WALLS *(Table K: If provided, must meet all 3)*

1. At Front Yards

Staff had received a number of public comments from neighboring residents with concerns that the proposed 6'-0" front yard fence height was out of proportion compared to the fences and yard features on the other houses in the neighborhood. In response to this feedback, Planning staff has included Condition of Approval Number 7 that limits the maximum height of the front yard fence to 5'-0". A 5'-0" high fence is proposed, with the bottom 2'-0" being composed of concrete solid blocks with a stucco finish, with the front fence having an open design on the top 3'-0" feet portion of the fence with black iron bars. The proposed fence is set back 5'-0" away from the sidewalk and is landscaped on both sides.

2. Street-facing Side Yards

The subject property does not have a street facing side yard, therefore this criteria is not applicable.

3. Retaining Walls, At Front Yards and Street-facing Side Yards

The project does not propose any retaining walls in any portion of the lot, therefore this criteria is not applicable.

LANDSCAPE *(Table L: Must meet minimum 2 of 4)*

1. Artificial Turf, Front Lawns

The project does not include artificial turf.

2. Hardscape, Front Yards

The proposed landscape area meets the minimum required of 55% with approximately 59% of the front yard identified as landscaped area. The proposed hardscape is below the 45% limit, making up 41% of the front yard.

LANDSCAPE CONTINUED *(Table M: Must meet minimum 3 of 7)*

1. Landscape along Street Frontages

The proposed landscaping along the front yard maintains a sense of continuity and openness along the block face. Outside of the driveway and pedestrian path to the entry, the front yard is entirely landscaped area.

5. Side Yard Landscape

The project proposes screening in the form of shrubs and trees along both the side property lines to enhance privacy between adjoining properties.

6. Rear Yard Landscape

Though the rear of the lot abuts an alley, the project site still features landscaping in portions of the rear yard that are not occupied by the proposed garage/ADU structure and a proposed swimming pool.

USE OF CHARACTERISTIC OR OTHER ARCHITECTURAL STYLES

(Table N: Meet 1 of 2)

2. Use of Characteristic Architectural Style

The architectural style of the proposed house is Second Empire Style. The proposed two-story dwelling is consistent with the character defining features of the Second Empire architectural style, and includes a mansard roof, dormer windows, moldings and cast stone quoins.

