

February 05, 2022

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

Dear Mr. Prescott:

The applicant, Pickwick Investment, LLC, is requesting an approval of The Pickwick project (Project) pursuant to Senate Bill (SB) 35. The Project consists of 96, three-story residential townhomes on a 5.05-acre site, of which 10 units will be reserved for purchase to Low-Income households (up to 80 percent of the Area Median Income (AMI)), resulting in a 10.2 percent of the total units being considered “affordable.” In addition to the non-discretionary entitlement, the approval shall also include an approval of the subdivision map pursuant to the SB 35:

*Subdivision Map Act (Division 2 (commencing with Section 66410)) for a development that meets the provisions in (1) shall be exempt from the requirements of the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code). Such an application shall be subject to a ministerial process as part of the Streamlined Ministerial Approval Process.*

Part of the subdivision request includes the request for parkland credits, pursuant to Section 11-1-1308 of the Burbank Municipal Code, for the three (3) privately maintained parks provided as part of the project. Should there be any remaining parkland dedication requirements after the private park credits are applied, the applicant will pay the applicable park in-lieu fee pursuant to Section 11-1-1307 of the Burbank Municipal Code.

Enclosed are SB 35 application materials for your review.

- SB 35 Application Form
- SB 35 Eligibility Checklist and Attachments
- ALTA Survey
- Development Standards Consistency Analysis
- Prevailing Wage Letter
- Historic Resource Memo
- Architectural and Site Plans
- Landscape Plans
- Tentative Tract Map and Civil Plans
- Request for Concession Letter

If you have any questions regarding this letter, please contact me at 949.221.6216. Thank you.

Sincerely,



John Moreland, AICP  
Director, Planning  
KTYG Architecture + Planning