



City of Burbank – Planning Division
**SB 35 RESIDENTIAL STREAMLINED MINISTERIAL
APPROVAL PROCESS 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 and APN(s): 2814 W. Empire Ave.; APN:2464-001-017

Application Type (check all that apply):

- ☒ SB 35
☐ Subdivision
☐ Other Permits _____

Items to be Submitted:

- ☒ Notice of Intent - Completeness Letter from the City with all Attachments
☒ Project Plans - 1 Electronic Set (see Standard Plan Details & General Requirements)
☒ Table Showing Compliance with City of Burbank Objective Standard Requirements
☒ **Application fee** – Payment is required at the time of submittal by credit card or check. *Please make all checks payable to "City of Burbank." The initial submittal fee for the application is \$6595.60 plus time and material.*

Property Owner Name

ABS Burbank LLC

Applicant Name (if different from owner)

Samir Srivastava, ABS Properties, Inc.

Mailing Address

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

Mailing Address

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

Telephone

213-268-2723

Telephone

213-268-2723

Email

samir@absllc.org

Email

samir@absllc.org

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

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

Property Owner Signature (must be original wet signature)




Date

04/11/2022

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.

Applicant Signature



Date

04/11/2022

For Planning Division Use:

PL #:

Enforceable Agreement # _____ Dated: _____

Notes:

SB 35 Application Date Submitted:

LAND DESIGN CONSULTANTS, INC.*Land Planning, Civil Engineering, Surveying & Environmental Services*

April 20, 2022

(Via Email: srajesh@burbankca.gov)

Ms. Shipra Rajesh, Associate Planner

City of Burbank

Community Development Department

150 North Third Street

Burbank, CA 91510

Re: Application for SB-35 approval for 2814 W. Empire Ave.
LDC Project No. 05015-834

Dear Ms. Rajesh,

Per your request, we hereby resubmit the new SB-35 application request for the proposed Affordable Housing Development Project located at 2814 W. Empire Ave. The response letter provides a summary of the project Objective Standard Consistency Analysis (please refer to **Attachment C**) with the eligibility criteria pursuant to SB-35, which was previously submitted for City review.

Project Description:

The applicant is seeking to develop an 100% affordable housing apartment project on the existing 0.86-acre property located at 2814 W. Empire Ave. Currently, the project site is designated as M-2 (General Industrial) zone and has been developed with a ±15,000 sf. restaurant/fun center building with associated structures and 35 standard parking spaces. All existing improvements on the property will be demolished and cleared. Grading activities will include excavating and recompacting the topsoil of the previously graded site. Site grading will not exceed 15 feet below existing grade.

The proposed new housing building will be designated as a 100% affordable housing apartment development. The proposed project scope consists of the construction of a new 128,187 sf. seven (7) story building with 148 affordable apartment units. Please refer to **Attachment B** for complete project development set. The proposed new lot building coverage will encompass approximately 51.7% of the gross site area with 45% of common open space to be provided to the building residents. The project is also eligible for four (4) incentives/concessions and one (1) waiver to City Development Standards including FAR increase, building height increase, reduction on open space area, and building setback reduction. The site is also qualified for zero parking since it is located within ½ mile of a light rail station. However, the project will provide 13 parking stalls and bicycle storage room onsite.

The proposed project development provides for a sensible urban infill location, allowing direct access to existing City services, infrastructure, amenities, local commercial/retail areas, and employment opportunities.

SB 35 Eligibility Checklist:

Criterion #1: Number and Type of Units

The proposed project is a 100% affordable multi-family apartment development consisting of 148 dwelling units. The Project also complies with the minimum and maximum residential density range permitted for the site plus the allowable density bonus units.

Criterion #2: Affordability

The Project meets this criterion. The proposed project is a 100% Affordable Housing development. The project applicant will provide the requisite number and income levels for affordable rental 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 building permit. Additionally, due to subsidized project units, the applicant will record a land use restriction for the rental units for the minimum durations of fifty-five (55) years.

Criterion #3: Urban Infill

The Project meets this criterion. The project is located on a legal lot 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 current General Plan and the General Plan's Land Use Diagram (General Plan, Exhibit LU-1), the General Plan designation for the property is Regional Commercial Land Use. This designation allows for a maximum of 1.25 FAR, 58 units per acre, typically (i.e., when not being processed as an SB 35 approval) with discretionary approval. The City's General Plan Regional Commercial designation allows residential uses.

According to the City's Zoning Map (2019), the Property is zoned M-2 (General Industrial) Pursuant to Section 10-1-808 of the Burbank Municipal Code and as applicable, in the M-2 Zone, all uses shall be consistent with the maximum residential density, as prescribed in the General Plan, which allows 58 units per acre. However, 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 M-2 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 City 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. 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. The project site is located within ½ mile of a public transit as defined by Section 102 (r) of the HCD Guidelines. Although the Project is not required to provide onsite parking under the affordable housing incentives and Code Section 102 (r) of the HCD Guidelines, the project development will include 13 new parking stalls onsite.

Criterion #7: Location

The Project meets this criterion. The Project satisfies the SB 35 requirements related to location 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. The proposed project does not involve an application to create a separately transferable parcels under the Subdivision Map Act.

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 provision

We hope that you will find the additional information and exhibits acceptable in completing your review and analysis of the proposed project SB-35 application request.

Please let us know if you have any other additional questions.

Sincerely,

LAND DESIGN CONSULTANTS, INC



Victor Salazar, P.E.
Director of Urban Services.

C. **Samir Srivastava**, Owner/Applicant.

Attachments

Attachment A - ALTA Survey
Attachment B – Project Development Plan Set
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 A- ALTA

TITLE ITEMS:

TITLE INFORMATION ON THIS SURVEY IS BASED ON: TICOR TITLE COMPANY OF CALIFORNIA ORDER NO.: 00456827-021-DN1 DATE: AUGUST 23, 2019 AMENDED SEPTEMBER 11, 2019 EXCEPTIONS PER NOTED REPORT ARE AS FOLLOWS: PLOTTABLE EASEMENTS, IF THEY AFFECT THE LAND SURVEYED HEREIN, ARE NOTED BY ITEM NUMBER IN TRIANGLE SYMBOL, AND SHOWN ON MAP SHEETS.	
A. AND B – TAX ITEMS.	
1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.	
2. EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, FOR A 2 INCH HIGH PRESSURE MAIN IN THAT PORTION OF BUENA VISTA STREET DESCRIBED IN DEED RECORDED JANUARY 02, 1941 IN BOOK 18097, PAGE 168 OF OFFICIAL RECORDS, AND VACATED BY RESOLUTION NO. 1896 ON FEBRUARY 25, 1941, BY THE CITY OF BURBANK, AS DISCLOSED BY SAID RESOLUTION.	
3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT.	GRANTED TO: CITY OF BURBANK PURPOSE: PUBLIC ROAD AND HIGHWAY RECORDING DATE: FEBRUARY 25, 1941 RECORD NO: 1425, IN BOOK 18247, PAGE 28, OFFICIAL RECORDS AFFECTS: PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT.	GRANTED TO: SOUTHERN CALIFORNIA TELEPHONE COMPANY PURPOSE: AERIAL AND UNDERGROUND TELEPHONE, TELEGRAPH AND COMMUNICATION STRUCTURES RECORDING DATE: MARCH 28, 1944 RECORD NO: 1602, IN BOOK 20800, PAGE 152, OFFICIAL RECORDS AFFECTS: PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
	SAID INSTRUMENT, AMONG OTHER THINGS, PROVIDES THAT THE LOCATION AND ARRANGEMENT OF ALL TELEPHONE FACILITIES PLACED THEREON SHALL BE APPROVED BY THE COMMUNICATIONS ENGINEER OF LOCKHEED AIRCRAFT CORPORATION.
5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT.	GRANTED TO: CITY OF BURBANK PURPOSE: POLE LINES RECORDING DATE: SEPTEMBER 15, 1969 RECORD NO: 2571, IN BOOK D-4496, PAGE 904, OFFICIAL RECORDS AFFECTS: A STRIP OF LAND 5 FEET WIDE LYING 2.5 FEET ON EACH SIDE OF A LINE PARALLEL WITH AND DISTANT WESTERLY 18 FEET MEASURED AT RIGHT ANGLES FROM THE SOUTHERLY PROLONGATION OF THE CENTER LINE OF FAIRVIEW STREET (NOW NAOMI STREET) SHOWN 60 FEET WIDE ON MAP OF TRACT NO. 9847, RECORDED IN BOOK 137, PAGES 24 AND 25 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; SAID PARALLEL LINE TO EXTEND SOUTHERLY 62 FEET FROM THE SOUTHERLY LINE OF EMPIRE AVENUE CREATED 80 FEET WIDE, BY DEED RECORDED FEBRUARY 25, 1941 AS INSTRUMENT NO. 1425, IN BOOK 18247, PAGE 28 OF OFFICIAL RECORDS OF SAID COUNTY.
6. A CERTIFICATE OF COMPLIANCE	DATED: FEBRUARY 9, 1994 EXECUTED BY: THE CITY OF LOS ANGELES RECORDED DATE: APRIL 6, 1994 AS INSTRUMENT NO. 94-676794 RECORDING NO: OFFICIAL RECORDS.
7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT.	GRANTED TO: THE LOCKHEED CORPORATION PURPOSE: PERFORMING THE MONITORING AND TAKING OF SAMPLES FROM 3 MONITORING WELLS AND 1 TEMPERATURE MONITORING STATION, TOGETHER WITH THE RIGHT OF VEHICULAR AND PEDESTRIAN ACCESS. RECORDING DATE: SEPTEMBER 2, 1994 RECORD NO: 94-1627711, OFFICIAL RECORDS AFFECTS: PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT.
8. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING, BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAWS, AS SET FORTH IN THE DOCUMENT REFERRED TO IN THE NUMBERED ITEM LAST ABOVE SHOWN.	
9. THE EFFECT OF THE FOLLOWING:	A DOCUMENT ENTITLED "ENCROACHMENT AGREEMENT", EXECUTED BY THE CITY OF BURBANK, A MUNICIPAL CORPORATION, AND THE 1928 JEWELRY COMPANY, SUBJECT TO ALL THE TERMS, PROVISIONS AND CONDITIONS THEREIN CONTAINED, RECORDED JUNE 27, 1995 AS INSTRUMENT NO. 95-1023664 OF OFFICIAL RECORDS. NO ASSURANCE IS HEREBY GIVEN AS TO THE VALIDITY OF SAID DOCUMENT AS THE 1928 JEWELRY COMPANY HAD NO RECORD INTEREST IN SAID LAND AT THE TIME OF EXECUTION OF THE ABOVE DOCUMENT, AND HAS NOT SINCE ACQUIRED ANY.
10. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING, BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, CITIZENSHIP, IMMIGRATION STATUS, PRIMARY LANGUAGE, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAWS, AS SET FORTH IN THE DOCUMENT REFERRED TO IN THE NUMBERED ITEM LAST ABOVE SHOWN.	
11. ANY INTEREST OF THE PERSON SHOWN BELOW WHOSE POSSIBLE INTEREST IS DISCLOSED BY HIS JOINDER IN EXECUTING THE DOCUMENT REFERENCED BELOW.	INTEREST OF: THE 1928 JEWELRY COMPANY DOCUMENT: ENCROACHMENT AGREEMENT RECORDING DATE: JUNE 27, 1995 RECORD NO: 95-1023664 OF OFFICIAL RECORDS

12. EASEMENT FOR THE PURPOSE SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY AN INSTRUMENT,	ENTITLED: SUPPLEMENTAL FINAL ORDER AND JUDGMENT COURT: UNITED STATES DISTRICT COURT, SOUTHERN DISTRICT OF INDIANA, INDIANAPOLIS DIVISION CASE NO.: 1:99-CV-9313-DFH-TAB IN FAVOR OF: AT&T RECORDING DATE: APRIL 17, 2008 RECORD NO: 20080665763 OFFICIAL RECORDS AFFECTS: SAID LAND AND OTHER PROPERTY REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
13. A LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN.	DATED: MAY 07, 2009 LESSOR: 1928 WATCH COMPANY LESSEE: KIDS CASTLE RECORDING DATE: JUNE 24, 2009 RECORD NO: 20090951040 OF OFFICIAL RECORDS THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.
14. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS CONDEMNED BY AN INSTRUMENT,	ENTITLED: EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION COURT: UNITED STATES DISTRICT COURT FOR THE NORTHERN DISTRICT OF CALIFORNIA CASE NO.: 3:11-CV-02599-TEH IN FAVOR OF: CLASS MEMBERS PURPOSE: CLASS MEMBERS HAVE THE RIGHT TO TRANSFER IT, A PERMANENT TELECOMMUNICATIONS EASEMENT IN THE RIGHT OF WAY ADJACENT TO THE PROPERTY OF EACH CLASS MEMBER RECORDING DATE: DECEMBER 12, 2013 RECORD NO: 20131754679, OFFICIAL RECORDS AFFECTS: SAID LAND AND OTHER PROPERTY AND RECORDING DATE: FEBRUARY 13, 2014 RECORD NO: 20140157868, OFFICIAL RECORDS. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.
15. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THE DOCUMENT.	ENTITLED: LEASE LESSOR: 1928 WATCH COMPANY, A CALIFORNIA CORPORATION LESSEE: ABS BURBANK, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY RECORDING DATE: FEBRUARY 10, 2016 RECORD NO: 200160147552 OF OFFICIAL RECORDS THE PRESENT OWNERSHIP OF THE LEASEHOLD CREATED BY SAID LEASE AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE ARE NOT SHOWN HEREIN.
16. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.	
17. MATTERS WHICH MAY BE DISCLOSED BY AN INSPECTION AND/OR BY A CORRECT ALTA/NSPS LAND TITLE SURVEY OF SAID LAND THAT IS SATISFACTORY TO THE COMPANY, AND/OR BY INQUIRY OF THE PARTIES IN POSSESSION THEREOF.	
18. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.	THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSEAND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE. THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.
19. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT	ENTITLED: MEMORANDUM OF AGREEMENT FOR SALE AND PURCHASE OF PROPERTY DATED: MAY 24, 2018 EXECUTED BY: ABS BURBANK, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AND 1928 WATCH COMPANY, A CALIFORNIA CORPORATION RECORDING DATE: JUNE 21, 2019 RECORDING NO: 20190591647 OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

AREA

GROSS AREA OF PROPERTY = 37,445 SQ. FT. (INCLUDES DEDICATED LAND, TITLE ITEM NO. 3)
NET AREA OF PROPERTY = 35,957 SQ. FT.

CURRENT ZONING REGULATIONS - CITY OF BURBANK

PER CITY OF BURBANK ZONING CODE	
PROPERTY ADDRESS:	2814 W. EMPIRE AVE, BURBANK, CA 91504
ZONING:	M-2 GENERAL INDUSTRIAL
LOT AREA:	APPROX. 39,250 SF
MAXIMUM FAR:	1.25
BUILDABLE AREA:	1.25 X 39,500 = 49,375 SF
LAND USE DESIGNATION:	REGIONAL COMMERCIAL
ALLOWED USES:	OFFICES: BUSINESS, PROFESSIONAL, MEDICAL RETAIL: BANK, LAUNDRY, PARCEL DELIVERY RESTAURANT RESTAURANT WITH INCIDENTAL DRINKING CLINIC: DENTAL, MEDICAL LABORATORY: DENTAL, MEDICAL, X-RAY PARK AND RECREATIONAL FACILITY RESIDENTIAL ABOVE COMMERCIAL USE RESIDENTIAL - BY RIGHT - BY RIGHT - BY RIGHT - BY RIGHT - BY RIGHT - BY RIGHT - NOT PERMITTED - NOT PERMITTED
PARKING RATIOS:	OFFICE: 1,000 SF RESTAURANT: 10/1,000 SF MEDICAL: 5/1,000 SF
NO MAXIMUM PARKING LIMIT	

FLOOD ZONE

THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA (SFHA) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE AE OF THE FLOOD INSURANCE RATE MAP IDENTIFIED IN COMMUNITY PANEL NO. 06037C1329F AND 06037C1337F BEARING AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.

EXISTING PARKING SPACES

REGULAR	=	37
HANDICAP	=	2
TOTAL	=	39

SURVEY MAP NOTES

- PURSUANT TO SECTION 8770.6 OF THE PROFESSIONAL LAND SURVEYOR'S ACT OF THE STATE OF CALIFORNIA, THE USE OF THE WORD "CERTIFY" ON THIS MAP DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.
- PRESENT OWNERS ARE:

1928 WATCH COMPANY, A CALIFORNIA CORPORATION AND ABS PROPERTIES, INC.
- BOUNDARY ESTABLISHED BY FIELD SURVEY AND OFFICE CALCULATIONS.
- ASSESSOR'S IDENTIFICATION NUMBERS OF THE PROPERTY COVERED IN THE NOTED TITLE REPORT IS 2464-001-017.
- ADDRESS OF THE PROPERTY IS:

2814 W. EMPIRE AVENUE
BURBANK, CA. 91504
- ADJOINING OWNERS (TO SUBJECT PROPERTIES):

1. A.I.N. 2464-001-007 (WEST SIDE)

2. A.I.N. 2464-001-931 (EAST SIDE)
- THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SUBJECT PROPERTY.
- THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS ADJACENT TO THE SUBJECT PROPERTY.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

REFERENCES

ASSESSOR PARCEL NUMBER: 2464-001-007 AND 2464-001-913

CITY OF BURBANK/COUNTY OF LOS ANGELES DISTRICT MAP: 182 B 181 (SHEETS 39, 40, 48, AND 49)

UNDERLYING TRACT: PORTION OF NW 1/4 OF NW 1/4 OF SECT. 10T-1-N, R-14-W.

RIGHT-OF-WAY AND TRACT MAP, MAIN LINE, SOUTHERN PACIFIC COMPANY, SCHEDULE OF PROPERTY, SHEETS 48 AND 49, FROM STA. 807+32.60 TO STA. 892+39.20.

RECORD OF SURVEY, MAP BOOK 119, PAGE 82
RECORD OF SURVEY, MAP BOOK 237, PAGE 96

P.M. NO. 5933, MAP BOOK 63, PAGE 44

P.M. NO. 22447, MAP BOOK 261, PAGE 39

P.M. NO. 71054, MAP BOOK 366, PAGE 91

TRACT NO. 15396, MAP BOOK 414, PAGE 4

TRACT NO. 15399, MAP BOOK 410, PAGE 36

TRACT NO. 10291, MAP BOOK 254, PAGE 19

TRACT NO. 13067, MAP BOOK 257, PAGE 35

TRACT NO. 4557, MAP BOOK 108, PAGE 60

CITY OF BURBANK, CL TIES/INTERSECTIONS

LEGAL DESCRIPTION:

(PER TITLE REPORT NOTED HEREON):

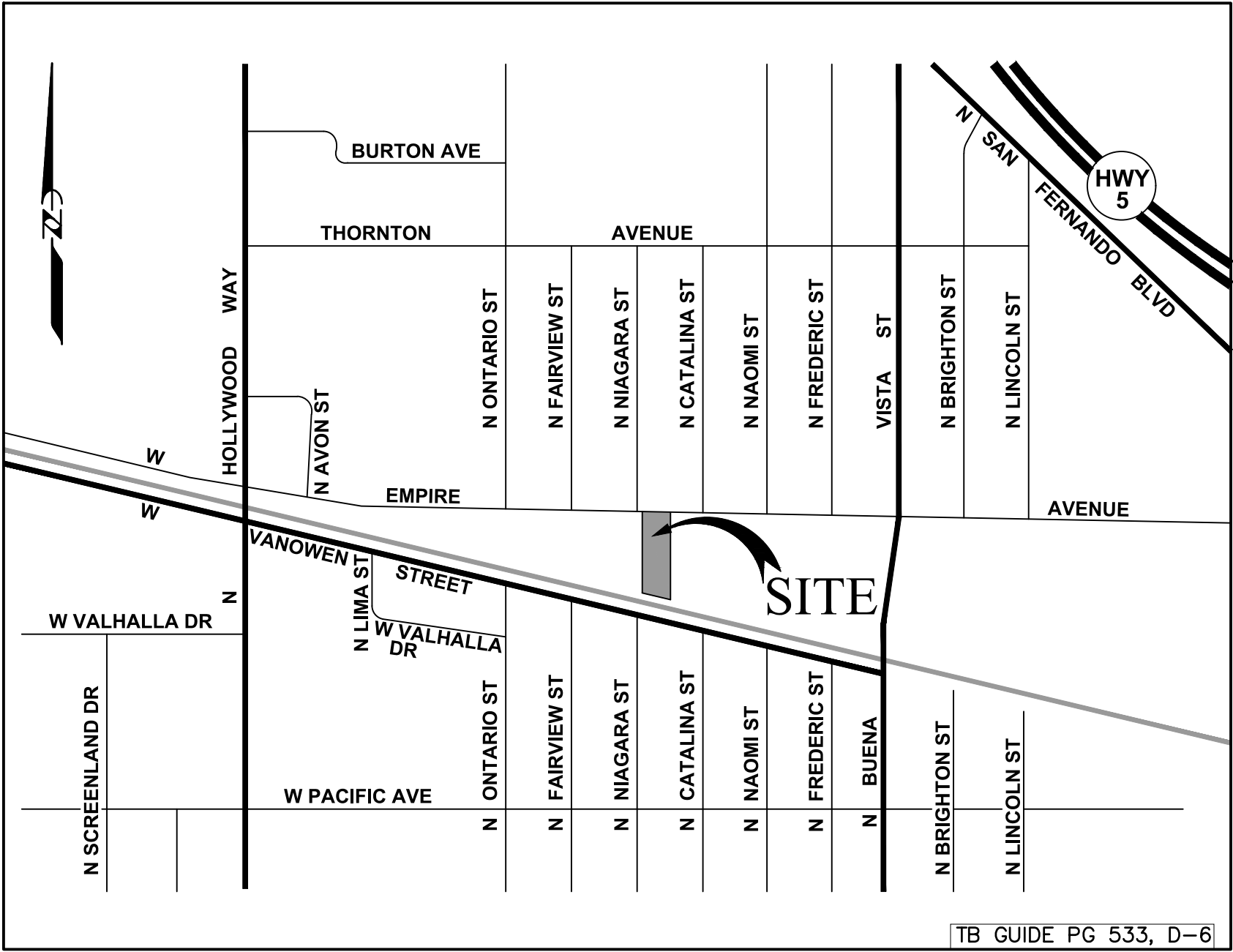
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

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

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

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

APN: 2464-001-017



VICINITY MAP
NOT TO SCALE

BENCHMARK

CITY OF BURBANK BENCHMARK # 1904-2



2-1/4" BRASS DISC STAMPED BM 1904-2 AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF EMPIRE AVE AND NAOMI ST. SET IN THE NORTH END OF A 1.5'x18" CATCH BASIN 1.0 FT BACK OF THE CURB FACE AND 41 FT N/O THE NORTH PROPERTY LINE OF EMPIRE AVE.

ELEVATION: 652.454 FEET


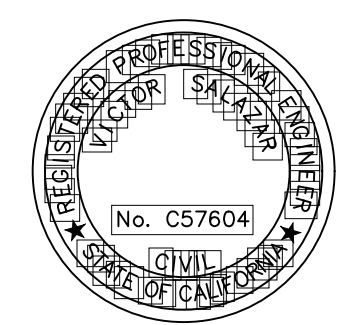
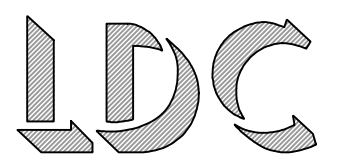
BASIS OF BEARINGS

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

SURVEYOR'S CERTIFICATION

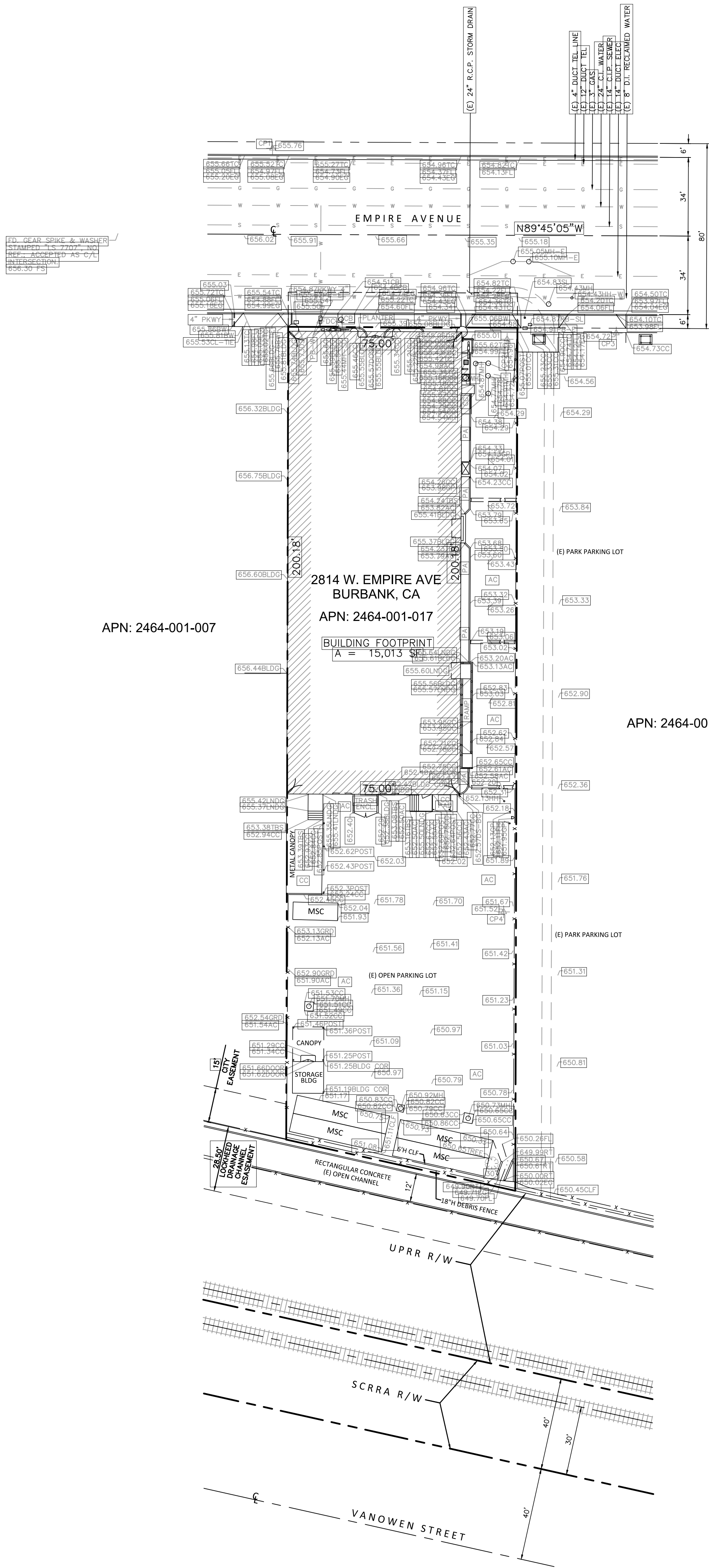
TO:	
- TICOR TITLE COMPANY	
- CHICAGO TITLE INSURANCE COMAPNY	
- ABS BURBANK, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY	
- CPIF CALIFORNIA, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY	
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 8, 9, 11, AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 27, 2019.	
	
ROBERT R. SIMS, R.C.E. 21649 LICENSE EXPIRES: 09/30/2021	
12-11-2019 DATE:	

ALTA/NSPS LAND TITLE SURVEY
FOR PORTION OF THE NORTHWEST QUARTER OF
SECTION 10, TOWNSHIP 1 NORTH, RANGE 14
WEST, SAN BERNARDINO MERIDIAN,
CITY OF BURBANK, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA

THIS PLAN IS PREPARED UNDER THE SUPERVISION OF:  ROBERT R. SIMS R.C.E. NO. 21649 DATE 12-11-2019	THIS PLAN IS PREPARED UNDER THE SUPERVISION OF:  VICTOR SALAZAR R.C.E. NO. C57604 DATE 12-11-2019	 LAND DESIGN CONSULTANTS INC. <i>Land Planning, Civil Engineering, Surveying & Environmental Services</i> 800 Royal Oaks Drive, Suite 104, Monrovia, CA 91016 Ph: (626) 578-7000 Fax: (626) 578-7373 THE BURBANK SITE COMMERCIAL BUILDING PROJECT FOR MIXED-USE PURPOSES 2814 W. EMPIRE AVE. IN THE CITY OF BURBANK OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA [SUBDIVIDER] ABS BURBANK, LLC 5500 W. HOLLYWOOD BOULEVARD, 4TH FLOOR, WEST WING LOS ANGELES, CA 90028, Phone: (323) 464-7853 DESIGNED BY: AA/NB DATE: DECEMBER 2019 SCALE: AS SHOWN REVIEWED BY: RS/VS Proj. No. 05015-824 SHEET 1 OF 3
---	--	---

J:\Civil 3D Projects\05015824\50_Sheet Sets\02_Plans_Maps\ALTA\ALTA-S2.dwg Feb 10, 2021 11:45 am NBENAVIDES

ALTA/NSPS LAND TITLE SURVEY
FOR PORTION OF THE NW 1/4, NW 1/4,
SECTION 10, T1N, R14W, S.B.M.
COUNTY OF LOS ANGELES



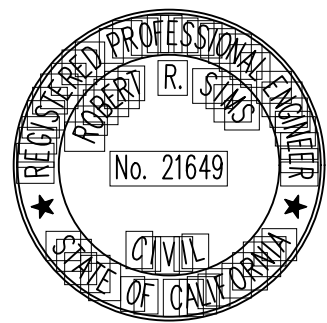

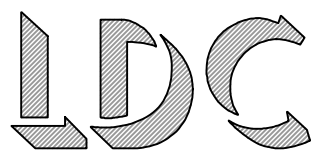
BENCHMARK

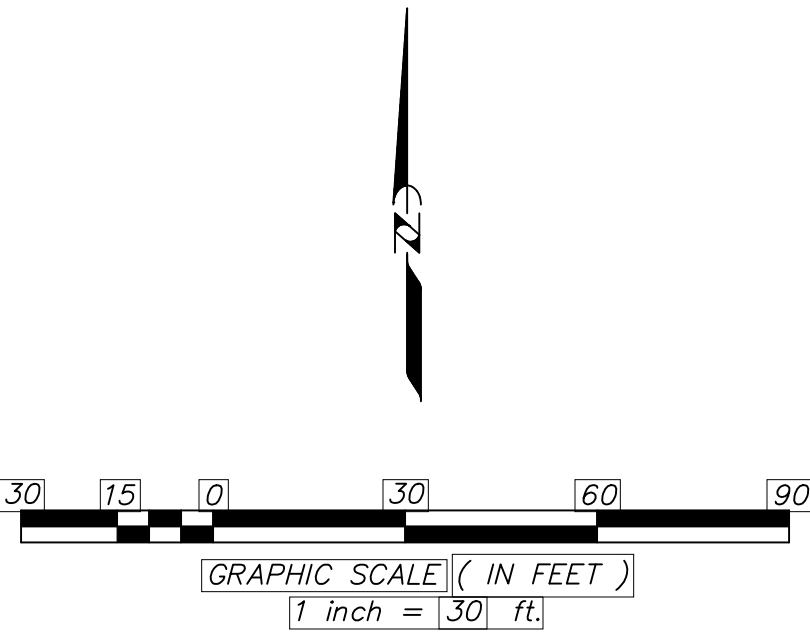
CITY OF BURBANK BENCHMARK # 1904-2
2-1/4" BRASS DISC STAMPED BM 1904-2 AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF EMPIRE AVE AND NAOMI ST. SET IN THE NORTH END OF A 1.5'X18" CATCH BASIN 1.0 FT BACK OF THE CURB FACE AND 41 FT N/O THE NORTH PROPERTY LINE OF EMPIRE AVE.
ELEVATION: 652.454 FEET

BASIS OF BEARINGS

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

TOPOGRAPHIC SURVEY MAP

THIS PLAN IS PREPARED UNDER THE SUPERVISION OF:  ROBERT R. SIMS R.C.E. NO. 21649 DATE 12-11-2019		THIS PLAN IS PREPARED UNDER THE SUPERVISION OF:  VICTOR SALAZAR R.C.E. NO. C57604 DATE 12-11-2019		 LAND DESIGN CONSULTANTS INC. <i>Land Planning, Civil Engineering, Surveying & Environmental Services</i> 800 Royal Oaks Drive, Suite 104, Monrovia, CA 91016 Ph. (626) 578-7000 Fax: (626) 578-7373	
THE BURBANK SITE COMMERCIAL BUILDING PROJECT FOR MIXED-USE PURPOSES 2814 W. EMPIRE AVE. IN THE CITY OF BURBANK OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA					
SUBDIVIDER ABS BURBANK, LLC 5500 W. HOLLYWOOD BOULEVARD, 4TH FLOOR, WEST WING LOS ANGELES, CA 90028, Phone: (323) 464-7853					
DESIGNED BY:	DATE:	SCALE:	REVIEWED BY:	Proj. No. 05015-824	
AA/NB	DECEMBER 2019	AS SHOWN	RS/VS	SHEET 3 OF 3	



ATTACHMENT B – PROJECT DEVELOPMENT PLAN SET



SHEET INDEX

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

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Revisions

No.	Date	Description
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Project Information

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

ABS Burbank

Sheet Title
Title Sheet - 2814 W Empire Ave

DEVELOPMENT TEAM

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



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CONSTRUCTION

Revisions		
No.	Date	Description

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

ABS Burbank

Sheet Title
Site Map - 2814 W Empire Ave

Sheet Number	Current Revision
A1.C	



VIEW OF NORTH-EAST CORNER



VIEW OF SOUTH-WEST CORNER



VIEW OF NORTH-WEST CORNER



MAIN ENTRY

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CONSTRUCTION

Revisions		
No.	Date	Description

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

ABS Burbank

Sheet Title
Renderings - 2814 W
Empire Ave

Sheet Number	Current Revision
A2.C	

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SITE:

ADDRESS: 2814 W. EMPIRE AVE.

ZIP CODE: 91504

PARCEL NUMBER/APN: 2464-001-017

LOT AREA: 37,445 GSF (0.86 ACRES)

USEABLE AREA: 35,957 NET SF

LEGAL DESC: NW 1/4 OF SEC 10 T1N R4W

PROPOSED BUILDING AREA: 128,187 GSF

PROPOSED DWELLING UNITS: 148

ZONING:

APPLICABLE LOCAL REGULATIONS:

BURBANK MUNICIPAL CODE, TITLE 10 ZONING REGULATIONS

ZONING: 2035 GENERAL PLAN

ZONE DESIGNATION: M - 2 (GENERAL INDUSTRIAL)

GENERAL PLAN DESIGNATION: REGIONAL COMMERCIAL

F.A.R. = 128,187 SF (GROSS BUILDING) / 37,475 SF (GROSS SITE) = **3.42**

F.A.R. ALLOWABLE: 125

LOT COVERAGE = 19,365 SF (LEVEL 1 GROSS BUILDING) / 37,445 SF (GROSS SITE) = **51.7%**

PROVIDED OPEN SPACE PER UNIT = **1684** SITE OPEN SPACE / 148 UNITS = **11.38 SF PER UNIT**

LOT DENSITY = 148 UNITS / .86 ACRES = 172.1 UNITS / ACRE

PARKING:

BASE PARKING REQUIRED(10-1.633)(.5)(1)

A ZERO (0) TO ONE (1) BEDROOMS: ONE (1) ONSITE PARKING SPACE

B. TWO (2) TO THREE (3) BEDROOMS: TWO (2) ONSITE PARKING SPACES

C. FOUR (4) AND MORE BEDROOMS: TWO AND ONE-HALF (2 1/2) PARKING SPACES

PARKING REQUIRED: 0 STALLS

PARKING PROVIDED: 13 STALLS

ACCESSIBLE PARKING PROVIDED: 1 STANDARD, 1 VAN ACCESSIBLE
PER CALIFORNIA BUILDING CODE TITLE 24, CHAPTER 11A

ACCESSIBLE PARKING PROVIDED: 2 STALLS TOTAL



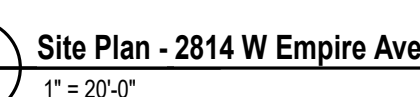
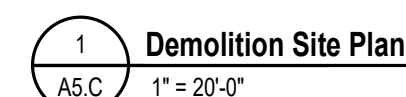
Revisions		
No.	Date	Description

Sheet Title
Site Plan - 2814 W Empire
Ave

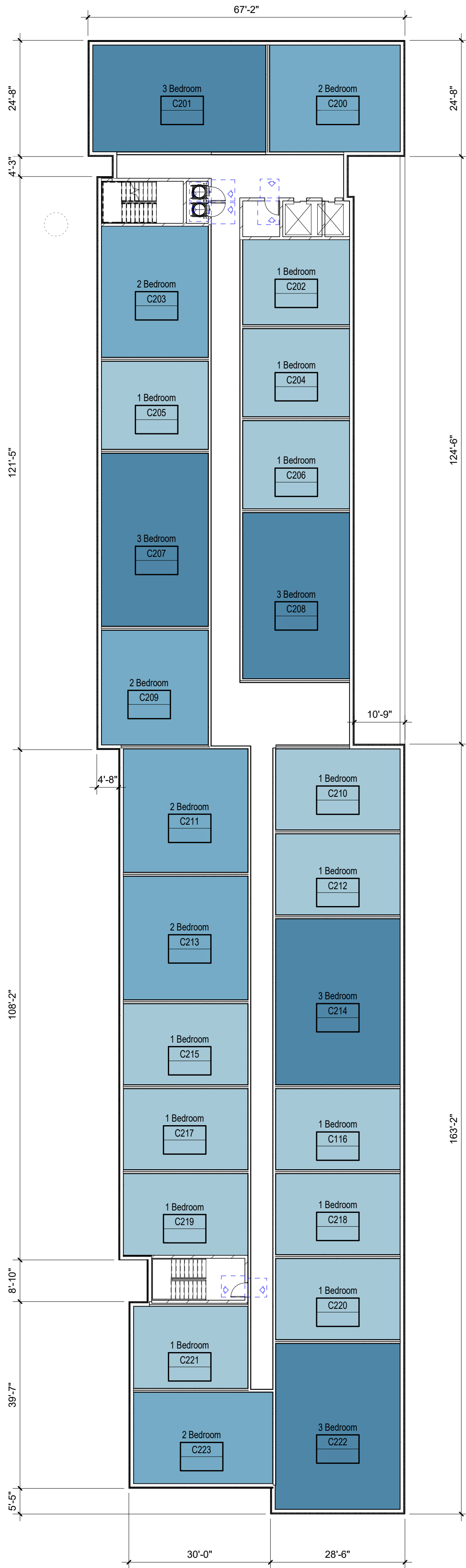
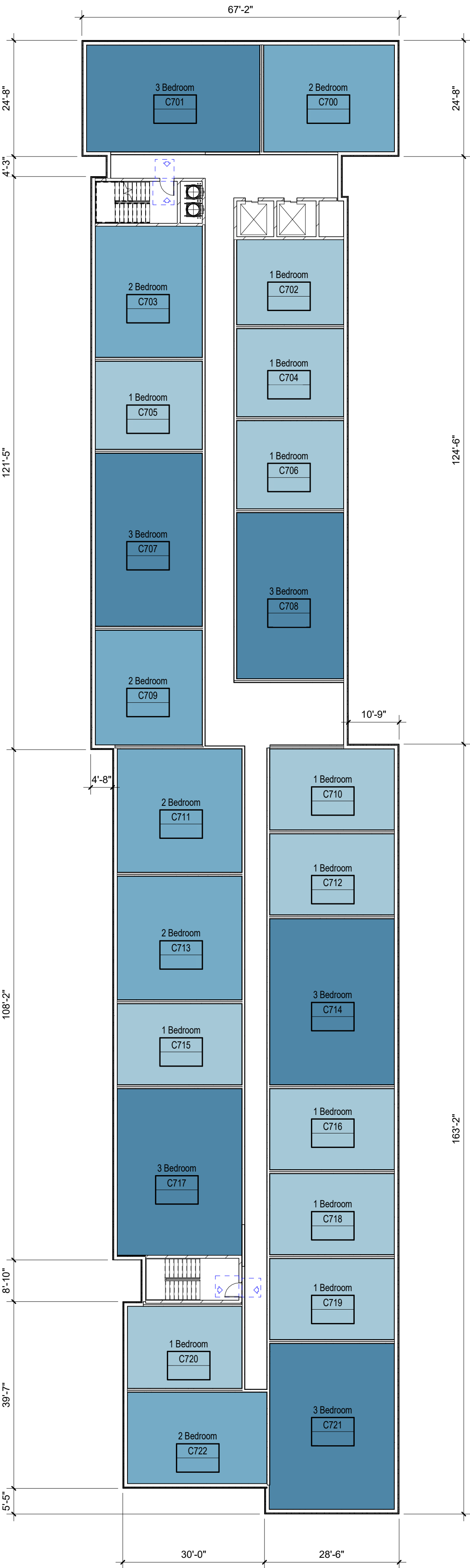
Sheet Number Current Revision

A5.C

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EMPIRE BLVD.



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

2814 W Empire - Rentable Area	
Level	Area
Level 1	9971 SF
Level 2	15710 SF
Level 3	15703 SF
Level 4	15710 SF
Level 5	15710 SF
Level 6	15710 SF
Level 7	15710 SF
	104226 SF

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

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Revisions		
No.	Date	Description

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

Sheet Title
Floor Plans - 2814 W Empire Ave

Sheet Number
A9.C

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

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

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



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Revisions		
No.	Date	Description

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

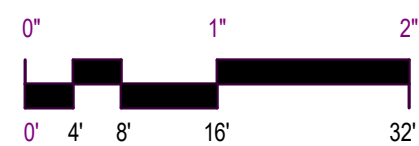
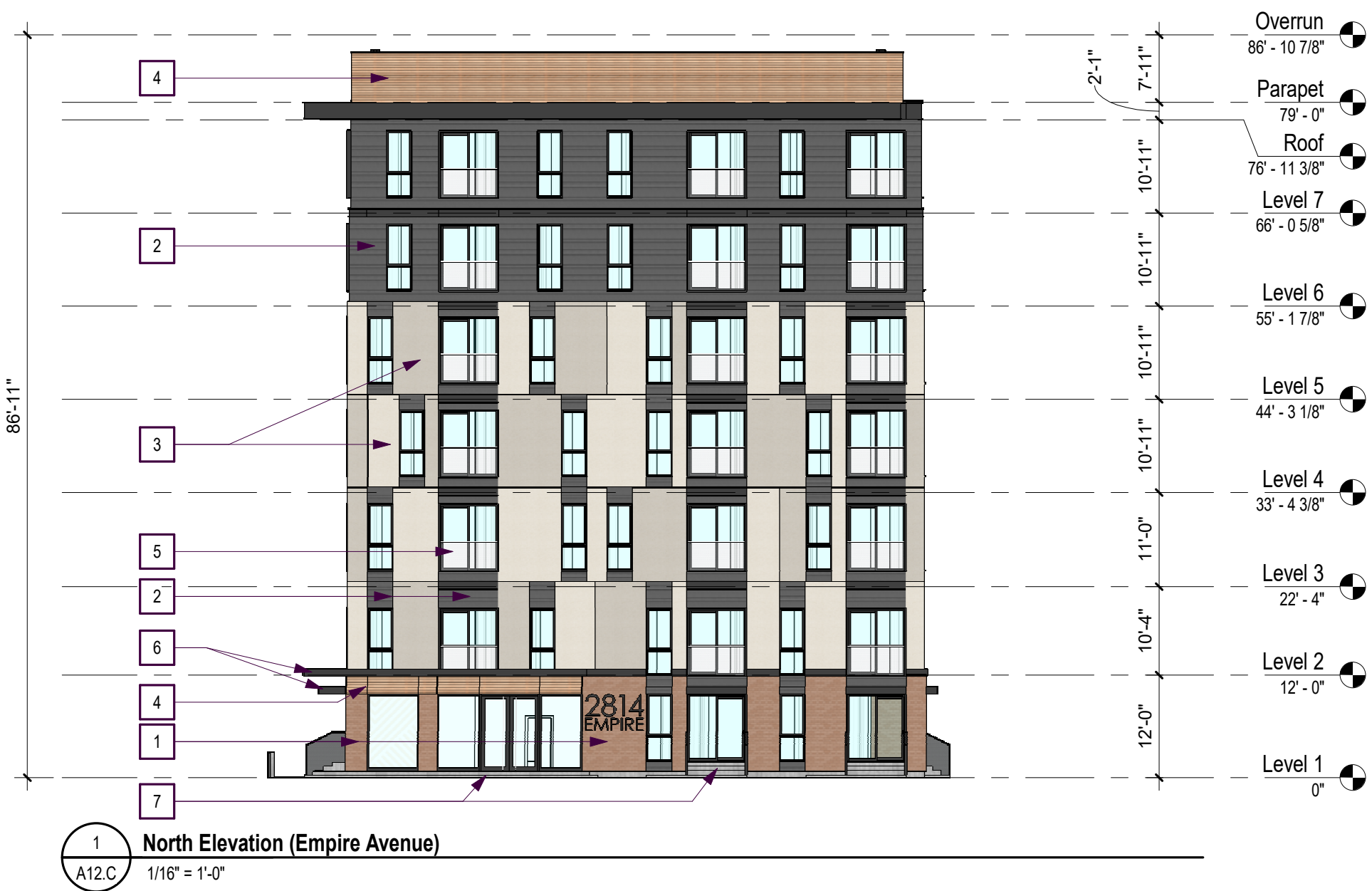
Sheet Title
Elevations - 2814 W
Empire Ave

Sheet Number Current Revision

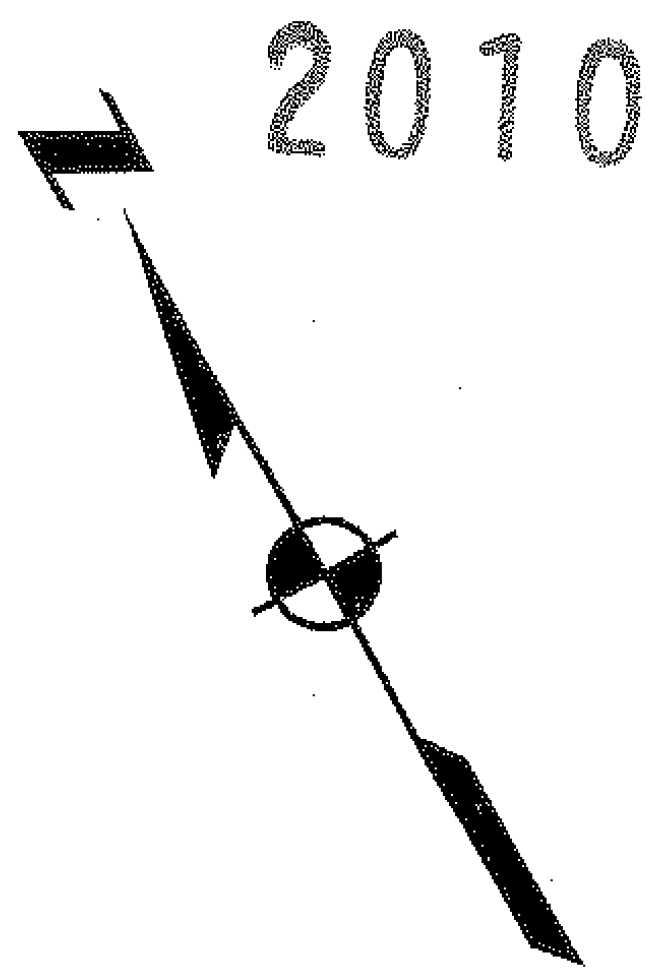
A12.C

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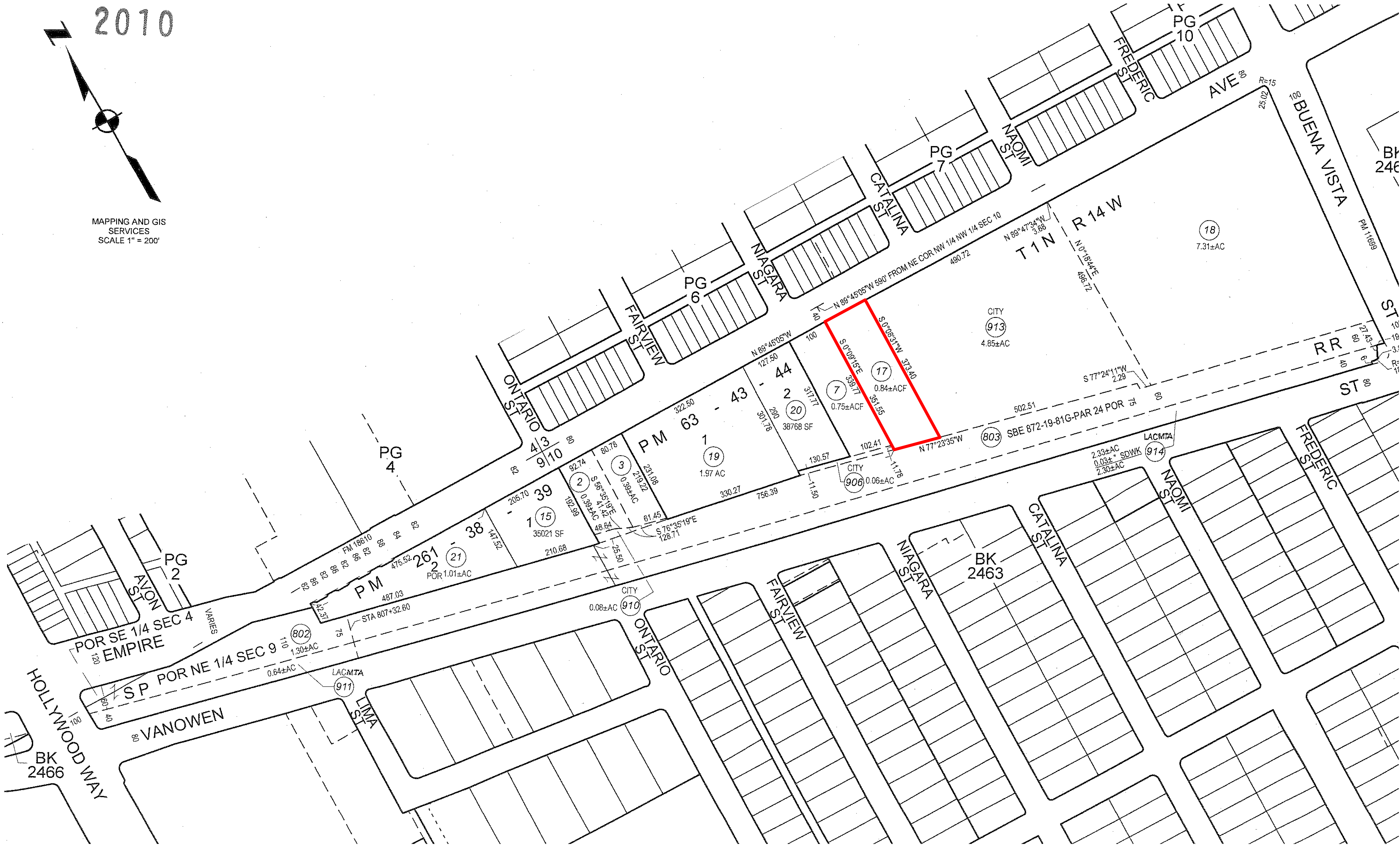
Elevation Keynotes	
Mark	Description
1	BRICK MASONRY - RED/BROWN
2	HORIZONTAL METAL PANEL - DARK GRAY
3	STUCCO OR FIBER CEMENT PANELS - OFF WHITE/ TWO TONES
4	WOOD-LOOK FIBER CEMENT SIDING
5	METAL MESH BALCONY RAILINGS
6	METAL TRELLIS WITH WOOD MEMBERS
7	BOARD-FORMED CONCRETE
8	PREFINISHED ALUMINUM MECHANICAL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



2464	1 SHEET	P. A. 1224 - 28	TRA 2535	REVISED 2004020612009001-24 2010021705007001-24				SEARCH NO		OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
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MAPPING AND GIS
SERVICES
SCALE 1" = 200'



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Revisions		
No.	Date	Description

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

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

Sheet Number	Current Revision
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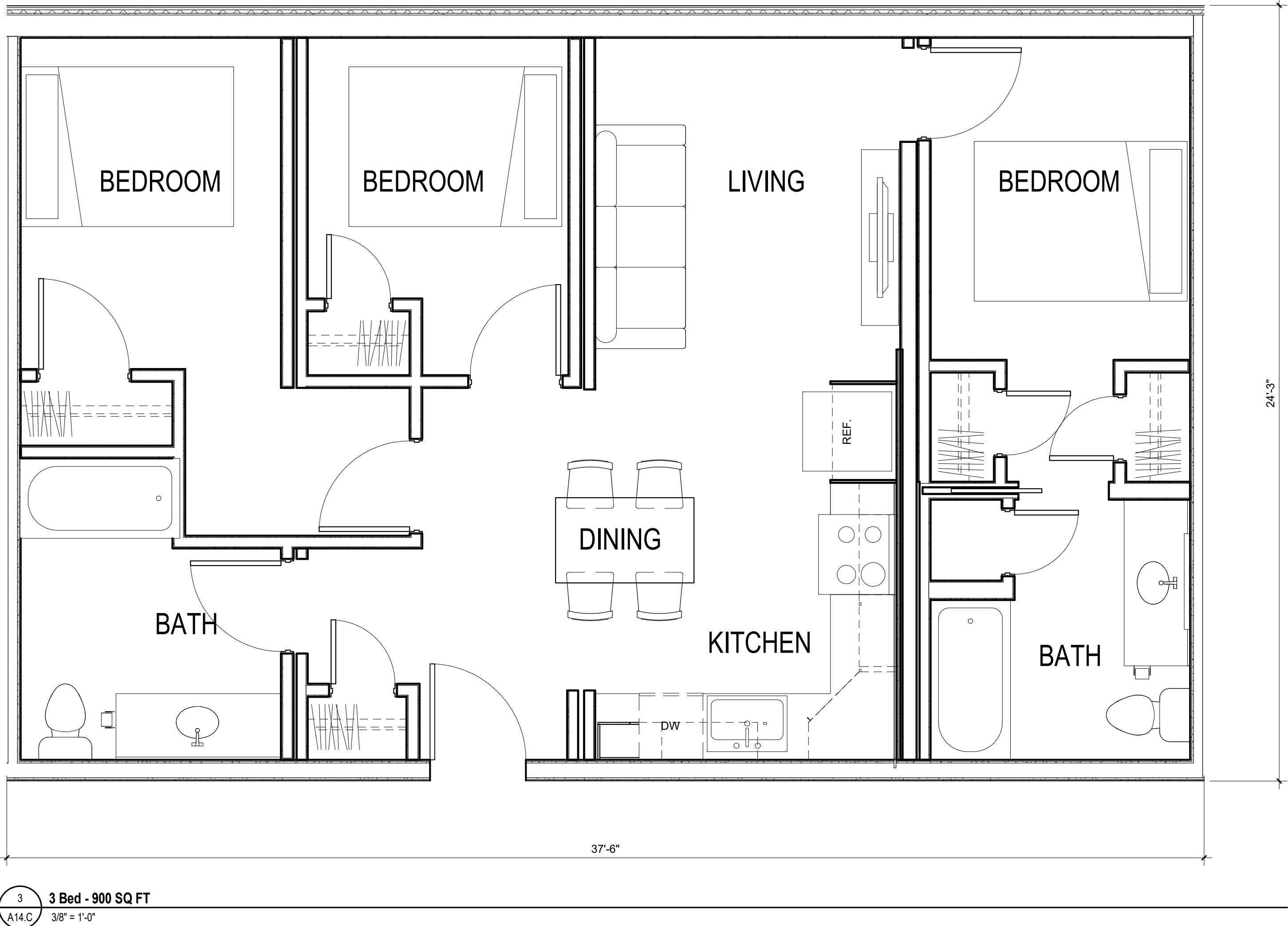
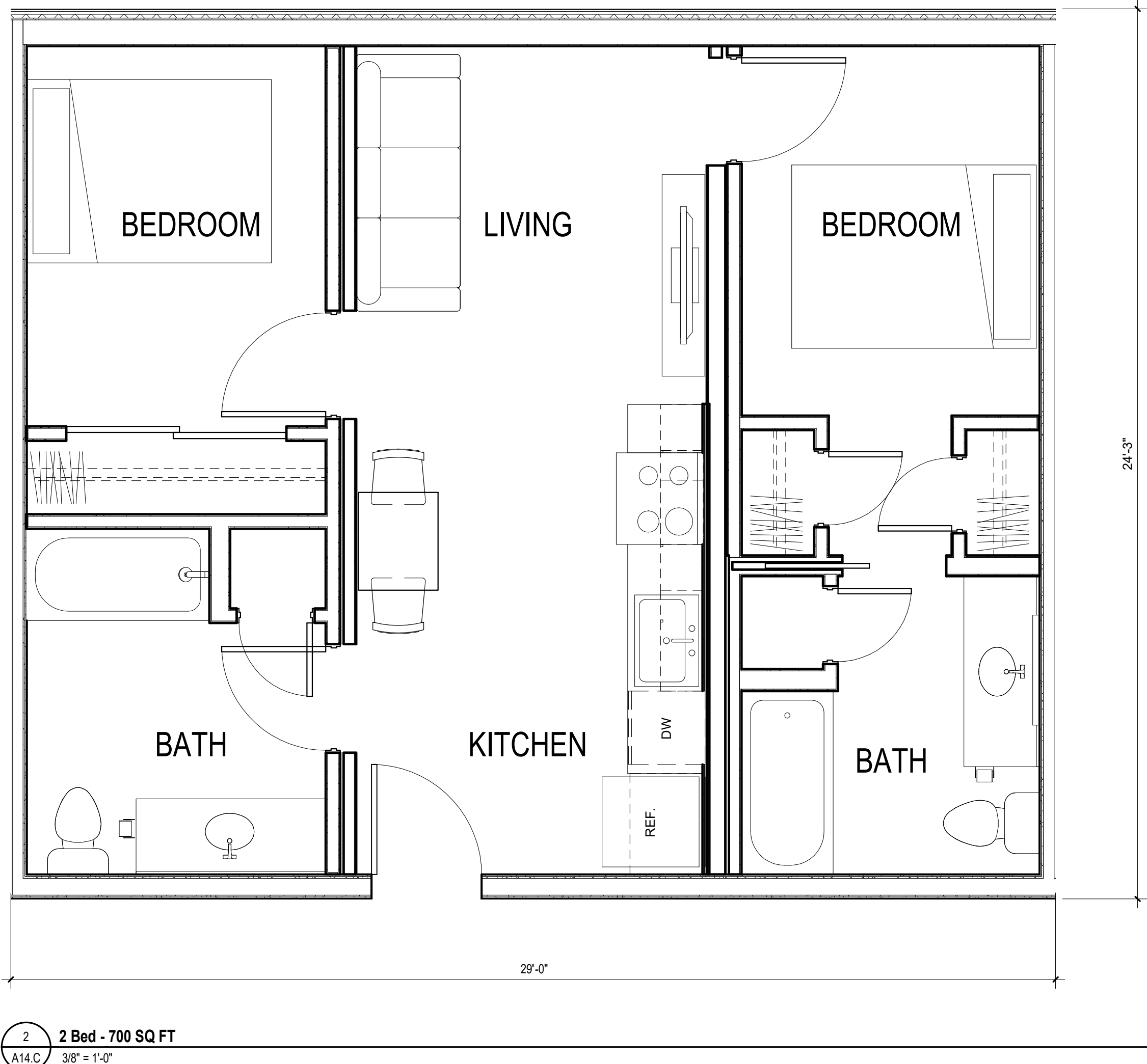
A13.C

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Storage Space Table

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



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Revisions		
No.	Date	Description

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

ABS Burbank

Sheet Title
Typical Unit Plans - 2814
W Empire Ave

Sheet Number
A14.C

Current Revision



PRELIMINARY NOT FOR
CONSTRUCTION

Revisions

No.	Date	Description
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Project Information

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

ABS Burbank

Sheet Title

Existing Site Photos

Sheet Number

A15.C

Current Revision

GENERAL NOTES:

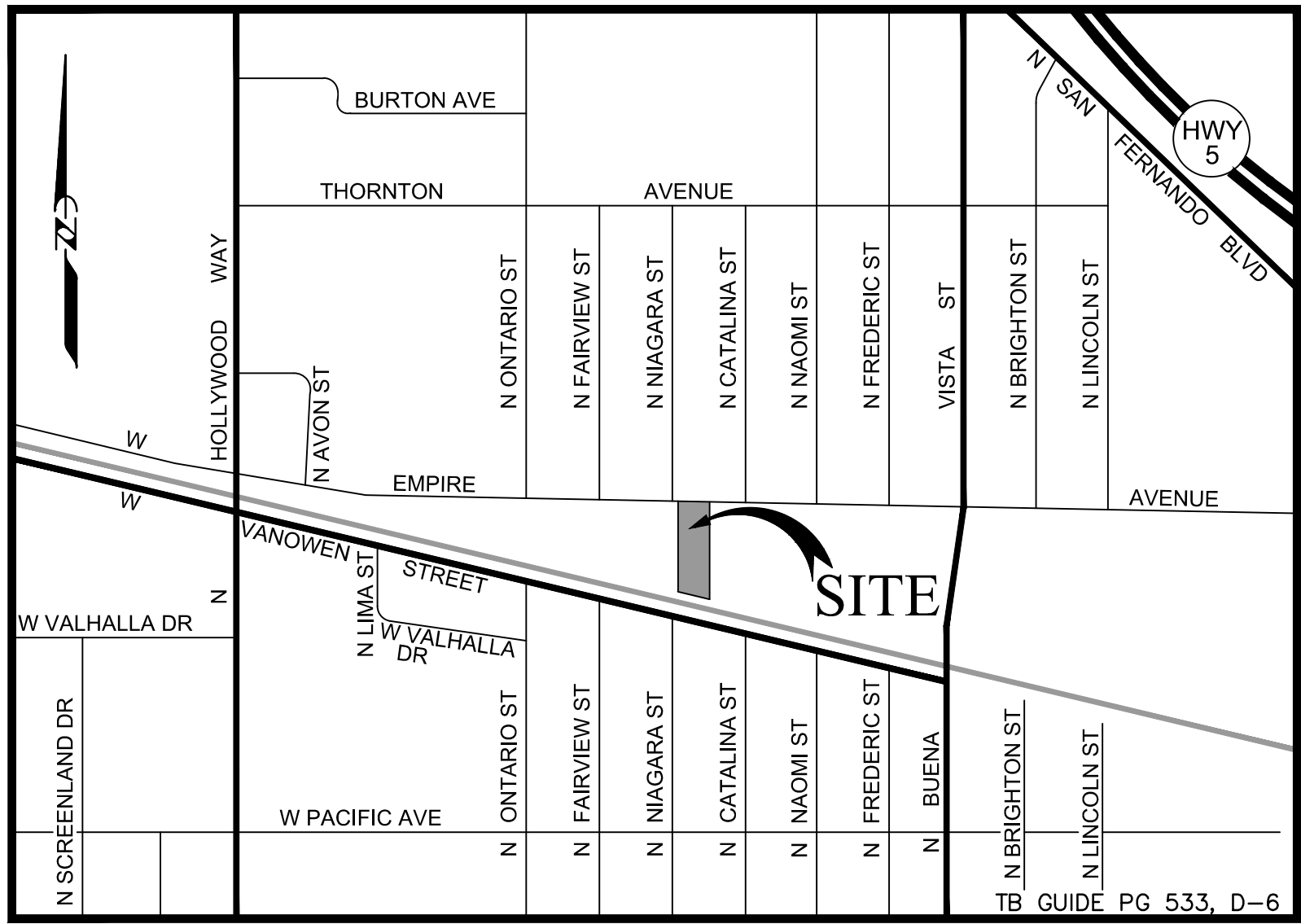
1. NO EXISTING PROTECTED TREE SPECIES ARE ON THE PROPERTY.
2. FINAL LOCATION OF PROPOSED PROJECT UTILITY LATERAL SERVICES (WATER, SANITARY SEWER, GAS, ETC.) WILL BE DETERMINED DURING THE PREPARATION OF CONSTRUCTION DOCUMENTS.
3. THE PROPOSED BUILDING FINISHED FLOOR ELEVATIONS WILL BE SET 1.0 FOOT ABOVE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

DEMOLITION NOTES:

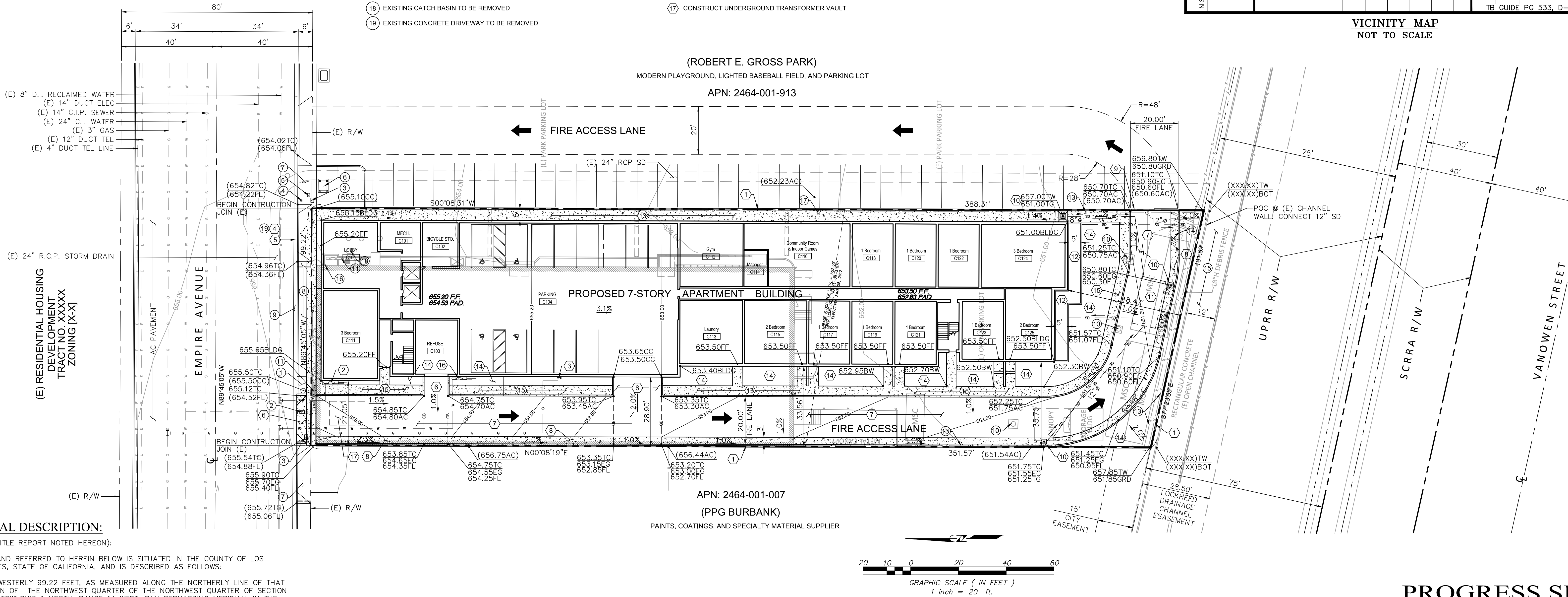
- 1 EXISTING CATCH BASIN TO PROTECT-IN-PLACE
- 2 EXISTING PULL-BOX (WATER) TO BE REMOVED
- 3 EXISTING PULL-BOX (ELECTRICAL) TO REMOVE AND RE-SET TO (N) GRADE
- 4 EXISTING STREET LIGHT TO PROTECT-IN-PLACE
- 5 EXISTING PULL-BOX (STREET-LIGHT) TO PROTECT-IN-PLACE
- 6 EXISTING PARK DECORATIVE COLUMN TO PROTECT-IN-PLACE
- 7 EXISTING CONCRETE DRIVEWAY TO PROTECT-IN-PLACE
- 8 EXISTING CONCRETE SIDEWALK TO PROTECT-IN-PLACE
- 9 EXISTING CONCRETE CURB AND GUTTER TO PROTECT-IN-PLACE
- 10 EXISTING MONITORING WELL TO PROTECT-IN-PLACE
- 11 EXISTING FDC TO BE REMOVED
- 13 EXISTING CHAIN-LINK-FENCE TO BE REMOVED
- 14 EXISTING TREE TO BE REMOVED
- 15 EXISTING DRAINAGE CHANNEL (LOCKHEED) TO PROTECT-IN-PLACE
- 16 EXISTING GAS METER TO BE REMOVED
- 17 EXISTING FIRE HYDRANT TO BE REMOVED
- 18 EXISTING CATCH BASIN TO BE REMOVED
- 19 EXISTING CONCRETE DRIVEWAY TO BE REMOVED

CONSTRUCTION NOTES:

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



VICINITY MAP
NOT TO SCALE



LEGAL DESCRIPTION:

(PER TITLE REPORT NOTED HEREON):

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

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

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

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

APN: 2464-001-017

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

EARTHWORK VOLUMES:

CUT _____ C.Y.
FILL _____ C.Y.
OVEREXCAVATION _____ C.Y.
IMPORT/EXPORT _____ C.Y.

BENCHMARK

CITY OF BURBANK BENCHMARK # 1904-2

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

ELEVATION: 652.454 FEET

BASIS OF BEARINGS

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

LEGEND

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

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

THIS PLAN IS PREPARED UNDER THE SUPERVISION OF:



VICTOR SALAZAR
R.C.E. NO. C57604
DATE 03-30-2021

PROGRESS SET
CONCEPTUAL CIVIL SITE PLAN

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

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

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

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



A 2814 WEST EMPIRE AVENUE WEST ELEVATION



B 2814 WEST EMPIRE AVENUE EAST ELEVATION

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CONSTRUCTION

Revisions		
No.	Date	Description

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

Sheet Title
Sections/Elevations

Sheet Number
Current Revision

L3.C

PLANTING PALETTE

TREES:



ARBUTUS MARINA STANDARD



CERCIS OCCIDENTALIS



LAGERSTROEMIA INDICA 'NATCHEZ'



MYRTUS COMMUNIS



WASHINGTONIA FILIFERA

SHRUBS:



ACACIA COGNATA 'COUSIN ITT'



ACHILLEA MILLEFOLIUM



AGAVE ATTENUATA



ARTEMISIA 'POWIS CASTLE'



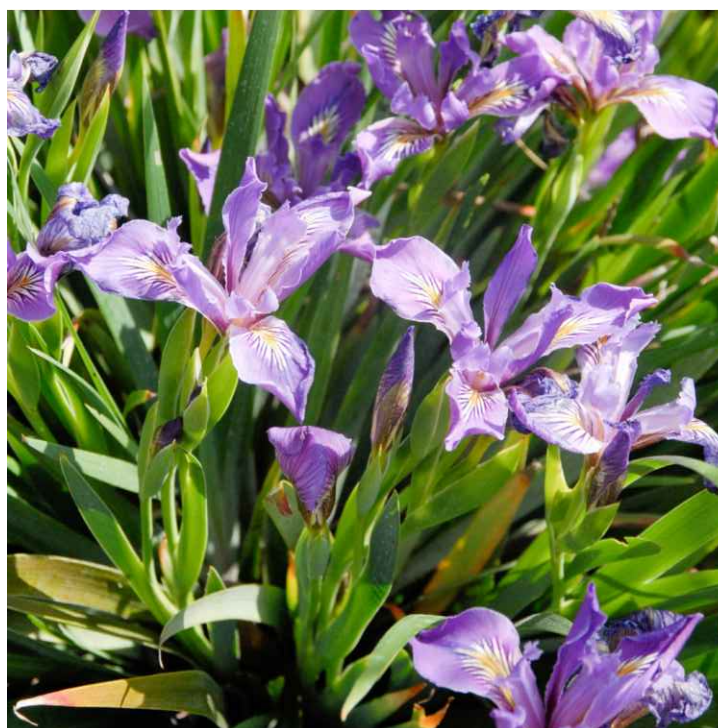
CEANOTHUS 'JOYCE COULTER'



CERASTIUM TOMENTOSUM



DIANELLA 'CASSA BLUE'



IRIS DOUGLASIANA



LEYMUS CONDENSATUS



POLYSTICHUM MUNITUM

GROUNDCOVERS:



BACCHARIS PILULARIS 'PIGEON POINT'



CONVOLVULUS SABATIUS



DICHONDRA ARGENTEA



SENECIO MANDRALISCAE



ROSMARINUS OFFICINALIS 'PROSTRATUS'

VINES:



CLEMATIS LASIANTHA



DISTICTIS BUCCINATORIA



TRACHELOSPERMUM JASMINOIDES

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

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ARTICLE 6 – RESIDENTIAL USES AND STANDARDS DIVISION 5 – AFFORDABLE HOUSING INCENTIVES		
Objective Standards	Consistency Analysis	Consistency Determination
<p>10-1-640: Development Standards Modified as Incentive or Concession</p> <p>A. Incentives or concessions that may be requested pursuant to Section 10-1-635 and Section 10-1-637 may include the following:</p> <ol style="list-style-type: none"> 1. A reduction of site Development Standards or a modification of zoning code requirements or architectural design requirements which exceed the minimum building standards provided in Part 2.5 (commencing with Section 18901. of Division 13 of the California Health and Safety Code and which result in identifiable, financially sufficient, and actual cost reductions, including, but not limited to: <ol style="list-style-type: none"> a. Reduced minimum lot sizes and/or dimensions. b. Reduced minimum lot setbacks. c. Reduced minimum outdoor and/or private outdoor living area. d. Increased maximum lot coverage. e. Increased maximum building height and/or stories. f. Reduced minimum building separation requirements. g. Reduced street standards, such as reduced minimum street widths. 	<p>The project will be constructed and maintenance as a 100% affordable housing development. No market rate units are proposed. The project is requesting building height increase, reduction to open space coverage, FAR increase, and building setback reduction.</p>	<p>Consistent</p>
<p>2 Approval of mixed use zoning in conjunction with the Housing Development if non-residential land uses will reduce the cost of the Housing Development and if the City finds that the proposed non-residential uses are compatible with the Housing Development and with existing or Planned Development in the area where the proposed Housing Development will be located.</p> <p>3. Deferred development impact fees (e.g., capital facilities, parkland in-lieu, park facilities, fire, or traffic impact fees).</p> <p>4. Expedited processing of application.</p>	<p>Not Applicable.</p>	<p>Consistent</p>

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<p>5. Incentives pursuant to an Inclusionary Housing Development Standard Ordinance in Title 10 including off-site construction of Affordable Units, provided that the necessary findings required under that Ordinance are made;</p> <p>6. Other regulatory incentives or concessions proposed by the Developer or the City which result in identifiable, financially sufficient, and actual cost reductions.</p>		
<p>B. Developers may seek a waiver or modification of Development Standards that will have the effect of precluding the construction of a Housing Development meeting the criteria of Section 10-1-635 at the densities or with the concessions or incentives permitted by this Division. The Developer shall show that the waiver or modification is necessary to make the Housing Development, with the Affordable Units, economically feasible.</p>	<p>The project is seeking incentives/concessions, and/or waiver for modification of Development Standards.</p>	<p>Consistent</p>
<p>C. The Director shall establish implementing procedures or regulations to implement the provisions of this part, including application form requirements as well as the processing requests for certain concession and incentives (“Implementing Regulations”). The Regulations, and any substantive changes thereto, shall be subject to approval by the Council by resolution. The Implementing Regulations may provide more specific detail regarding the Incentives or Concessions that the City may grant pursuant to this Division. The Regulations shall provide a tiered approval process for the Incentives and Concessions based upon the level of review: administrative approval by the Director, approval by the Planning Board, or approval by the City Council. The Regulations shall establish which Incentives or Concessions require which tier of approval. The City Clerk shall maintain a copy of the current Implementing Regulations.</p>	<p>The project shall be in compliance with the City’s review process.</p>	<p>Consistent</p>
<p>10-1-641: Application Requirements and review</p> <p>A. An application for a Density Bonus, incentive, concession, waiver, modification, or revised parking standard pursuant to this Division shall be submitted with the first application for approval of a Housing Development and processed concurrently with all other applications required for the Housing Development. To the extent feasible, a developer may submit its application for a Density Bonus and Incentives or Concessions with its Inclusionary Housing Plan in accordance with Division 14 of this</p>	<p>The project is in compliance with the City’s review process.</p>	<p>Consistent</p>

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Article in the event Division 14 is applicable to the Housing Development. The application shall be submitted on a form provided by the City Planner and shall include all information required on the Implementing Regulations. The Development Review (“DR”) Application shall be processed together with the concession and incentives and no DR shall be final until such concession and incentives have been final. Appeal of concession and incentives shall comply with DR appeal procedures.		
B. An application for a Density Bonus, Incentive or Concession, waiver, modification, or revised parking standard pursuant to this Division shall be considered by and acted upon by the approval body with authority to approve the Housing Development. Any decision regarding a Density Bonus, Incentive or Concession, waiver, modification, or revised parking standard may be appealed to the planning board and from the planning board to the City Council.	The applicant shall comply with City review and approval process.	Consistent
<p>C. Before approving an application for a Density Bonus, Incentive or Concession, or other waiver, or modification, the approval body, whether the Director, Planning Board, or Council, shall make the following findings:</p> <ol style="list-style-type: none"> 1. If the Density Bonus is based all or in part on donation of land, the findings included in Section 10-1-636. 2. If the Density Bonus, incentive, or concession is based all or in part on the inclusion of a Child Care Facility, the findings included in Section 10-1-637. 3. If the incentive or concession includes mixed use development, the finding included in Section 10-1-640. 	Not Applicable.	Consistent
4. If a waiver or modification is requested, the developer has shown that the waiver or modification is necessary to make the Housing Development with the Affordable Units economically feasible.	Developer will request incentive or concession or waiver necessary to make project affordable and economically feasible.	Consistent
D. If a request for an Incentive or Concession is otherwise consistent with this Division, the approval body may deny a concession or incentive if it makes a written finding, based upon substantial evidence, of either of the following:	Not Applicable.	Consistent

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<p>1. The concession or incentive is not required to provide for Affordable Rents or affordable ownership costs.</p> <p>2. The concession or incentive would have a specific adverse impact upon public health or safety or the physical environment or on any real property that is listed in the California Register of Historical Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households. For the purpose of this subsection, “specific adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, written public health or safety standards, policies, or conditions as they existed on the date that the application was deemed complete.</p>		
<p>E. If a request for a waiver or modification other than required Incentives or Concessions is otherwise consistent with this Division, the approval body may deny a concession or incentive only if it makes a written finding, based upon substantial evidence, of one of the following:</p> <p>1. The waiver or modification would have a specific adverse impact upon health, safety, or the physical environment, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households. For the purpose of this subsection, “specific adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, written public health or safety standards, policies, or conditions as they existed on the date that the application was deemed complete.</p> <p>2. The additional waiver(s) or modification(s) would have an adverse impact on any real property that is listed in the California Register of Historical Resources.</p> <p>3. The additional waiver(s) or modification(s) do not preclude the use of the Density Bonus and granted Incentives or Concessions.</p>	<p>Not Applicable.</p>	<p>Consistent</p>

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<p>F. If a Density Bonus or Incentive or Concession is based on the provision of child care facilities, the approval body may deny the bonus or concession if it finds, based on substantial evidence, that the City already has adequate child care facilities. [Newly Added by Ord. No. 3693, eff. 5/6/06; [Formerly numbered Section 31-55; Amended by Ord. No. 3535, eff. 1/29/00; 3439, 3139, 3058, 2836, 2727, 2386, 2371; Deleted Ord. No. 3676, eff. 8/16/05.]</p>	<p>Not Applicable.</p>	<p>Consistent</p>
<p>10-1-642: Density Bonus Housing Agreement</p> <p>A. Developers requesting a Density Bonus shall agree to enter into a Density Bonus Housing Agreement with the City. A Density Bonus Housing Agreement shall be made a condition of the discretionary planning permits for all Housing Developments pursuant to this Division and shall be recorded as a restriction on any parcels on which the Affordable Units or Density Bonus Units will be constructed.</p>	<p>The project applicant will comply with the City's Density Bonus Housing Agreement Pursuant SB-35.</p>	<p>Consistent</p>
<p>B. The Density Bonus Housing Agreement shall be recorded prior to final or parcel map approval, or, where the Housing Development does not include a map, prior to issuance of a building permit for any structure in the Housing Development. The Density Bonus Housing Agreement shall run with the land and bind on all future owners and successors in interest.</p>	<p>The project will comply with density bonus housing agreement.</p>	<p>Consistent</p>
<p>C. The Density Bonus Housing Agreement shall include but not be limited to the following:</p> <ol style="list-style-type: none"> 1. The total number of units approved for the Housing Development, the number, location, and level of affordability of Affordable Units, and the number of Density Bonus Units. 2. Standards for determining Affordable Rent or Affordable Ownership Cost for the Affordable Units. 3. The location, unit size in square feet, and number of bedrooms of Affordable Units. 	<p>The project is in compliance with the density bonus housing agreement.</p>	<p>Consistent</p>

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<p>4. Provisions to ensure affordability in accordance with Sections 10-1-639 of this Division.</p> <p>5. A schedule for completion and occupancy of Affordable Units in relation to construction of Market Rate Units.</p> <p>6. A description of any incentives, concessions, waivers, or reductions being provided by the City.</p> <p>7. A description of remedies for breach of the agreement by either party. The City may identify tenants or qualified purchasers as third party beneficiaries under the agreement.</p> <p>8. Procedures for qualifying tenants and prospective purchasers of Affordable Units.</p> <p>9. Other provisions to ensure implementation and compliance with this Article.</p>		
<p>D. In the case of for-sale Housing Developments, the Density Bonus Housing Agreement shall include the following conditions governing the sale and use of Affordable Units during the applicable use restriction period:</p> <p>1. Affordable Units shall be owner-occupied by eligible moderate-income households.</p> <p>2. The purchaser of each Affordable Unit shall execute an affordable housing agreement, inclusive of the promissory note and deed of trust described in Section 10-1-639 approved by the City and to be recorded against the parcel including such provisions as the City may require to ensure continued compliance with this Division.</p>	<p>The project is for rent only.</p>	<p>Consistent</p>
<p>E. In the case of rental Housing Developments, the Density Bonus Housing Agreement shall provide for the following:</p>	<p>The project will comply with density bonus agreement.</p>	<p>Consistent</p>

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<p>1. Procedures for establishing Affordable Rent, filling vacancies, and maintaining Affordable Units for eligible tenants;</p> <p>2. Provisions requiring verification of household incomes.</p> <p>3. Provisions requiring maintenance of records to demonstrate compliance with this subsection.</p>		
<p>F. Density Bonus Housing Agreements for child care facilities and land dedication shall ensure continued compliance with all conditions included in Section 10-1-636 and 10-1-637, respectively. [Newly Added by Ord. No. 3693, eff. 5/6/06; Formerly numbered Section 31-56; Amended by Ord. No. 3535, eff. 1/29/00; 3439, 3255, 3150, 3139, 3058, 2725, 2683, 2640, 2616, 2588, 2529, 2387, 2386, 2371; Deleted by Ord. No. 3676, eff. 8/16/05.]</p>	<p>No child care facilities and land dedication will be proposed.</p>	<p>Consistent.</p>
<p>10-1-646: Inclusionary Unit Requirements</p> <p>A. CALCULATION.</p> <p>At least 15 percent of all newly constructed dwelling units in Residential Developments shall be developed, offered to and sold or rented to Very Low, Low and Moderate Income Households, at an Affordable Rent or Affordable Ownership Housing Cost, as follows:</p> <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>The project will be constructed and maintenance as a 100% affordable housing development, including three (3) units dedicated to very Low Income (50% AMI).</p>	<p>Consistent</p>
<p>10-1-651: 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</p>	<p>The project will be constructed and maintenance as a 100% affordable housing development, including</p>	<p>Consistent</p>

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exterior design to the Market-rate Units. Inclusionary Units may be 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.	three (3) units dedicated to very Low Income (50% AMI).	
<p>B. TIMING. 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>	The project will be constructed and maintenance as a 100% affordable housing development, including three (3) units dedicated to very Low Income (50% AMI).. No market rate units are proposed.	Consistent
<p>C. DURATION OF AFFORDABILITY REQUIREMENT. Inclusionary Units shall be reserved for Very Low, Low and Moderate Income Households at the ratios established pursuant to Section 10-1-646, and shall be provided at the applicable Affordable Rent or Affordable Ownership Housing Cost.</p> <ol style="list-style-type: none"> 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. 2. An Inclusionary Unit that is for sale shall remain reserved for the target income level group at the applicable Affordable Ownership Housing Cost in perpetuity for as long as the land is used for housing, which shall be not less than 55 years, subject to the City provisions for earlier termination set forth in the Inclusionary Housing Agreement. Purchasers of affordable units must remain as owner-occupants, and may not rent out the unit. [Newly Added by Ord. No. 3694, eff. 5/6/06; Formerly numbered Section 31-63; Renumbered by Ord. No. 3058, eff. 2/21/87; Deleted by Ord. No. 3676, eff. 8/16/05.] 	The project will be constructed and maintenance as a 100% affordable housing development., including three (3) units dedicated to very Low Income (50% AMI).	Consistent
ARTICLE 8 – INDUSTRIAL USES AND STANDARDS DIVISION 2 – M-2 INDUSTRIAL ZONE		
<p>10-1-808.5: General Plan Consistency In the M-2 Zone, all uses shall be consistent with the maximum FAR and maximum residential density, as prescribed in the General Plan.</p>	The proposed site is developed as a 100% affordable housing project with FAR increase, building height	Consistent

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	increase, reduction with open space coverage, and reduction of building setbacks.	
10-1-809: Uses in the M-2 Zone: In the M-2 Zone, uses are allowed as set forth in Section 10-1-502.	The project development is in consistent with the allowance under the General Plan.	Consistent
10-1-812: Property Development Standards The following property development standards shall apply in an M-2 Zone: A: Structure Height. <ol style="list-style-type: none"> 1. The maximum height of a structure shall be determined by its distance from the closest lot line of any property zoned for residential use- R-4 2. The maximum height of a building, for those portions more than 25 feet from a R-1, R-1-H, and R-2 lot line, shall be measure to ceiling height of the highest room permitted for human occupancy. The maximum height of a structure, for those portions of a structure less than 25 feet from R-1, R-1-H, and R-2 lot line, shall be measured to any part of the structure. 3. Conditional Use Permit is required for structure higher than 35 feet. 4. Structure height shall be measure from grade as defined by this chapter. 5. For structures or portions of a structure between 25 feet and 50 feet from the R-1, R-1-H, R-2, or comparable PD zone, roof and architectural features may exceed the maximum height, up to 35 feet, if a 45 degree angle as depicted in Diagram No. 1 is maintained. 6. The portion of a structure within the distance requirement (e.g. 25 to less than 50 feet), shall meet the height requirement for that section (e.g. 25 feet). Should a structure extend beyond one (1) or more of the distance requirement, the portions of that structure may meet each height requirements separately. 	The closest distance from a residential zone, R-4, to the project site is approximately 270 feet. The proposed site is developed as a 100% affordable housing project with FAR increase, building height increase, reduction with open space coverage, and reduction of building setbacks. No parking is required for the proposed project due to the fact that the site within ½ miles of a public transit station.	Consistent
B. OPEN SPACE. <ol style="list-style-type: none"> 1. Distance Requirements. Each lot which abuts or is adjacent to an R-1, R-1-H or R-2 lot shall provide an open space not less than 20 feet wide along the area that abuts the residential property. Lots abutting or adjacent R-3 or R-4 lots shall provide a minimum of 15 foot open space between the properties. 2. Determination of Open Space. This open space shall be measured from the lot line of the residential property to the industrial structure. Public rights-of-way may be included within the calculation of such area, except as otherwise provided in this section. 	Not Applicable	Consistent

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<p>3. Landscaping Requirement.</p> <p>When the industrial property abuts any residential property, a five (5) foot strip of the open space which lies adjacent 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.</p> <p>4. Parking Allowed in Open Space.</p> <p>Parking is allowed in the open space as long as Subsection (3) is satisfied.</p>		
<p>C. YARDS.</p> <p>1. Front Yard – Definition.</p> <p>For the purpose of this section, side yards on corner lots shall be considered as front yards.</p> <p>2. Setbacks.</p> <p>a. All structures, including semi-subterranean garages, but excluding above-grade parking structures, shall be set back at least five (5) feet from the front lot line or 20 percent of the building height, whichever is greater; this setback requirement may be averaged. Such setback shall be required for that portion of a building that is within 20 feet above grade and shall be calculated for the length of the building frontage only. Any open space or surface parking lots not in front of a structure shall not be included in calculating average setbacks. Portions of buildings over 20 feet in height may extend over required front yard setbacks, except in areas where required trees are planted.</p> <p>b. Above-grade parking structures shall be set back from the front lot line at least five (5) feet or 20 percent of building height, whichever is greater, but in no event shall the setback be less than three (3) feet. This setback requirement may be averaged. When abutting or adjacent R-1, R-1-H or R-2 zones, above-grade parking structures must be setback 20 feet from the residential property line.</p> <p>c. When abutting or adjacent R-3 or R-4 zones, above-grade parking structures must be setback ten (10) feet from the residential property line. Public rights-of-way may be used in this calculation.</p> <p>d. For setbacks for surface parking lots, see Article 14, Division 4 of this Chapter.</p> <p>3. Landscaping.</p>	<p>The proposed site is developed as a 100% affordable housing project with FAR increase, building height increase, reduction with open space coverage, and reduction of building setbacks.</p>	<p>Consistent</p>

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<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 hardscaped areas enriched with decorative materials which are under a tree canopy, shall be credited toward up to 50 percent of the required landscaping in all yards. Vehicular access areas may not be considered as decorative hardscape.</p> <p>c. The planting of vines on masonry buildings is encouraged.</p> <p>d. To qualify as landscaped area, all areas not occupied by trees or shrubs must be planted with turf or other ground cover with a minimum soil depth of 12 inches. All planters must be a minimum of 18 inches deep and two 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 tree shall be planted for every 40 linear feet of street frontage or fraction thereof. Turf is allowed in up to 50 percent of required landscaped areas. In shrub areas, a minimum of one five (5) gallon shrub is required for every ten (10) square feet of shrub area.</p> <p>f. A minimum of 50 percent of required trees shall be a minimum 36-inch box size, with the remainder a minimum 24-inch box size. The required 36-inch box trees shall be equally distributed in required front or street side yards.</p> <p>g. If trees are planted in planters, the planters must have a minimum length and width of five (5) feet.</p> <p>h. For additional landscaping requirements for above-grade parking structures and surface parking lots, see Article 14, Division 4 of this Chapter.</p>		
<p>D. MASONRY WALL. A six (6) foot high decorative masonry wall shall be erected along every property forming a boundary with a residential zone, except that along the front setback area of such residential zone the wall shall be reduced to three (3) feet.</p>	<p>The project is proposing the installation of a six (6) feet high masonry wall on the East, West, and South side of the property.</p>	<p>Consistent</p>
<p>E. Off-street parking Yards may be used for off-street parking if consistent with this article.</p>	<p>Not Applicable</p>	<p>Consistent</p>

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<p>10-1-813: Development Review</p> <p>Unless specifically exempted by Section 10-1-1914 of this Code, no structure shall be erected in an M-2 zone, nor shall any permits related thereto be issue until an application for Development Review has been submitted to and approved by the Director, as provided in Division 2, Article 19 of this chapter. These permits</p>	<p>The project application will comply with the development review process</p>	<p>Consistent</p>
SECTION 10-1-1303		
<p>10-1-1303: Corner Cutoff</p> <p>No structure, object, or feature, including but not limited to fences, walls, and hedges, may be erected or maintained in any zone below a height of ten (10) feet and above a height of three (3) feet above the finished ground surface within a corner cutoff area. The corner cutoff area is defined by a horizontal plane making an angle of 45 degrees with the front, side, or rear property lines as the case may be, and passing through points as follows:</p> <p>A. STREETS. At intersecting streets, ten (10) feet from the intersection at the corner of a front or side property line.</p> <p>B. ALLEYS. At the intersection of an alley with a street or another alley, ten (10) feet from the edges of the alley where it intersects the street or alley right-of-way.</p> <p>C. DRIVEWAYS. At the intersection of a driveway with a street or alley, five (5) feet from the edges of the driveway where it intersects the street or alley right-of-way. [Formerly numbered Section 31-152; Renumbered by Ord. No. 3058, eff. 2/21/87; Amended by Ord. No. 3750, eff. 10/17/08; 3690; 2301.]</p>	<p>A. No structures, fences, or walls are located within the corner cutoff zone of Empire Ave.</p> <p>B. The standard is not applicable to the project.</p> <p>C. No structures, fences, or walls are located within the corner cutoff zone of a driveway with a street or alley.</p>	<p>Consistent.</p>
ARTICLE 11 – GENERAL PROPERTY DEVELOPMENT REGULATIONS		
<p>10-1-1101: Compliance</p> <p>No lot or structure shall be created, erected, altered, or maintained contrary to the provisions of this chapter. [Formerly numbered Section 31-128; Renumbered by Ord. No. 3058, eff. 2/21/87.]</p>	<p>The project is in compliance with the development regulations of this chapter</p>	<p>Consistent</p>
<p>10-1-1102: Erection of more than one structure on a residential lot</p> <p>Not more than one (1) main structure occupied or intended to be occupied for a permitted or permissible use may be erected on a single residential lot, unless yard and other requirements of this chapter are met for each structure as though it were on an</p>	<p>Not Applicable</p>	<p>Consistent</p>

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individual lot. [Formerly numbered Section 31-129; Renumbered by Ord. No. 3058, eff. 2/21/87.]		
<p>10-1-1103: Lot to have frontage</p> <p>Every building shall be on a lot which has frontage of at least 20 feet on a public or private street. [Formerly numbered Section 31-130; Renumbered by Ord. No. 3058, eff. 2/21/87.]</p>	The proposed building is located on a lot with a 99.22 feet of frontage.	Consistent
<p>10-1-1104: frontage on alleys</p> <p>Alleys shall not be considered public streets for street frontage requirements of this chapter. [Formerly numbered Section 31-131; renumbered by Ord. No. 3058, eff. 2/21/87.]</p>	No alleys exist, the lot fronts Empire Ave.	Consistent
<p>10-1-1105: Hazardous Areas</p> <p>The Public Works Director may require a fence or wall not less than six (6) feet in height along the perimeter of any area which he considers dangerous because of conditions or physical hazards on the property, such as frequent inundation, erosion, excavation, or grade differential. [Formerly numbered Section 31-132; Renumbered by Ord. No. 3058, eff. 2/21/87.]</p>	Not Applicable.	Consistent
<p>10-1-1106: Uses in Completely enclosed buildings</p> <p>When a use is required to be conducted in a completely enclosed building there shall be no openings on any side that faces residentially zoned property except as otherwise allowed by this section. Stationary windows not capable of being opened are not considered openings within the meaning of this section. Openings for the ingress or egress of persons or vehicles shall be permitted on a side that faces residentially zoned property upon the condition and requirement that said openings shall not be allowed to remain open except during the passage of persons or vehicles through such openings. As used in this section, the side of an enclosed building faces residentially zoned property if any point on the outer surface of the subject side of said enclosed building is within 150 feet of any point on the property line of said residentially zoned property as measured along any line within the horizontal scope of 45 degrees and 135 degrees from such point upon the surface of the subject side of said enclosed building.</p>	Not Applicable.	Consistent

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[Formerly numbered Section 31-133; Amended by Ord. No. 3503, eff. 12/26/98; 3058, 2707, 2420, 2205.]		
<p>10-1-1108: Open Storage Areas Must Be enclosed</p> <p>Open storage areas in commercial and industrial zones shall have an opaque masonry wall surrounding the storage area at least six (6) feet in height and in good repair, except where the storage area is bounded by a building. The stored material shall be kept below the horizontal plane of the top of the wall. The provisions of this section shall not apply to the open display of merchandise for sale in connection with a use permitted in the zone. [Formerly numbered Section 31-135; Amended by Ord. No. 3503, eff. 12/26/98; 3058, 2598, 2420.]</p>	Not Applicable.	Consistent
<p>10-1-1109: Junk yards must be fenced</p> <p>Junk yards shall have an opaque masonry wall entirely surrounding the property, at least eight (8) feet in height and in good repair. The height of the junk, wrecked automobiles, airplanes, or other machinery shall be kept below the horizontal plane of the top of the wall. [Formerly numbered Section 31-136; Renumbered by Ord. No. 3058, eff. 2/21/87.]</p>	Not Applicable.	Consistent
<p>10-1-1110: Accessory Buildings Converted to Living quarters</p> <p>No accessory building shall be structurally altered, converted, enlarged or maintained for the purpose of providing living quarters or dwelling units unless the accessory building and all enlargements thereof are made to conform to all the regulations of this chapter for new buildings. [Formerly numbered Section 31-137; Renumbered by Ord. No. 3058, eff. 2/21/87.]</p>	Not Applicable.	Consistent
<p>10-1-1112: Roof and Shade Structures</p> <p>No person shall erect, construct, place or maintain any roof or shade structure over a mobile home located within a mobile home park. [Formerly numbered Section 31-138; Renumbered by Ord. No. 3058, eff. 2/21/87.]</p>	Not Applicable.	Consistent

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ARTICLE 14 – GENERAL OFF-STREET PARKING STANDARDS DIVISION 1 – GENERAL PROVISIONS		
<p>10-1-1404: Parking Space Dimensions</p> <p>The following minimum parking space widths shall be provided:</p> <p>Residential Uses: Minimum width: 8’-6”</p> <p>The minimum width of parking spaces adjacent to walls, columns, or other vertical obstructions shall be determined by standards established by the Public Works Director.</p> <p>Minimum parking space widths for uses not mentioned shall be determined by the Public Works Director. Minimum parking space heights shall be determined by the Building Official, and every parking space shall maintain a vertical height in accordance with the standards of the California Building Code.</p> <p>Minor deviations from all foregoing standards may be authorized by the Public Works Director to accommodate the safe ingress and egress of vehicles.</p>	<p>All proposed onsite parking spaces have a minimum dimension of 8.50 feet in width and 18’ in depth.</p>	<p>Consistent.</p>
ARTICLE 16 – GENERAL VEHICULAR ACCESS STANDARDS		
<p>10-1-1601: Access to street:</p> <p>Every lot shall be provided with permanent vehicular access to a street or an alley upon which it abuts. [Formerly numbered Section 31-181; Renumbered by Ord. No. 3058, eff. 2/21/87.]</p> <p>10-1-1602: Curb Cuts</p> <p>No vehicular access way shall be located nearer than 30 feet to the ultimate curb lines of an intersecting street, nor be provided with a curb cut of more than 18 feet in residential zones and 30 feet in other zones. The Public Works Director may permit a curb cut of not more than 38 feet in nonresidential zones if the adjacent parking area is provided with an internal circulation pattern requiring two (2)-way vehicular movement in the driveway. Curb cuts on the same lot shall be separated by at least 20 feet of uncut curb. In residential zones, each lot is limited to one curb cut for each 100 feet of street frontage along any one street except that lots with less than 100 feet of street frontage may provide one curb cut. Minor deviations from the foregoing standards may be authorized by the Public Works Director to accommodate the safe ingress and egress of vehicles. [Formerly numbered Section 31-182; Renumbered by Ord. No. 3058, eff. 2/21/87; Amended by Ord. No. 3676, eff. 8/16/05; 2473.]</p> <p>10-1-1603: Driveway Width</p>	<p>The project provides one (1) vehicular driveway access.</p> <p>The project site is not located near than 30 feet to a street intersection.</p> <p>The project provides one (1) driveway with a W= 20 feet.</p>	<p>Consistent.</p>

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<p>Every driveway shall be at least 10 feet wide, and a maximum as approved by the Director. [Formerly numbered Section 31-183; Amended by Ord. No. 3267, eff. 9/28/91; 3200, 3181, 3058.]</p> <p>10-1-1604: Driveway Slopes</p> <p>The slope of a driveway or driveway ramp shall not exceed a grade of 20 percent. A grade transition shall be provided at each end of a driveway or driveway ramp in accordance with standards prescribed by the Public Works Director. [Formerly numbered Section 31-184; Renumbered by Ord. No. 3058, eff. 2/21/87; 2370.]</p> <p>10-1-1605: Protective Barrier In Nonresidential zones</p> <p>Where a vehicular access is provided to a street in a nonresidential zone, a barrier consisting of a three (3) foot high masonry wall, or such other protective barrier as may be approved by the Director, shall be constructed along the remaining street frontage of the lot to prevent unchanneled motor vehicle ingress or egress to the property. In commercial zones, the protective barrier shall also have the same aesthetic screening effect as a block wall, as approved by the Director. [Formerly numbered Section 31-185; Renumbered by Ord. No. 3058, eff. 2/21/87; 2930, 2598, 2183.]</p>	<p>The project's driveway provides a slope of less than 20%.</p> <p>Not applicable to the proposed project.</p>	
<p>10-1-1606: Turn Around Areas</p> <p>A. IN ALL ZONES.</p> <p>A 24 foot turning radius shall be provided for access to driveways and right-angle parking stalls. [Formerly numbered Section 31-186; Renumbered by Ord. No. 3058, eff. 2/21/87.]</p>	<p>The project provides 24 feet turning radius and right-angle parking stalls.</p>	<p>Consistent.</p>
<p>10-1-1607: Approval by Public Works Director</p> <p>All vehicular accessways to the street must be approved by the Public Works Director. [Formerly numbered Section 31-187; Renumbered by Ord. No. 3058, eff. 2/21/87.]</p>	<p>The project will be in compliance with City's review process.</p>	<p>Consistent</p>
<p>10-1-1608: Drive-Through Restaurants</p> <p>1. STACKING DISTANCE. All new drive-through restaurants shall have a drive-up or drive-through bay for in-car service with an on-site vehicular waiting lane. The on-site vehicular waiting lane shall be a minimum length of 160 feet as measured along</p>	<p>Not Applicable.</p>	<p>Consistent</p>

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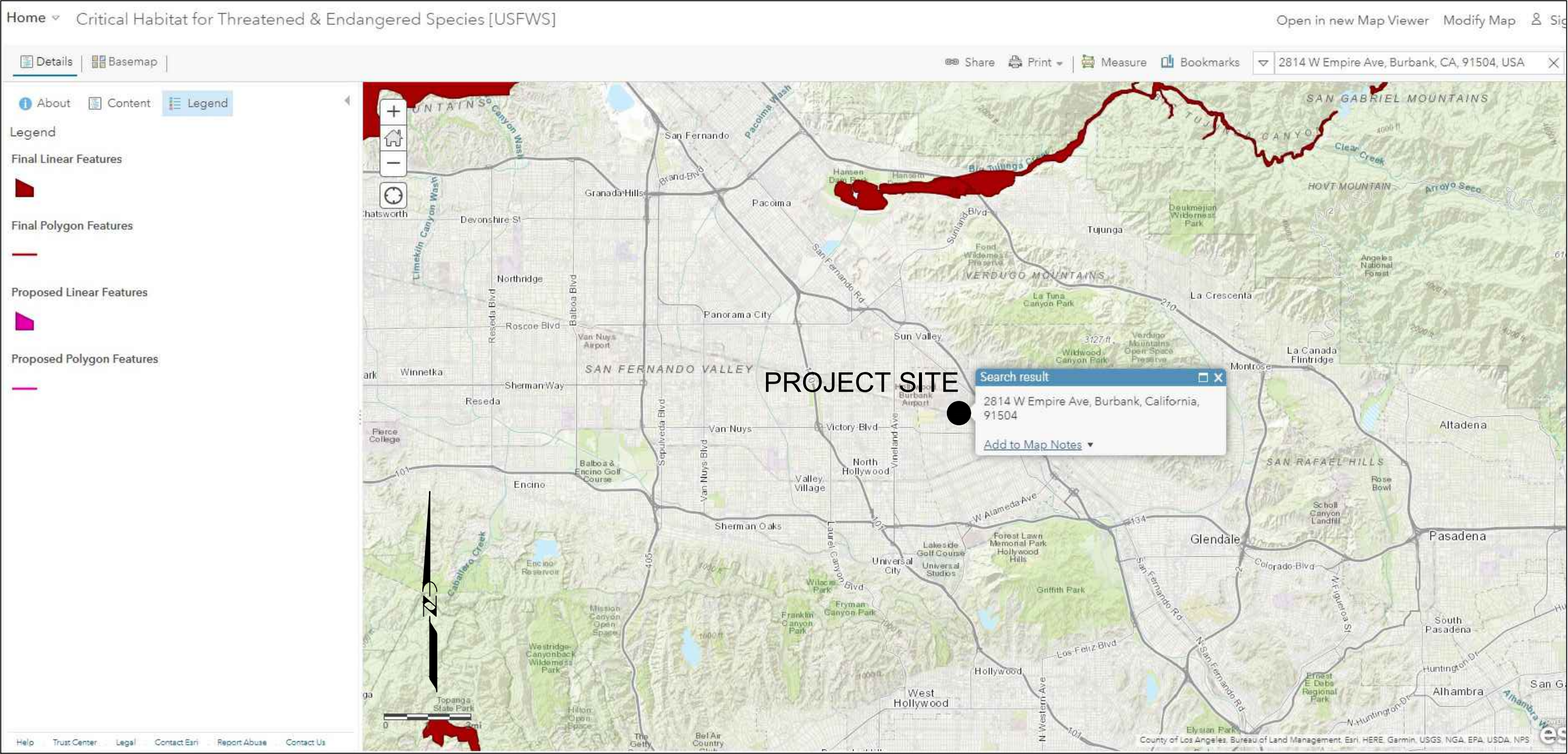
<p>the centerline from the point of entry or the beginning of a drive-through lane, to the center of the farthest service window area (the “stacking distance”).</p> <p>2. SEPARATE WAITING LANE FOR NEW DRIVE-THROUGH RESTAURANTS. The drive-through lane shall be a separate lane from the circulation routes and aisles necessary for ingress to or egress from the property or access to any off-street parking spaces.</p> <p>3. CONDITIONAL USES. In addition to the above requirements, all new drive-through restaurants shall receive a Conditional Use Permit.</p> <p>4. EXISTING USES WITH 100 FEET OR MORE OF STACKING LANE. Any drive-through restaurant in existence on or before March 2, 1996, (effective date of this section) which has at least 100 feet on-site stacking distance shall be automatically deemed a permitted use and not subject to this section.</p> <p>5. EXISTING USES WITH LESS THAN 100 FEET OF STACKING LANE. Any drive-through restaurant in existence on or before March 2, 1996, (effective date of this section) which has less than 100 feet on-site stacking distance may continue operating, but may not be expanded, enlarged, or, otherwise modified until the proposed work has been evaluated by the Building Official. If the Building Official determines that the desired work will 1) prolong the useful life of the service window (s) and/or 2) increase the pre-permit building valuation, as defined herein, by ten percent or more, than the property owner shall obtain an Administrative Use Permit prior to the issuance of any building permits or other development permits. Pre-permit building valuation shall be the value of the building assessed by the Building Official as determined from the most recent edition of the International Conference of Building Officials “Building Valuation Data”.</p> <p>6. NEW AND EXISTING RESIDENTIALLY ADJACENT DRIVE-THROUGHS MUST COMPLY WITH SECTION 10-1-1609. On and after December 26, 1998, this entire Section 10-1-1608, including the exceptions in Subsection (4) and (5) of Section 10-1-1608 shall not apply to residentially adjacent drive-through restaurants, but rather all new and existing residentially adjacent drive-throughs shall be subject to</p>		
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Section 10-1-1609 . [Added by Ord. No. 3431, eff. 3/2/96. Amended by Ord. No. 3503, eff. 12/26/98.]		
<p>10-1-1609: Residentially adjacent drive-through establishments</p> <p>A. STACKING DISTANCE.</p> <p>All new drive-throughs in new or existing residentially adjacent establishments shall have a drive-up or drive-through bay for in-car service with an on-site vehicular waiting lane. The on-site vehicular waiting lane shall be a minimum length of 160 feet as measured along the centerline from the point of entry or the beginning of a drive-through lane, to the center of the farthest service window area (the “stacking distance”).</p> <p>B. SEPARATE WAITING LANE.</p> <p>For new drive-throughs in new or existing residentially adjacent establishments, the drive-through lane shall be a separate lane from the circulation routes and aisles necessary for ingress to or egress from the property or access to any off-street parking spaces.</p> <p>C. CONDITIONAL USE PERMIT REQUIRED.</p> <p>No new drive-through may be operated in a new or existing residentially adjacent establishment unless a Conditional Use Permit for the drive-through has been granted.</p> <p>D. MODIFICATION OF BUSINESSES WITH EXISTING DRIVE-THROUGHS.</p> <p>An existing residentially adjacent establishment with a drive-through legally operating without a Conditional Use Permit for the drive-through prior to December 26, 1998, may continue to operate; provided however that the establishment may not be expanded or enlarged or otherwise modified until the proposed work has been evaluated by the Building Official. If the Building Official determines that the desired expansion, enlargement or modification will 1) prolong the useful life of the service windows(s) and/or 2) increase the pre-permit building valuation by ten percent or</p>	Not Applicable	Consistent

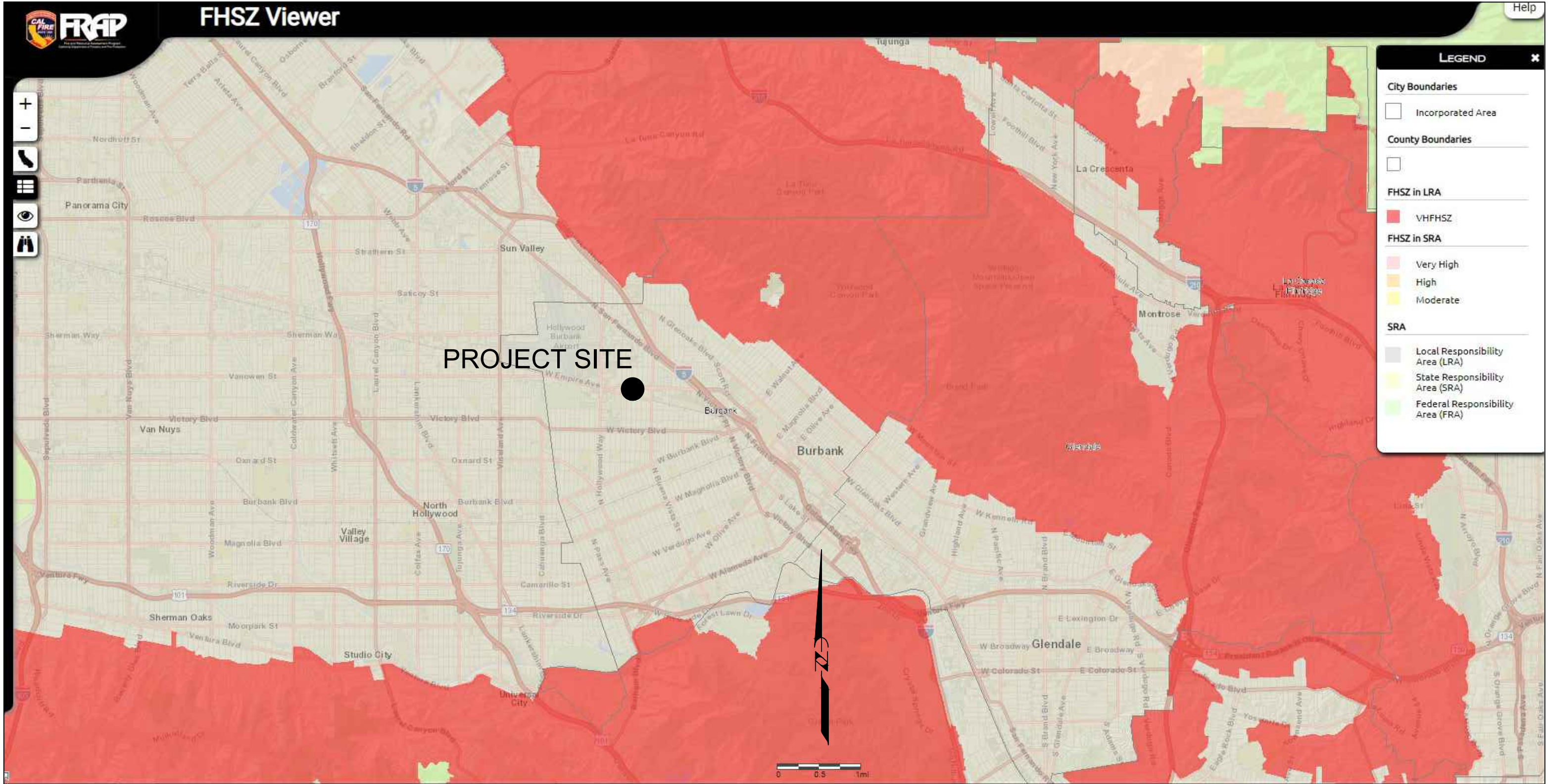
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more, the property owner must obtain a Conditional Use Permit for the drive-through prior to the issuance of any building permits or other development permits and must comply with subsections 10-1-1608 (1) and (2) above. Pre-permit building valuation shall be the value of the building assessed by the Building Official as determined from the most recent edition of the International Conference of Building Officials. [Added by Ord. No. 3503, eff. 12/26/98.]		
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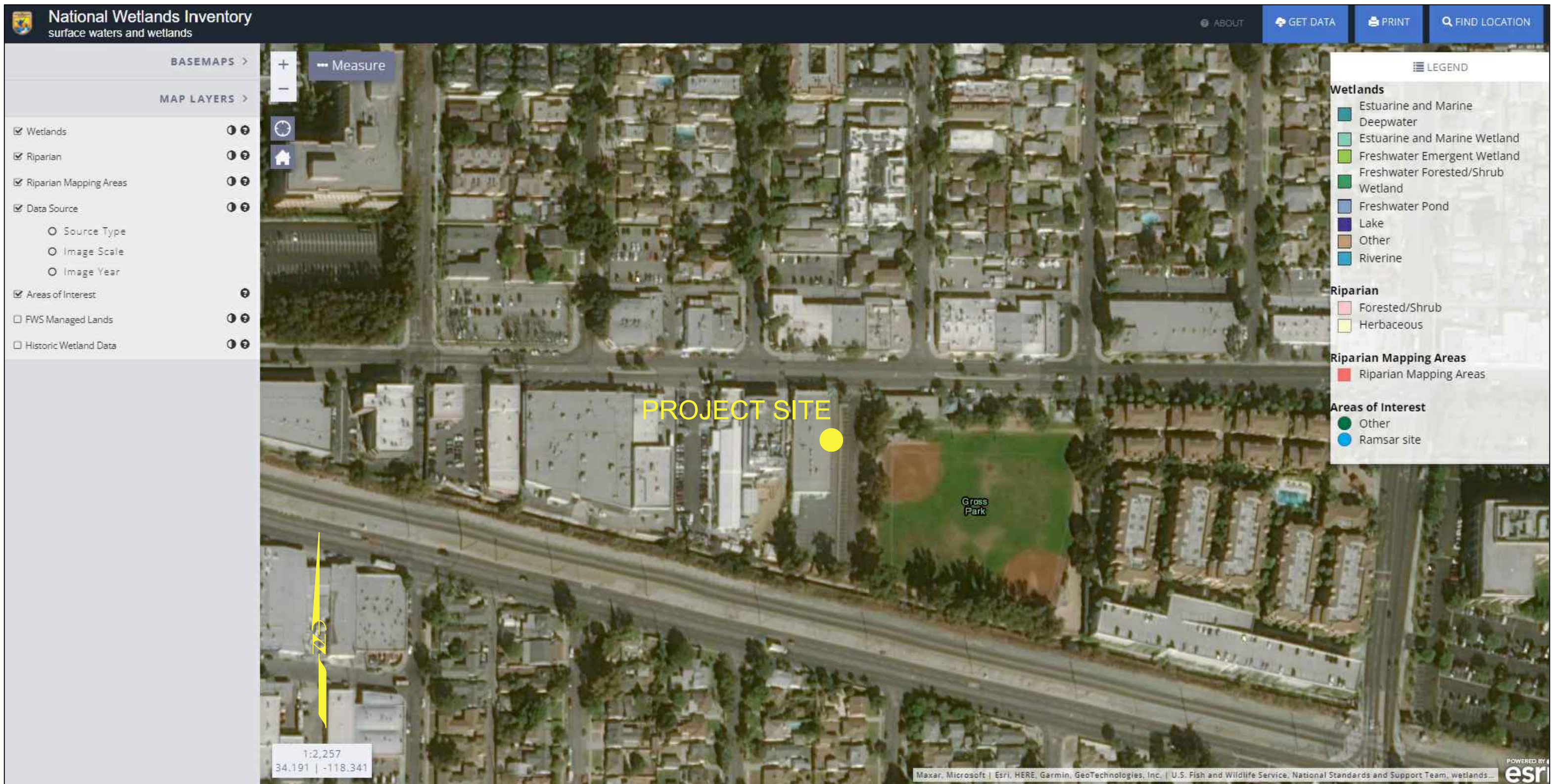
ATTACHMENT D - CRITICAL HABITAT FOR THREATENED & ENDANGERED SPECIES

SOURCE: UNITED STATES FISH AND WILDLIFE SERVICE



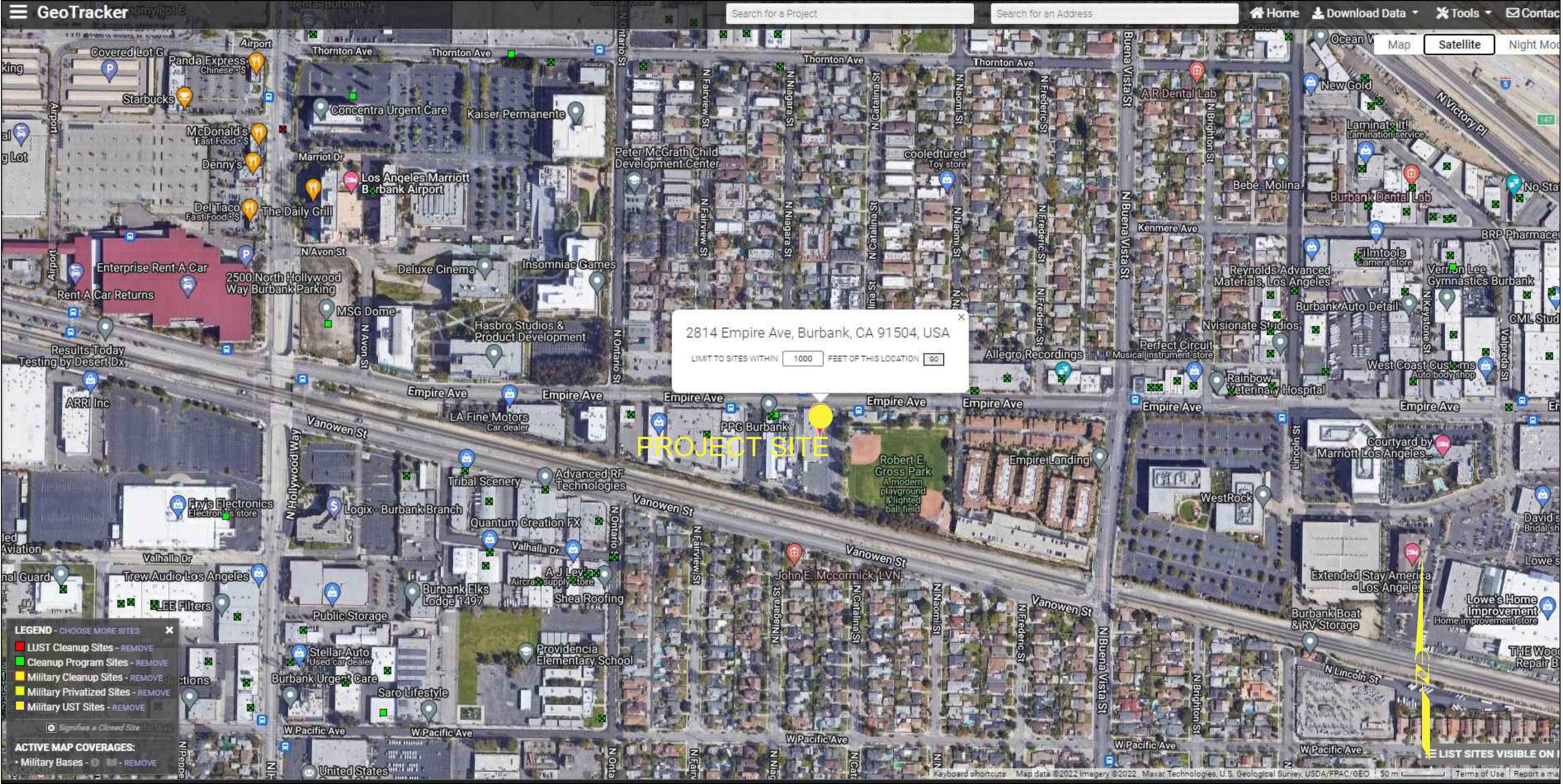
ATTACHMENT E - VERY HIGH FIRE HAZARD SEVERITY ZONES

SOURCE: CAL FIRE



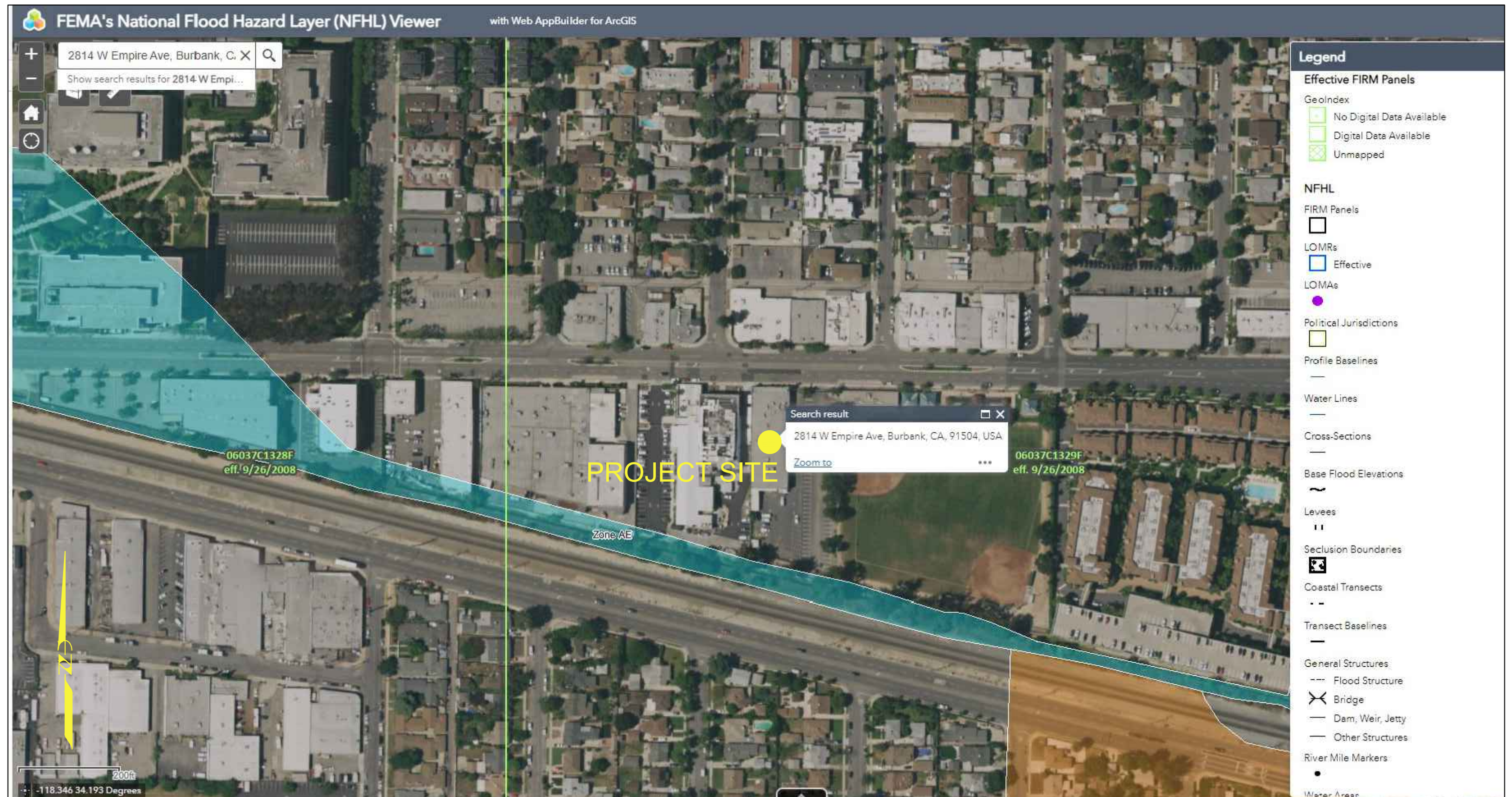
ATTACHMENT F - UNITED STATES FISH AND WILDLIFE SERVICE WETLANDS MAPPER

SOURCE: UNITED STATES FISH AND WILDLIFE SERVICE



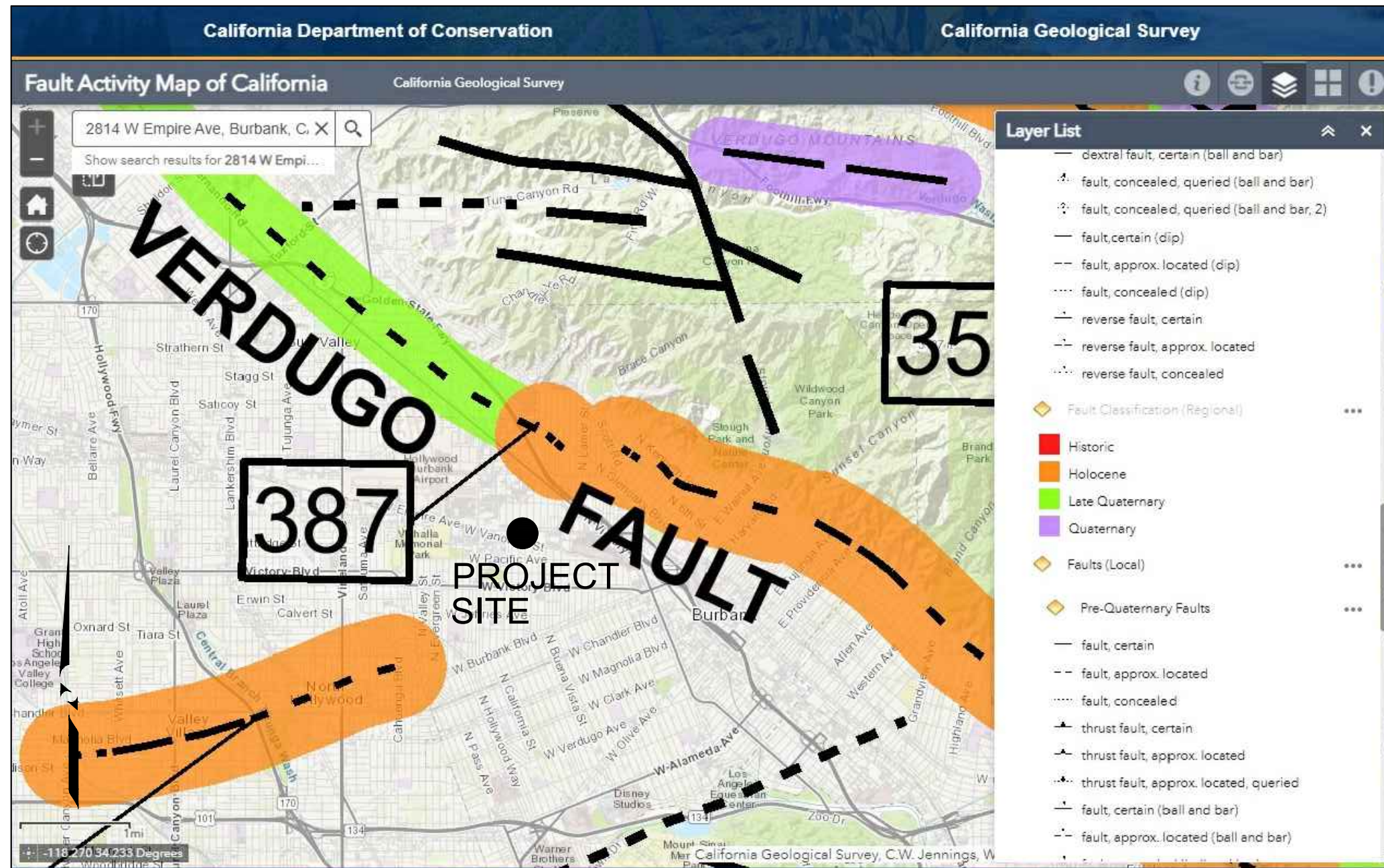
ATTACHMENT G2 - GEOTRACKER DATABASE MAP

SOURCE: GEOTRACKER



ATTACHMENT H - FEMA'S NATIONAL FLOOD HAZARD MAP

SOURCE: FEMA



ATTACHMENT I - FAULT ACTIVITY MAP, CALIFORNIA GEOLOGICAL SOCIETY

SOURCE: FAULT ACTIVITY MAP OF CALIFORNIA