CITY OF BURBANK

COMMUNITY DEVELOPMENT

September 8, 2025

Jean-Pierre Boladian
408 South Pasadena Avenue
South Pasadena, Ca. 91105

Via Email: jp@boladarck.com
farnoosh@boladarck.com

RE: PROJECT NO. 24-0002990 – STREAMLINED MINISTERIAL REVIEW DIRECTOR'S DETERMINATION: APPROVED
Located at 801 South Sixth Street

Dear Applicant:

The City of Burbank has reviewed and approved your request for the above-referenced Senate Bill 35 (Cal. Gov. Code § 65913.4), Streamlined Ministerial Review Application to construct a new four-story 39 for-sale residential unit, multi-family development with 57 parking spaces, including your request for a 50 percent density bonus and related waivers under State Density Bonus Law (Cal. Gov. Code § 65915) ("Project"), subject to Conditions of Approval. The Project meets all requirements for approval contained in applicable state and local laws, as outlined in the Community Development Director's Determination (Exhibit 1).

Please be advised that the decision of the Community Development Director is final as of this determination.

Sincerely,

Xjvirr A. Thomas
Associate Planner

Community Development Department

Enc: Exhibit 1 – Community Development Director's Determination (including attachments)

cc: Patrick Prescott, Community Development Director
Joseph H. McDougall, City Attorney
Lisa Kurihara, Senior Assistant City Attorney
Fred Ramirez, Assistant Community Development Director – Planning
Scott Plambaeck, Planning Manager

Daniel Villa, Principal Planner
Vanessa Quiroz, Senior Planner

COMMUNITY DEVELOPMENT DIRECTOR'S DETERMINATION
PROJECT NO. 24-0002990 – APPLICATION FOR STREAMLINED MINISTERIAL REVIEW
(801 South Sixth Street – Jean-Pierre Boladian, Applicant)

PROJECT ADDRESS: 801 South Sixth Street, Burbank, CA 91501

PROJECT DESCRIPTION: A new four-story 39 for-sale residential unit, multi-family development with 57 parking spaces, including a request for a 50 percent density bonus and related waivers. The Project Site is zoned R-4, High Density Residential. The General Plan land use designation is High Density Residential.

GENERAL PROPERTY AND SURROUNDING LAND USE INFORMATION:

GENERAL PROPERTY AND SURROUNDING LAND USE INFORMATION	
Project Site Address	801 South Sixth Street, Burbank, CA 91501
Cross Streets	East Elmwood Avenue and South Sixth Street
Assessor's Identification Number	5621-026-008, 5621-026-009, 5621-026-024
General Plan Designation	High Density Residential (43 dwelling units per acre with discretionary approval).
Zoning	R-4 (High Density Residential) Zone
Property Size	Project net lot area is approximately 0.58 acres (25,401 square feet).
Current Development	Structures related to a commercial use and single-family dwelling unit.
Street Classification and Width	South Sixth Street – Collector Street and East Elmwood Street – Local Street (per *Burbank2035* General Plan Mobility Element and *City of Burbank Complete Our Streets Plan*)
Surrounding Neighborhood: North	R-4 (High Density Residential) Zone, developed with multi-family residential uses.
South	R-4 (High Density Residential) Zone, developed with multi-family residential uses.
West	R-4 (High Density Residential) Zone, developed with multi-family residential uses.
East	R-1 (Low Density Residential) Zone neighborhood, developed with residential dwelling units.

APPLICATION FOR STREAMLINED MINISTERIAL REVIEW, PROCESSING TIMELINE:

PROJECT PROCESSING TIMELINE	
Date	**Action**
04/14/2023	SB 35 Notice of Intent (NOI) Submittal
05/12/2023	Tribal Consultation Process Initiated
06/13/2023	City Council Determination on Eligibility Criteria.
9/14/2023	Tribal Consultation Process Concluded with the Fernandeño Tataviam Band of Mission Indians
9/14/2023	Tribal Consultation Process Concluded with the Gabrieleño Band of Mission Indians – Kizh Nation
12/06/2023	SB 35 Application Status Letter Provided to the Applicant.
06/14/2024	SB 35 Formal Application Received
08/13/2024	City Determined Application Was Incomplete and Inconsistent with Objective Standards
11/06/2024	Formal Application Resubmitted
12/04/2024	Formal Application Deemed Complete
01/03/2025	City Determined Application Was Inconsistent with Objective Standards
08/08/2025	Formal Application Resubmitted
09/08/2025	Community Development Director Determination

TRIBAL CONSULTATION: On May 12, 2023, the city requested Tribal Consultation as required by Cal. Govt. Code Section 65913.4(b). Enforceable Agreements for monitoring of the Project Site were executed by: (1) the City and the Fernandeño Tataviam Band of Mission Indians on September 14, 2023, and (2) the City and the Gabrieleño Band of Mission Indians – Kizh Nation on September 14, 2023 (Attachment 7 as incorporated herein).

ENVIRONMENTAL REVIEW: The California Environmental Quality Act (CEQA) (Division 13, (commencing with section 21000) of the Public Resources Code) does not apply to projects qualifying for the Streamlined Ministerial Approval Process pursuant to CEQA Guidelines Section 15268. As a result, this Project is not subject to CEQA review and there are no unusual circumstances that would preclude the use of these exemptions. The City Planner will file a Notice of Exemption with the Los Angeles County Clerk and the State Clearinghouse within five days of this determination.

COMMUNITY DEVELOMPENT DIRECTOR DETERMINATION: The Community Development Director determines that Project No. 24-0002990, a new four-story 39 for-sale residential unit, multi-family development with 57 parking spaces, including a 50 percent density bonus and related waivers, as reflected on the approved Architectural Plans (Attachment 4), is consistent with all applicable Objective General Plan, Zoning, Subdivision, and Design Review Standards and Cal. Govt. Code Section 65913.4, and is therefore approved subject to compliance with the Project's Conditions of Approval (Attachment 2). This approval is based upon the Community Development Director's determination that all required findings for approval of Project No. Project No. 24-0002990 can be made as required under the Burbank Municipal Code and Cal. Gov't. Code Section 65913.4, as reflected in Attachment 1 (attached and incorporated herein),

as well as the Director's review of all information presented in Attachments 2-15 (attached and incorporated herein).

for P. Prescott — 9/8/2025

Patrick Prescott, Community Development Director — Date

ATTACHMENTS:

Attachment 1 – Findings for Approval of Project No. 24-0002990
Attachment 2 – Conditions of Approval for Project No. 24-0002990
Attachment 3 – Objective Standard Consistency Matrix
Attachment 4 – Copy of Approved Architectural Plans
Attachment 5 – SB 35 NOI application
Attachment 6 - SB 35 Site Eligibility Maps
Attachment 7 – City Council Determination on Eligibility Criteria – Resolution No. 23-29,437, dated June 13, 2023
Attachment 8 – Tribal Enforceable Agreements
Attachment 9 - SB 35 NOI Application Status Letter, dated December 6, 2023
Attachment 10 – SB 35 Formal Application
Attachment 11 - SB 35 Formal Application was Incomplete and Inconsistent with Objective Standards, dated August 13, 2024
Attachment 12 – SB 35 Formal Application Resubmitted, dated November 6, 2024
Attachment 13 - Completeness Letter, dated December 4, 2024
Attachment 14 - SB 35 Formal Application: City Determined Application Was Inconsistent with Objective Standards, dated January 3, 2025
Attachment 15 – Resubmitted Formal Application, dated August 8, 2025

(ATTACHMENT 1)
FINDINGS FOR APPROVAL OF PROJECT NO. 24-0002990

As indicated in the Community Development Director's Determination ("Director's Determination"), the Director approves Project No. 24-0002990, a new four-story 39 for-sale residential unit, multi-family development with 57 parking spaces, including a 50 percent density bonus and related waivers ("Project"), based on the following findings:

a. Findings for Streamlined Ministerial Review:
The Project conforms to the requirements of the Streamlined Ministerial Approval Process as outlined in Burbank Municipal Code ("BMC") Title 10, Chapter 1 (Zoning), Article 19 (Zoning Procedures and Amendment), Division 12 (Streamlined Ministerial Approval Process); and California Government Code Section 65913.4.

1. The Project complies with all requirements of California Government Code Section 65913.4(a), as detailed in Attachments 2, 3, 4, 5 and 6 of the Director's Determination.

2. The 39 for-sale residential unit development is a multifamily housing development containing two or more units (Cal. Govt. Code § 65913.4(a)(1).

3. The Project parcel is within incorporated City limits and at least 75 percent of the parcel perimeter adjoins urban uses. The Project site is surrounded by urban uses on all sides including residential uses (Cal. Govt. Code § 65913.4(a)(2)(A)-(B)).

4. The Project site's General Plan land use designation of High Density Residential and zoning within the R-4 (High Density Residential) Zone permit residential development allowing residential density of up to 43 units to the acre, and 100 percent of the Project square footage is designated for residential use (Cal. Govt. Code § 65913.4(a)(2)(C)).

5. The Project Applicant has committed 15% of the units to be dedicated affordable for very low-income households and committed to recording affordability covenants for these units as required by California Government Code 65913.4(a)(3) (Cal. Govt. Code § 65913.4(a)(3)-(4)).

6. The Project is consistent with all applicable objective General Plan, Zoning, Subdivision, and Design Review standards as indicated in Attachments 2, 3, 4 5 and 6 of the Director's Determination (Cal. Govt. Code § 65913.4(a)(5).

7. The Project site is not located in a coastal zone, on prime farmland or farmland of statewide importance (see Attachment 6 of the Director's Determination), or on land zoned or designated for agricultural protection or preservation (Cal. Govt. Code § 65913.4(a)(6)(A)-(B)).

8. The Project site is not located in Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993) (Attachment 6 to the Director's Determination) (Cal. Govt. Code § 65913.4(a)(6)(C).

9. The Project site is not located in a very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Cal. Govt. Code Section 51178, or within the state responsibility area as defined in Section 4102 of the Public Resources Code (Attachment 6 to the Director's Determination) (Cal. Govt. Code § 65913.4(a)(6)(D)).

10. The Project site is not located in a hazardous waste site that is listed pursuant to Cal. Govt. Code Section 65962.5, or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code (Attachment 6 to the Director's Determination) (Cal. Govt. Code § 65913.4(a)(6)(E)).

11. The Project site is not located within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist (Attachment 6 to the Director's Determination) (Cal. Govt. Code § 65913.4(a)(6)(F)).

12. The Project site is not within a special flood hazard area subject to the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency ("FEMA") in any official maps published by FEMA (Cal. Govt. Code § 65913.4(a)(6)(G)).

13. The Project site is not located within a regulatory floodway as determined by FEMA in any official maps published by FEMA (Cal. Govt. Code § 65913.4(a)(6)(H)).

14. The Project site is not located in lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), or in a habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec.1531 et seq.), or other adopted natural resource protection plan (Attachment 6 to the Director's Determination) (Cal. Govt. Code § 65913.4(a)(6)(I)).

15. The Project site is not located within habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code) (Attachment 6 to the Director's Determination) (Cal. Govt. Code § 65913.4(a)(6)(J)).

16. The Project site is not located under a conservation easement (Attachment 6 to the Director's Determination) (Cal. Govt. Code § 65913.4(a)(6)(K)).

17. The Project site is currently developed with a single-family dwelling unit and a commercial use. As such, the Project site:

    a. Will not require the demolition of: housing that is subject to recorded restrictions or law that limits rent to levels affordable to moderate, low, or very-low-income households; housing subject to rent control; or housing currently occupied by tenants or that was occupied by tenants within the past 10 years (Cal. Govt. Code § 65913.4(a)(7)(A)) as confirmed by the Developer in their SB 35 formal application (Attachment 10);

    b. Has not been previously used for housing occupied by tenants that was demolished within the past 10 years (Cal. Govt. Code § 65913.4(a)(7)(B)).

18. The Project will not result in the demolition of a historic structure that is on local, state or Federal historic register (Cal. Govt. Code § 65913.4(a)(7)(C)).

19. The Project site does not contain housing units that are occupied by tenants, or units that are, or were, subsequently offered for sale to the general public by the subdivider or subsequent owner of the property (Cal. Govt. Code § 65913.4(a)(7)(D)).

20. As conditioned, the Applicant shall certify that all construction workers employed in the execution of the development will be paid at least the applicable general prevailing rate of per diem wages or apprenticeship wages and will comply with all other applicable requirements listed in Cal. Govt. Code Section 65913.4(a)(8)(A)(ii)-(iii).

21. The Project site is not on a parcel of land or site governed by the Mobile home Residency Law, the Recreational Vehicle Park Occupancy Law, the Mobile home Parks Act, or the Special Occupancy Parks Act (Cal. Govt. Code Section 65913.4(a)(10)).

22. The Project complies with all applicable development standards noted in the BMC, unless deviations are otherwise permitted through the incentive, concession, or waiver requests sought under local and State density bonus law (BMC Section 10-1-634 et. seq. and Cal. Govt. Code Section 65915), as shown in the Objective Standards Consistency Matrix (Attachment 3 to the Director's Determination). More specifically, the Project complies with the development standards as identified in Article 6, Division 4, of Chapter 1 (Zoning) of Title 10 (Zoning Regulations) of the BMC.

b. Findings for State Density Bonus Requests:
The Project conforms to the requirements outlined in BMC Section 10-1-634 et. seq. and Cal. Govt. Code Section 65915.

In accordance with BMC Section 10-1-634 et. seq. and Cal. Govt. Code Section 65915, the Project Applicant is requesting a density bonus, as well as nine waivers from the City's development standards:

1. Additional Residential Units (Density Bonus Units): A density bonus must be granted in the amounts specified by State law if the Project provides a certain number of affordable housing units (Cal. Govt. Code § 65915). Pursuant to Cal. Govt. Code Section 65915(f)(2), the Project Applicant is requesting a 50% density bonus by providing 15% of the total proposed housing units (without including density bonus units) as very low-income affordable units. The Project proposes to build 39 total residential for-sale units with four units set aside as very low-income. The Burbank2035 General Plan Land Use Designation of High Density Residential for the Project Site has a maximum density of 43 units per acre. With the density bonus applied, the Project is proposing a density of 67 units per acre. Because the Project proposes the required 15% of very low-income units, the Project is entitled to the 50% density bonus as required by Cal. Govt. Code Section 65915.

2. Waivers: Under Cal. Govt. Code Section 65915(e), the City must waive or reduce any development standard that will have the effect of physically precluding the construction of a project that includes the permitted density bonus units and incentives or concessions. The Project Applicant is seeking a waiver of the development standards listed below:

    a. Height and Stories:

        i. BMC Code Section(s): 10-1-628(A) and 10-1-628(D)(7)
        ii. BMC Requirement: A maximum 35-foot height to the top of roof and architectural features; a maximum 27-foot top of plate height; and a maximum of 2 stories.
        iii. Requested Waiver: 36 feet and 11 inches to the top of plate; 48 feet and 5 inches to top of roof and architectural features; and 4 stories.

    Pursuant to BMC Sections 10-1-628(A) and 10-1-628(D)(7), the maximum allowed height for the building on this property is 35 feet to top of roof, 27-feet to top of plate, and a maximum of 2 stories because the property is within 500 feet of a single-family residential lot. The closest single family residential lot is located directly across the street on Sixth Street. The Project Applicant is requesting a waiver to all three code requirements for a maximum height of 48 feet and 5 inches, measured to the top of the

architectural features inclusive of the rooftop structures, a top of plate height of 36 feet and 11 inches, and a total of 4 stories (including the above-grade parking level). The increase in heights and number of stories is necessary to accommodate a building envelope with 39 units as permitted under State Density Bonus Law. As a result, this waiver is approved.

b. Minimum and Average Yard Setback: Building

i. BMC Code Section: 10-1-628(A), 10-1-628(G)(1)
ii. Required: Front Minimum – 15 feet; Front Average – 17 feet; Street-Facing Side Minimum – 11 feet; Street Facing Side Average – 13 feet; Interior Side Minimum – 5 feet; Rear Minimum – 6 feet.
iii. Requested Waiver: Front Minimum – 6 feet, 1 Inch; Front Average – 11 feet, 7.5 inches; Street Facing Side Minimum – 6 feet, 9.5 inches; Street Facing Side Average – 10 feet, 9.5 inches; Interior Side Minimum – 4 feet; Rear Minimum – 4 feet.

The proposed Project requests deviations from the minimum and average setbacks for the interior side, rear side, street-facing side and front side, and their respective floors of the budling. The deviations from the minimum and average setbacks on the interior side, rear side, street-facing side and front of the building allow for the expansion of the building envelope to accommodate the physical construction of a 39-dwelling unit housing development, as permitted under State Density Bonus Law. As a result, this waiver is approved.

c. Minimum and Average Yard Setbacks: Parking Level

i. BMC Code Section: 10-1-628(J)(3)
ii. Required: Above-grade parking garages shall be setback a minimum of 15 additional feet from the front lot line than the front elevation of non-garage structures.
iii. Requested Waiver: Exemption to this standard.

Pursuant to BMC Section 10-1-628(J)(1-2) the proposed garage is considered an above-grade parking garage, because portions of the garage are higher than 5-feet above the natural abutting ground surface. In addition, pursuant to BMC Section 10-1-628(J)(3) the Project is required to setback the above-grade parking garage 15 additional feet from the front lot line compared to other non-garage structures. This would require that the above-grade garage be setback approximately 25-feet from the front lot line. The proposed above-grade garage is only setback approximately 6-feet from the front property line, and is closer to the front property line than other

non-garage structures. A waiver from BMC Section 10-1-628(J)(3) allows for the expansion of the building envelope of the parking garage, which is necessary to furnish the applicable parking requirements to accommodate 39-dwelling units including: the number of parking spaces, minimum dimensions, vehicle circulation and back-up clearances. This waiver is therefore necessary to accommodate the physical construction of a 39-dwelling unit housing development, as permitted under State Density Bonus Law. As a result, this waiver is approved.

d. Encroachments:

i. BMC Code Sections: 10-1-628(E)(3), 10-1-628(E)(4), and 10-1-628(E)(6)(b)
ii. Required: Stairways, ramps, and landings above first floor level are not allowed to encroach in interior side or rear setbacks and can only encroach 4-feet in the front and street-facing side setbacks.
iii. Requested Waiver: Exemption to this standard.

The Project is requesting a waiver from the encroachment requirements specifically for stairways, ramps and landings above the first-floor level. Pursuant to BMC Section 10-1-628(J)(1-2) the proposed garage is considered an above-grade parking garage, because portions of the garage are higher than 5-feet above the natural abutting ground surface. In addition, pursuant to BMC Section 10-1-628(D)(7)(c), the proposed above grade parking garage is considered the first floor/story of the building. Therefore, the first habitable floor above the parking garage is the second floor/story. The waiver would allow for pedestrian access/circulation into and around all habitable portions of the building, by allowing encroachments into the front, street-facing side, interior side and rear setbacks. This is necessary to accommodate the physical construction of a 39-dwelling unit housing development, as permitted under State Density Bonus Law. As a result, this waiver is approved.

e. Average Yard Setbacks and Wall Planes:

i. BMC Code Section(s):10-1-628(G)(3), and 10-1-628(G)(4)
ii. Required: The average of the offset distances for all breaks on each elevation of each story must be no less than three (3) feet. No single break may be less than one (1) foot. No less than 25 percent and no more than 75 percent of the length of each elevation must be located behind the average setback plane for that elevation. Such percentage is measured separately for each story of each structure.

iii. Requested: Exemption to these standards.

This waiver request is for relief from the average of the offset distances for all breaks, and wall plane requirements. Pursuant to BMC Section 10-1-628(G)(3) the building is required to provide breaks in the building. These breaks shall be no less than 1-foot in depth. However, the average depth of these breaks needs to be at least 3-feet. This is calculated separately for each façade, of each story, of the building. In addition, pursuant to BMC Section 10-1-628(G)(4), a certain percentage of each building elevation shall be located behind the established average setback. This is calculated separately for each façade, of each story, of the building. Compliance with both requirements would reduce the building envelope, affect the floor plans and make it infeasible to build the Project with the proposed unit sizes and unit variations for 39 dwelling units. Therefore, this waiver is necessary to accommodate the physical construction of a 39-dwelling unit housing development, as permitted under State Density Bonus Law. As a result, this waiver is approved.

f. Common Open Space:

i. BMC Code Section: 10-1-628 (K)(6)
ii. Required: A total of 5,850 square feet of common open space is required (150 square-feet per unit). It cannot be located on the rooftop.
iii. Requested Waiver: To allow for required common open space to be located on the rooftop.

Pursuant to BMC Section 10-1-628(A) and 10-1-628 (K)(6), the total amount of common open space required for the Project is 5,850 square feet. The common open space cannot be located on rooftop areas. The proposed Project provides a total of 2,901 square feet of the project site in an open courtyard on the ground floor and is requesting to provide 6,040 square feet of common open space on the rooftop of the building to meet the square footage requirement for common open space. The rooftop is an open space that will be centrally located and accessible to all tenants by either the stairwell or elevator as required by the BMC. Additionally, the Project intends to meet the required two amenities per BMC 10-1-628 (L)(1)(a), by placing a built-in barbeque area, affixed seating area, a playground, and a putting green on the rooftop. The inability to place the common open space on the rooftop would require that the applicant place the entirety of the open space on the first floor and it would reduce the building envelope, affect the floor plans and make it infeasible to build the project with the proposed unit

sizes and unit variations with 39 dwelling units. Therefore, this waiver is necessary to accommodate the physical construction of a 39-dwelling unit housing development, as permitted under State Density Bonus Law. As a result, this waiver is approved.

g. Private Open Space Standards:

i. BMC Code Sections: 10-1-628(K)(11)(a) and 10-1-628(K)(12)
ii. Required: 42 inches tall opaque enclosure for all private open spaces, and each dwelling unit must have one (1) or more windows with a combined minimum width of eight (8) feet located on the same wall in a primary common living area (not a bedroom).
iii. Requested Waiver: Exempt private open spaces areas on the first habitable floor from the 42-inch enclosure requirement, when the private open areas are bounded by planters. Exempt the residential units facing the rear property line from BMC Code Section 10-1-628(K)(12).

Pursuant to BMC Section 10-1-628(K)(11)(a), all private open spaces need to have a 42-inch-tall opaque enclosure. In addition, pursuant to BMC Section 10-1-628(K)(12), each dwelling unit must have a direct view onto either a public street or on-site open space and have one (1) or more windows with a combined minimum width of eight (8) feet located on the same wall in a primary common living area.

The Project requests an exemption from the 42-inch enclosure requirement, because the private open areas on the first habitable floor are bounded by planters. The planters serve as an enclosure and adding an additional enclosure would reduce the patio areas, making some of them inconsistent with the minimum dimensional requirements and therefore, reduce the overall building envelope in a way that would preclude the construction of 39 dwelling units. Further, the Project also requests that the residential units facing the rear property line be exempt from BMC Section 10-1-628(K)(12). Compliance with these requirements would make it infeasible to build the project with the proposed unit sizes and unit variations at the proposed density of 39-dwelling units. Therefore, this waiver is necessary to accommodate the physical construction of a 39-dwelling unit housing development, as permitted under State Density Bonus Law. As a result, this waiver is approved.

h. Lot Coverage:

i. BMC Code Section: 10-1-628(A)

ii. Required: Maximum 60% lot coverage
iii. Requested Waiver: 66.3% lot coverage

This waiver request is for relief from the development standards for the maximum allowed lot coverage for a housing development in the R-4 zone. Pursuant to BMC Section 10-1-628(A), the maximum permitted lot coverage is 60%. The Project is proposing a total lot coverage of 66.3%. The increase in lot coverage is needed to accommodate for a code compliant above grade parking level and to allow for a building structure that can hold a total of 39 units, including the affordable units per the California State Density Bonus Law. The waiver is necessary to physically accommodate the necessary building envelope to accommodate the total of 39 dwelling units as permitted under State Density Bonus Law. Thus, this waiver is approved.

i. Retaining Walls:

i. BMC Code Section: 10-1-628(H)(3)(a)-(b)
ii. Required: Retaining walls shall not exceed 4 feet maximum height in the front yard areas. Additional retaining walls must be setback a distance equivalent to the height of the retaining wall below as measured from the face of the retaining wall below.
iii. Requested Waiver: A maximum allowed retaining wall height of 8-feet, 3-inches within the front yard area. An exemption from the retaining wall separation requirements.

Pursuant to BMC Section 10-1-628(H)(3)(a), retaining walls located in the front yard are limited to a maximum height of four feet. In addition, Section 10-1-628(H)(3)(b) requires that any additional retaining walls above the first be set back a horizontal distance equal to the height of the lower wall. The Project proposes retaining walls within the front yard that exceed these requirements, with wall heights ranging from 2 feet up to 8 feet, 3 inches, and without the required horizontal separation between walls.

A waiver from these standards is necessary due to the unique physical and design constraints of the site, so that the site can accommodate the 39 dwelling units permitted under State Density Bonus Law. The Project includes a partially subterranean parking garage that results in significant grade changes at the front of the lot, which is necessary to accommodate the minimum number of parking spaces required for a 39-unit residential development project. To properly retain the grade above the structure, provide safe vehicular access, and conform to parking lot design standards, taller retaining walls are required. Strict compliance with the 4-foot height

and wall separation standards would render the site infeasible for the proposed development as there would be insufficient space to build the required parking. Without the requested waiver, the Project would be unable to simultaneously address the site's topographic constraints, achieve necessary parking and circulation design, and provide the required landscaping improvements.

Finally, approval of this waiver is consistent with the provisions of State Density Bonus Law (Government Code Section 65915), which requires that waivers from development standards be granted when they are physically necessary to accommodate the density and unit yield of the project. In this case, the waiver allows the Project to deliver the 39 residential dwelling units as authorized by State Density Bonus Law, including the minimum number of onsite parking spaces for those units, while also meeting health, safety, and landscaping standards. Therefore, this waiver is approved.

(ATTACHMENT 2)
CONDITIONS OF APPROVAL FOR PROJECT NO. 24-0002990

GENERAL AND ADMINISTRATIVE

1. Project No. 24-0002990 a SB 35 Housing Development Project approves the construction of thirty-nine (39) for- sale units, which includes four (4) units that will be set aside as deed restricted dwelling units affordable to eligible very low-income households, and 57 parking spaces located at a semi-subterranean level. The Project is located at the properties of 801-817 South Sixth Street (APNs: 5621-026-024. 5621-026-009 and 5621-026-008) in the R-4 (High Density Residential) Zone.

2. Unless otherwise provided for under the provisions of SB 35 (California Government Code § 65913.4), this approval shall expire if construction activity on the Project is not initiated within three years of the date of this approval (expires on September 8, 2028, unless the Property Owner/ Project Applicant has diligently developed the Project as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. The Project may receive a one-time, one-year extension if the Property Owner/Project Applicant can provide documentation that there has been significant progress toward getting the development construction ready, such as filing a building permit application. The Property Owner/Project Applicant can make a written request for a 1-year extension of the approved Project. The extension request is subject to the review and approval of the Community Development Director or his/her designee.

3. The Project site shall remain in substantial conformance with the request and with the application materials submitted by the Property Owner/Project Applicant and the Project plans date stamped and approved by the Community Development Director on September 8, 2025, unless modification to the Project design are required to address the Conditions of Approval listed herein, subject to the review and approval of the Community Development Director or their designee. Any modification request must be requested, reviewed, and approved as provided in California Government Code Section 65913.4(h).

4. The Property Owner/Project Applicant shall submit a material board for the Project of the colors and finishes as part of the plan check review submittal.

5. By signing and/or using this approval, the Property Owner/ Project Applicant acknowledges all the conditions of approval imposed and accepts this approval subject to those Conditions of Approval and with full awareness of the provisions of the BMC. Failure of the Applicant or property owners to sign the Project's conditions does not affect their enforceability by the City or other responsible entity. These

Conditions of Approval are binding upon all future property owners and occupants of the Project site located at 801-817 S. Sixth Street.

6. The Permittee shall always keep a copy of the Conditions of Approval on the project site available for public review. In addition, the Permittee shall display the current phone and email contact information of the Planning Division and Code Enforcement on a laminated weather-proof (or similar) sign, in a location of the Project Site that is clearly visible from the public right-of-way. The sign shall also state that the Conditions of Approval may be obtained from the City of Burbank Planning Division. The sign shall be installed prior to commencement of construction and shall remain until the issuance of a Certificate of Occupancy. It shall remain in good repair for the life of the Project.

7. The Property Owner/Project Applicant shall list these standard Conditions of Approval in the construction plans submitted to the Building and Safety Division as part of the building plan check submittal and building permit request for this Project. The Property Owner/Project Applicant shall also provide a separate written document in spreadsheet table format or similar outlining how, or where, each of the Conditions of Approval have been addressed in the building permit plan set for all City Division/Department's conditions enclosed and provide the same number of copies as building plan sets submitted for Building Plan Check. Compliance shall be verified by the responsible Department and/or the Building Official or their designee, prior to the issuance of any Certificate of Occupancy.

8. All required fees shall be paid as required by the Burbank Municipal Code prior to the issuance of any building permits for the Project.

9. The Property Owner/Project Applicant shall comply with all federal, state, and local laws. Violations or convictions of any of those laws in connection with the Project will be cause for revocation of this permit.

10. Prior to transfer of ownership and/or operation of the Project Site, the Project Applicant or Property Owner shall provide a written copy of Directors Determination Letter and all attachments for the project to the new property owner and operator.

11. If applicable, the Property Owner/Project Applicant shall obtain approval from the U.S. Postal Service local growth coordinator to ensure that the plans properly locate the mailboxes. Contact Cristina.L.Belendez@USPS.gov to obtain approval. Prior to issuance of a building permit, documentation regarding approval shall be provided to the Planning Division.

CDD – PLANNING DIVISION

12. Prior to the issuance of any Building Permit, the Applicant shall certify that all construction workers employed in the execution of the development will be paid at least the applicable general prevailing rate of per diem wages or apprenticeship wages and will comply with all other applicable requirements listed in Cal. Govt. Code Section 65913.4(a)(8)(A)(ii)-(iii).

13. A Tentative Tract Map – Condominium Map application shall be submitted and approved in accordance with the procedures outlined in the BMC and/or other applicable law, prior to obtaining Building permits for the for-sale multifamily development. Please use this link for the application material and processing fee: Application Forms & Fees - Community Development - City of Burbank

14. After obtaining an approval of the Tentative Tract Map – Condominium Map, a Final Map application shall be submitted and approved in accordance with the procedures outlined the BMC and/or other applicable law. The approved Final Map shall be recorded prior to the issuance of any Certificate of Occupancy for the Project. Please use this link for the application material and processing fee: Application Forms & Fees - Community Development - City of Burbank

15. The Project shall comply with all applicable standards outlined and stated in Burbank Municipal Code Title 10, Chapter 1, Division 4 (Multiple Family Residential Zones), unless a waiver has been issued pursuant to California Government Code Section 65915(e) as described in the Findings for State Density Bonus Requests, identified in Attachment 1 to the Community Development Director's Determination, and as identified in the Copy of Approved Architectural Plans included as Attachment 4. The Community Development Director or his/her designee may approve minor modifications during plan check for the waivers identified.

16. Onsite Parking shall comply with the requirements in Title 10, Chapter 1, Article 6, Division 4 of the Burbank Municipal Code, unless the Applicant requests to deviate from the parking standards pursuant to California Government Code Section 65915. The Applicant shall identify this request on the plans submitted as part of the Building Permit Application.

17. The Project shall be built to conformance with the applicable provisions of the City's Inclusionary Housing regulations as noted in BMC Section 10-1-644 et seq.

18. Pursuant to the Enforceable Agreement between the City and the Fernandeño Tataviam Band of Mission Indians (FTBMI) dated September 14, 2023, the Project

shall comply with the following conditions:

a. TCR-1: The Project Applicant shall retain a professional Tribal Monitor procured by the Fernandeño Tataviam Band of Mission Indians (FTBMI) to observe all clearing and grubbing. The Project Applicant shall retain a professional Tribal Monitor to observe the first (5) days of grading and excavating. If cultural resources are not encountered after a professional Tribal Monitor has observed the first (5) days of grading and excavating, Tribal Monitoring will be complete and no other Tribal Monitoring will be required, unless there is an inadvertent discovery. In the event of an inadvertent discovery, procedure per TCR-2 shall be followed.

b. TCR-2: If Cultural Resources are encountered during clearing, grubbing, the first (5) days of grading and excavating or anytime thereafter, all ground-disturbing activities shall cease within 60 feet of discovery and a qualified archaeologist meeting Secretary of Interior standards retained by the Project Applicant, as well as a professional Tribal Monitor procured by the FTBMI, shall assess the find. Should the find be deemed significant, as defined by CEQA (as amended, 2015), the Project Applicant shall retain a professional Tribal Monitor procured by the FTBMI to observe all remaining ground-disturbing activities including, but not limited to, excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, clearing, driving posts, auguring, blasting, stripping topsoil or similar activity, and archaeological work.

c. TCR-3: The applicant and Lead Agency shall, in good faith, consult with the Fernandeño Tataviam Band of Mission Indians on the disposition and treatment of any Tribal Cultural Resource encountered during all ground disturbing activities.

d. TCR-4: The Project applicant shall pay FTBMI a rate of $150.00 per hour for all monitoring costs and expenses.

e. TCR-5: Applicant shall provide notice to FTBMI not less than 14 days prior to commencement of ground disturbing activities to ensure FTBMI has sufficient time to schedule adequate site monitoring personnel.

f. TCR-6: If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

    i. Inadvertent discoveries of human remains and/or funerary object(s) are subject to California State Health and Safety Code Section 7050.5, and the subsequent disposition of those discoveries shall be decided

by the Most Likely Descendant (MLD), as determined by the Native American Heritage Commission (NAHC), should those findings be determined as Native American in origin in accordance with applicable law.

g. TCR-7: The FTBMI Monitor shall complete monitoring logs on a daily basis when monitoring, providing descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified and available to the City upon request. The on-site monitoring shall end when grading and excavation activities are completed, or when the FTBMI Monitor has indicated that the site has a low potential for cultural resources, whichever occurs first. The City may request a copy of all field documentation from FTBMI Monitor. In addition, the FTBMI Monitor shall provide the City a "closeout report" that addresses the FTBMI Monitor's role on the project and provides a summary of cultural findings, if any.

h. TCR-8: FTBMI shall comply with applicant's site access and workplace safety requirements.

i. TCR-9: FTBMI shall be responsible to retain sufficient monitoring personnel to meet its monitoring obligations during all phases of ground disturbing activities prescribed by this letter. The applicant may, but shall have no obligation to, stop ground disturbing activities in the event FTBMI is not able to attend or monitor the site.

19. Pursuant to the Enforceable Agreement between the City and the Gabrieleño Band of Mission Indians – Kizh Nation dated September 14, 2023, the Project shall comply with the following conditions:

a. TCR-1: The Project applicant shall retain and compensate a professional Tribal Cultural Resources monitor procured or selected by the Gabrieleño Band of Mission Indians – Kizh Nation (the "Kizh" or the "Tribe"). Prior to the commencement of any "ground -disturbing activity" for the subject project at all project locations (i.e: both on-site and any off-site locations that are included in the project description/ definition and /or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching. If cultural resources are encountered, the Native American monitor will have the authority to request that ground-disturbing activities cease within 50 feet of discovery to assess and document potential finds in real time. One monitor will be required on-site for all ground-disturbing activities in areas designated through additional consultation. However, if ground-disturbing activities occur in more than one of the designated monitoring areas at the same time, then the parties can mutually agree to an

additional monitor, to ensure that simultaneously occurring ground-disturbing activities receive thorough levels of monitoring coverage.

i. Any and all archaeological documents created as a part of the project (isolate records, site records, survey reports, testing reports, and monitoring reports) shall be provided to the Gabrieleño Band of Mission Indians – Kizh Nation.

ii. The applicant and Lead Agency shall, in good faith, consult with the Gabrieleño Band of Mission Indians – Kizh Nation on the disposition and treatment of any Tribal Cultural Resource encountered during the Project implementation.

b. TCR-2: Applicant shall provide written notice to the Gabrieleño Band of Mission Indians – Kizh Nation not less than 30 days prior to commencement of ground disturbing activities to ensure the "Tribe" has sufficient time to schedule adequate site monitoring personnel.

c. TCR-3: The Gabrieleño Band of Mission Indians – Kizh Nation shall be responsible to retain sufficient monitoring personnel to meet its monitoring obligations during all phases of ground disturbing activities. The applicant shall be obligated to contact The Gabrieleno Band of Mission Indians 24-72 hours prior to any ground disturbance activities on the project site, so that there is sufficient monitoring personal to meet its monitoring obligations during all phase of ground disturbance activities and to stop ground disturbing activities in the event Gabrieleño Band of Mission Indians – Kizh Nation is not able to attend or monitor the site.

d. TCR-4: The Tribe shall charge a fee according to Tribal monitoring services at industry standards for the Tribal monitoring services of all ground disturbances.

e. TCR-5: The Gabrieleño Band of Mission Indians – Kizh Nation Monitor shall complete monitoring logs on a daily basis, providing descriptions of the daily ground disturbing activities, including construction activities, locations, soil, and any cultural materials identified and available to the City upon request. The on-site monitoring shall end when grading and excavation activities of native soil (i.e., previously undisturbed) are completed, or when the Gabrieleño Band of Mission Indians – Kizh Nation Monitor has indicated that the site has a low potential for cultural resources, whichever occurs first. The Gabrieleño Band of Mission Indians – Kizh Nation Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. The City may request a copy of all field documentation from the Gabrieleño Band of Mission Indians – Kizh Nation Monitor. In addition, the Gabrieleño Band of Mission

Indians – Kizh Nation Monitor shall provide the City a "closeout report" that addresses the Gabrieleño Band of Mission Indians – Kizh Monitor's role on the project and provides a summary of cultural findings, if any.

f. TCR-6: The Gabrieleño Band of Mission Indians – Kizh Nation shall comply with applicant's site access and workplace safety requirements.

g. TCR-7: If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

20. In accordance with BMC Section 9-1-1-107, Applicant must provide a Construction Means and Method Plan (CMP) that includes a detailed description of the construction process, organized sequentially; an explanation of the impact that the construction will have on the adjacent properties, the immediate surrounding neighborhood, and the community; and a description of the construction mitigation measures that the Applicant will implement to minimize the impacts of noise, dust, vibrations, utility shutoffs, and other construction impacts on adjacent properties and the immediate surrounding neighborhood. The CMP is subject to review and approval by the City Building Official and the City Engineer. The Applicant and/or on-site primary general contractor (superintendent) shall have the responsibility of monitoring and enforcing the approved Construction Means and Method Plan. The CMP shall provide a comprehensive outline of how the Applicant and Contractor(s) shall implement construction work at the Project site and vicinity, as well as addressing the issue of parking, access, deliveries, et cetera.

21. The Project Applicant shall indicate the location of construction personnel parking throughout the duration of construction. Additionally, no construction personnel will be permitted to park any vehicle anywhere on any of the surrounding City streets. (BMC 9-1-1-105). Contractors shall be required to post, and enforce, "NO CONSTRUCTION PARKING" signs at these locations to alleviate neighboring concerns.

22. The Project shall comply with the applicable requirements for construction activity as noted in BMC Section 9-1-1-105.10, which includes amongst other things that there shall be no set-up, staging, or similar operations whatsoever until 7:00 a.m. Monday through Friday and not until 8:00 a.m. on Saturday.

23. All hauling related to construction shall not be commenced without hauling permits form the City (BMC Section 9-1-1-105).

24. Request for work outside of BMC construction hours may be granted for specific purposes, and limited time periods only. All requests must be submitted in writing to the Community Development Director and approved prior to commencing any off-

hour work in accordance with BMC Section 9-1-1-105.10.

25. In addition to the above requirements, the general contractor and on-site construction superintendent (or other designated primary contractor responsible for activities on and around the Project site) shall continue to strictly enforce the other construction requirements specific to the Project, which includes, but is not limited to the following: the construction site and its perimeter area shall be kept free of trash, debris, and litter throughout the period of construction. (BMC Section 9-1-13-308.1.1)

26. The Project Applicant shall identify, to the satisfaction of the City of Burbank Community Development Department's Planning Division, a qualified "Noise Disturbance Coordinator". The Noise Disturbance Coordinator shall be responsible for responding to any local complaints about construction noise. When a complaint is received, the Noise Disturbance Coordinator shall notify the City within 24 hours of the complaint and determine the cause of the noise complaint (e.g., starting too early, malfunctioning muffler, etc.) and shall implement reasonable measures to resolve the complaint, as deemed acceptable by the City of Burbank Community Development Director or his/her designee. All signs posted at the construction site shall include the contact name and the telephone number for the Noise Disturbance Coordinator in addition to the general contractor and construction superintendent. (Burbank2035 General Plan – Noise Element, Policy 1.3)

CDD – BUILDING DIVISION

27. All projects shall comply with Title 9, Chapter 1, of the Burbank Municipal Code, and the **2022 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.

28. 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 eplancheck@burbankca.gov.

29. All conditions of approval are to be reproduced on the construction document drawings as part of the Approved Construction Set.

30. All Departments that have provided Conditions of Approval are to review the construction plans submitted for plan-check review and provide a final approval via online electronic review, prior to issuance of a Building Permit.

31. Development Impact Fees shall apply to the Project. They are assessed by the City for construction of new commercial and/or residential square footage as listed in the Burbank Fee Schedule and Title 10, Article 22, of the Burbank Municipal Code.

32. Low Impact Development: A LID Plan shall be required and submitted with the

Building Permit Application and Project construction plans is required for City's review and approval. This Plan provides a comprehensive, technical discussion of how the project will provide on-site retention in compliance with the requirements of the LID Ordinance and LID Standards Manual. (BMC Section 9-3-414)

Best Management Practices BMP) and control measures shall be prioritized in the following order:

i. On-site infiltration, bioretention, and/or rainfall harvest.
ii. On-site biofiltration, off-site ground water replenishment, and/or off-site retrofit.

33. The Property Owner/Project Applicant shall be required to complete the attached LID / ULAR EWMP BMP Reporting Information and shall be required to include applicable stormwater BMPs into the project plans upon submittal for plan-check review. A plumbing permit shall be required for treatment control BMPs such as grease traps, sump pumps, and clarifiers. If an infiltration BMP is chosen for treatment control, a soils report to address the feasibility of infiltration shall be required to be submitted with the plan for review and approval.

34. New or Addition/Alteration construction projects within the City of Burbank are subject to MWELO (Model Water Efficient Landscaping Ordinance) review. (BMC Section 9-3-500)

- Full structure demolition and new construction are required to provide a full MWELO plan check set for review.
- New or replacement landscape areas for residential and non-residential projects between 500 (new) and 2,500 (replacement) 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.

35. The Project shall comply with accessibility requirements for the various occupancies as stated in California Building Code (CBC) Chapter 11. Accessibility regulations apply to all common areas and pools and spas. (BMC Section 9-1-2 & CBC CH 11)

36. The parking layout will have to comply with City standards, including minimum turning radii for accessing parking stalls. (BMC Section 10-1-1401)

37. The Project shall be required to provide Electric Vehicle (EV) spaces. The Property Owner/Project Applicant shall use section 4.106.4.2.2 of the 2022 California Green Building Standards Code (CALGreen) to determine the number of spaces require and the design standards requirements for new multifamily dwellings.

38. The roofing materials for the Project shall comply with the solar reflectance and thermal emittance requirements of BMC Section 9-1-11-5.509.

39. Separate Building permits shall be required for the following: (BMC Section 9-1-1-105)
    a. Demolition
    b. Grading & Shoring
    c. Architectural & Structural
    d. Mechanical
    e. Plumbing
    f. Electrical

40. 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. (BMC Section 9-1-2 & CBC Section 107.3.4.1)

41. Screening shall be required for equipment located in front and side yards. The screening shall be required for electrical panels, A/C compressor units, gas meters, and transformers. All screening shall be subject to approval by Planning and Building and Safety divisions, and Burbank Water and Power (BWP). (BMC Sections 10-1-628(S) and BWP Rules and Regulations 2.52(i) per BMC 8-2-203)

42. Grading and drainage plans shall be required, and a separate Grading & Shoring Permit will be required. Geotechnical report to be submitted along with Grading & Shoring Permit Application. (BMC Section 9-3-403)

43. 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 shall 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. (BMC Section 9-1-11-1012)

44. A stamped setback certification by a Licensed Surveyor shall be required to certify the location of the new construction in relation to the setbacks prior to the first foundation inspection. (BMC Section 9-1-1-107)

45. The Project Construction Plans submitted for plan check review shall be stamped by State-licensed architect or engineer. (BMC Section 9-1-2R-R301.1.3.2)

46. Approved hours of construction are for the Project are as follows: (BMC Section 9-1-1-105.10)

    Monday – Friday: 7:00 am to 7:00 pm
    Saturday: 8:00 am to 5:00 pm

    No construction shall be permitted by contractors or subcontractors after hours, on Sunday or on City holidays without prior written request and approval from the Community Development Department.

CDD – TRANSPORTATION DIVISION

47. Pursuant to the City's Burbank2035 General Plan Mobility Element and the City's Complete Streets Objective Development Standards (CSODS) Section 2.2, the Project shall provide a dedication on Elmwood Ave. to ensure a 12-foot public sidewalk right-of-way from property line to edge of curb, with an 8-foot pedestrian zone, a 3.5-foot furnishing zone improved with tree wells or landscaping, and a 0.5-foot curb zone for the length of the property, per Table 2-2. This improvement shall be reflected on the offsite improvement plans submitted for plan check review and shall be installed prior to the issuance of the Certificate of Occupancy. The dedication shall be incorporated into the Project construction plans and off-site improvement plans for plan-check review and shall be incorporated into the Tentative Tract Map and the Final Map.

48. Pursuant to the City's Burbank2035 General Plan Mobility Element and CSODS Section 2.2, the Project shall provide a dedication on Sixth St. to ensure a 12-foot public sidewalk right-of-way from property line to edge of curb. The existing trees in the furnishing zone on Sixth St. shall remain in place and may be permitted to encroach into the pedestrian zone, provided the pedestrian zone meets all requirements of the Americans with Disabilities Act (ADA) of 1990 (i.e. changes in surface level may be at a maximum ¼ inch vertically; see Caltrans Design Information Bulletin (DIB) 82-06, "Pedestrian Accessibility Guidelines for Highway Projects").The sidewalk shall include a 0.5-foot curb zone for the length of the frontage. Existing driveway cuts in the furnishing and curb zones shall be improved with landscaping and curbs according to Table 2-2 and, for curbs, following Burbank Standard Plan BS-100. This improvement shall be reflected on the offsite improvement plans submitted for plan check review and shall be installed prior to the issuance of the Certificate of Occupancy. The dedication shall be incorporated into the Project construction plans and off-site improvement plans for plan-check review and shall be incorporated into the Tentative Tract Map and the Final Map.

49. Pursuant to CSODS Section 3.1, the Project shall reconstruct the curb at the southwest corner of the intersection of Elmwood Ave. and Sixth St. with a minimum curb radius of 15 feet per the criteria in Table 3-1. The Developer shall provide vehicle turning templates using AutoTURN Software or any software that complies with AASHTO Greenbook's vehicle movement design guidelines in future site plans. This improvement shall be reflected on the offsite improvement plans submitted for plan check review and shall be installed prior to the issuance of the Certificate of Occupancy.

50. Pursuant to CSODS Section 3.2, re-constructed corner shall provide a curb ramp at each pedestrian crossing at the intersection corner, in this instance a dual pedestrian ramp. Any construction or reconstruction of curb ramps must meet the requirements of the Americans with Disabilities Act (ADA) of 1990 and the Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities (ADAA). Curb ramps shall be designed in conformance with the 2022 Caltrans Standard Plan A88A.

This improvement shall be reflected on the offsite improvement plans submitted for plan check review and shall be installed prior to the issuance of the Certificate of Occupancy.

51. Pursuant to CSODS Section 3.3, re-constructed corner shall include curb extensions on Elmwood Ave. and Sixth St. in conformance with Figure 5-18 in the Complete Streets Plan. Required curb extensions shall be designed in accordance with the Highway Design Manual Chapter 300, Topic 303 – Curbs, Dikes, and Side Gutters, and consistent with the requirements of CSODS Sections 3.1 and 3.2. This improvement shall be reflected on the offsite improvement plans submitted for plan check review and shall be installed prior to the issuance of the Certificate of Occupancy.

52. Pursuant to BMC Section 10-1-628, the Project shall provide bicycle parking at a minimum rate of 5% of the total number of required off-street vehicle parking spaces, including guest spaces, in this case 4 spaces. Approved plans show 6 bicycle parking spaces, satisfying this requirement. Pursuant to BMC Section 10-1-1405.5, bicycle parking facilities shall be installed in a manner which allows adequate space for access when the facilities are occupied, and shall be located so as to minimize the blocking of any public sidewalks or right-of-way. An encroachment permit from the Public Works Department is required for any encroachment into the public right-of-way. Bicycle parking facilities shall be located on a hard paved surface and shall be painted with a protective coating to prevent rusting and shall be well maintained.

CDD – HOUSING DIVISION

53. The Property Owner/Project Applicant shall enter into an Affordable Housing Agreement with the City that will satisfy the requirements of the Burbank Municipal Code, Inclusionary Housing and Density Bonus Implementing Regulations, Government Code Section 65915, California Government Code Section 65913.4, and the California Department of Housing and Community Development (HCD) Guidelines. The Affordable Housing Agreement shall be finalized and recorded with the City prior to the issuance of any certificate of occupancy or approval of the final map for the Project, whichever occurs first.

    The Affordable Housing Agreement shall include the following provisions identified below:

    a. A table showing the number of bedrooms, unit size, and location of each of the Affordable Units and a floor plan that references the table and shows the type of Affordable Unit and location to ensure units are dispersed throughout the site.

    b. Provisions for the review and approval of a Marketing and Tenant Selection Plan.

c. Description of the process for qualifying prospective owner households for income eligibility.

d. To comply with all the provisions of the Burbank Municipal Code, Government Code Section 65915, Government Code Section 65913.4, and the HCD Guidelines, the affordable units shall remain reserved for very-low-income homebuyers in perpetuity for as long as the land is used for housing, which shall not be less than 45 years for homeownership units. Household incomes of eligible households shall not exceed eighty percent (80%) of annual median income (AMI), adjusted for actual household size, as AMI is determined annually by HCD (25 CCR Section 6932). Sales prices shall be calculated as provided in Health & Safety Code Section 50052.5 and 25 CCR 6920.

e. Any other specific provisions required by the Burbank Municipal Code, Inclusionary Housing and Density Bonus Implementing Regulations, Government Code Section 65915, Government Code Section 65913.4, and the HCD Guidelines.

54. The Property Owner/Project Applicant shall be subject to full cost recovery of City expenses, including any consultant time, for drafting and recording the Affordable Housing Agreement with the City and for ensuring the Project Applicant's compliance with said agreement (Monitoring Fees). These fees are authorized by the City of Burbank fee schedule under Article III Land Use and Zoning, and Article I, Section 14 (Real Estate Services).

55. Recording of Agreements with Buyers of Affordable Units. Affordable Housing Loan Agreements that are acceptable to the Director shall be recorded against the owner-occupied affordable units. Additional resale restrictions, deeds of trust, rights of first refusal and/or other documents acceptable to the Director shall also be recorded against the owner-occupied affordable units as determined by the City.

    The Affordable Housing Loan Agreement for each eligible homebuyer shall include a requirement for monitoring the ongoing owner-occupancy of the units that will include a requirement for the homebuyer to either a) utilize annually an on-line system to collect and submit documents to demonstrate compliance with the Affordable Housing Loan Agreement; or b) pay an annual fee, adopted by the City Council, for City staff or City hired consultant to collect, review, and audit compliance of each homeowner. The future homeowners are subject to full cost recovery of City expenses for special studies and analysis in relation to compliance with the Affordable Housing Loan Agreement with the homebuyer. These Fees are authorized by the City of Burbank fee schedule under Article III Land Use and Zoning, and Article I, Section 14 (Real Estate Services).

PW – ENGINEEERING DIVISION

56. The Project Plans shall show the width and location of all existing and proposed easements. (BMC Section 9-1-2-3203)

57. The Property Owner/Project 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.

58. 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 Section 7-3-701.1)

59. No structure shall be permitted in any public right-of-way or any public utility easements/pole line easements. (BMC Sections 7-3-701.1 and 9-1-2-3203)

60. All unused driveways shall be removed and reconstructed with curb, gutter, and sidewalk [BMC Section 7-3-504]. All driveways must lead directly from a public street or alley to a garage or other required parking area using the shortest and most direct route feasible. (BMC Section 10-1-628)

61. Any work within the public right-of-way shall 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

62. The Project shall require a dedication to the City for street right-of-way: a portion of the property adjacent to alley frontage lying within 10 feet of alley centerline (BMC Section 7-3-106). The dedication shall be incorporated into the site plan and construction plans for plan-check review and shall be incorporated on the Tentative Tract Map and the Final Map. The dedicated alley area shall remain clear

63. The Project shall require a dedication to the City for street right-of-way; a portion of the property to achieve a 15-foot corner radius at the property corners of South Sixth Street and East Elmwood Avenue (BMC Section 7-3-106). The dedication shall be incorporated into the Project construction plans and off-site plans for plan-check review and shall be incorporated on the Tentative Tract Map and the Final Map.

64. Off-site improvement plans (in the public right-of-way) shall be submitted with the construction plans for the project for the review and approval by the Public Works Director. The plans shall be submitted in City of Burbank Standard format and as-built plans must be submitted on mylar paper.

65. The Property Owner/Project Applicant shall coordinate with Public Works to establish a Professional Service Agreement (PSA) for engineering support/project management and inspection services to oversee any related Public Works Construction in the public right of way or within public utility easements related to this project. The cost of the PSA shall be paid by the Property Owner/Property Applicant. (BMC Section 11-1-1505, Burbank Citywide Fee Schedule FY 2022-2023, Article II, Section 7 (K))

66. Hydrology/hydraulic calculations and site drainage plans shall be submitted with the Project construction plans. On-site drainage shall not flow across the public parkway (sidewalk) or onto adjacent private property. It should be conveyed by underwalk drains to the gutter through the curb face or connected to a storm drain facility [BMC Sections 7-1-117 and 7-3-102]. The Property Owner/Project Applicant shall submit a hydrology/hydraulic calculation, which depict both the existing and proposed drainage conditions. Any drainage studies and/or improvements on private property shall be reviewed and approved by the City's Building Division. Any drainage studies and/or improvements within the public right-of-way are to be reviewed and approved by the City's Public Works Department. It is highly recommended that drainage calculations and analysis are submitted at an early stage of the project to Public Works and the Building Department for review and approval.

67. The Property Owner/Project Applicant shall contact the City of Burbank, Park and Recreation Department for the removal of any parkway tree(s). (BMC Section 7-4-117(B))

68. The Project shall require an address form to be processed. (BMC Section 7-3-907)

69. The construction project plans shall include easements, elevations, right-of-way/property lines, dedication, location of existing/proposed utilities and any encroachments on all applicable plans.

70. All soldier piles/beams that are required for the subterranean parking garage shoring, shall be placed on private property and are not to encroach into the public right-of-way.

71. The Property Owner/Project Applicant shall reconstruct the dedicated portion of alley

with asphaltic concrete pavement per City of Burbank Standard Plans BA-200 and resurface (grind and overlay minimum 2") to the centerline of alley (edge of gutter) fronting the property per City of Burbank Standards. The entire alley area inclusive of the dedication area shall remain clear and unobstructed. The 5'x5' visibility cut-off must be established from the new property line at the dedication. Plans shall be required to be submitted in City of Burbank Standard format. (BMC Sections 7-3-105 and 7-3-106)

72. The Project shall protect in place all property tags or protect in place and/or re-establish centerline ties per California Business and Professions Code Section 8771, specifically at the following intersections:
    - South Sixth Street and East Elmwood Avenue
    - Any impacted survey monumentation shall be re-established by the applicant's licensed surveyor.

73. Any portion of the public parkway (sidewalk, curb, gutter, driveways, landscape, etc.) that is broken, uneven or uplifted at the end of the project shall 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. This shall be at the expense of the Property Owner/Project Applicant. 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 Section 7-3-501)

74. Blended transitions at the approaches to the alleyway shall have blue truncated domes installed in accordance with CBC Section 11B-406.5.12.

75. All off-site improvements shall be completed prior to the Final Map approval. (BMC Section 11-1-709)

76. Dedications and easements can be processed by a separate instrument prior to Final Map approval or implemented on the map at the time of final map approval. (BMC Section 11-1-708) The Property Owner/Project Applicant shall contact Real Estate Division of the Community Development Department at (818) 238-5180 for information to accomplish this dedication and/or easements.

77. All monuments shall be installed prior to the finalizing and approving of the Final Map. (BMC Section 11-1-805)

78. Building access doors, loading docks doors, and access gates may not swing open into the public right-of-way. (BMC Section 7-3-701.1)

79. If any utility cuts or construction related impacts are made on South Sixth Street and East Elmwood Avenue, applicant will have to resurface with rubber asphalt (ARHM) per moratorium requirements fronting the property. South Sixth Street and East Elmwood Avenue were resurfaced with ARHM in 2024 and 2015 respectively and falls under moratorium requirements. (City of Burbank Standard Specific

Construction Plan (BS) 110-3).

80. Additional impacts to street triggered by this project could extend the paving restoration limits. (BS-110-3)

PW – WATER RECLAMATION AND SEWER DIVISION

81. The location, depth, and dimensions of all sanitary sewer lines and easements shall be shown on the plans submitted for plan-check review as part of the Building Permit Application.

82. Under the current rate structure, pulling the Building Permit for the proposed development is subject to a Sewer Facilities Charge estimated at $65,286. The charge is due prior to issuance of a Building Permit. (BMC Sections 8-1-802 and 8-1-806)

SFC = Proposed Developments – Demolition Credits
= Multi Family Residential [$1,674/unit * 39 units]
= $65,286

(Note: It is the responsibility of the developer to show proof of the existing sewer usage or existing developments so that the proper credit can be given.)

83. Every building or structure in which plumbing fixtures are installed which conveys sewage shall be connected to the municipal wastewater system. (BMC Section 8-1-104)

84. The Property Owner/Project Applicant shall not connect to or tap an existing public sewer without obtaining a permit. (BMC Section 8-1-301)

85. A maintenance hole shall be installed at the connection point to the City sewer main for any newly proposed private sewer lateral connection(s) that are greater than or equal to 8-inches in diameter per Standard Drawing BSS-201-2 located in the 2012 edition of Standard Plans for Public Works Construction. (BMC Section 8-1-308)

86. Pollutants, including construction debris, soil, and other discharges, are prohibited from entering the City's sewer collection system. (BMC Section 8-1-501.1). Discharges that exceed the local limits per BMC Section 8-1-501.4 are prohibited. In addition, the applicant shall not obstruct or damage any part of the City sewer system and shall reimburse the City for sanitary sewer overflows and the reasonable costs of necessary maintenance and/or repair of the sewer system [BMC Section 8-1-311]. As such, it is strongly recommended that all existing private sewer laterals are capped prior to any demolition activities.

87. 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 Public Works Director [BMC Section 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.

88. Landscape improvements shall take into consideration the location of sewer facilities to prevent tree/plant roots from entering/obstructing or damaging the sewer facilities. An obstructed or damaged sewer facility can result in a sanitary sewer overflow, costly repairs, costly fines, and costly claims. Either a 15-foot clearance for trees and large shrubs is maintained from the location of the City sewer main (7.5 feet on either side of the City sewer main) or a root barrier control system shall be employed for each tree/plant.

89. A Sewer Capacity Analysis (SCA) is required. The SCA shall analyze how the proposed project will impact wastewater flows and assess the ability of existing sewer lines to accommodate the proposed project in a peak wet weather scenario for all sewer reaches downstream/tributary to the property. The sewer study can be conducted by the applicant and submitted for review and approval by Public Works or prepared by Public Works subject to a fee per the adopted Citywide Fee Schedule FY 2022-2023. Please note that if sufficient capacity does not exist, the Director will require the applicant to restrict discharge until sufficient capacity is available, or to construct a public sewer to provide sufficient capacity or agree to pay a shared portion of the sewer infrastructure improvement costs with the City. The City may refuse service to persons locating facilities in areas where their proposed quantity or quality of sewage in unacceptable. (BMC Sections 8-1-301A and 8-1-304)

90. 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. (BMC Section 9-3-407).

91. Discharges from essential non-emergency firefighting activities (i.e., fire sprinkler system testing) is a conditionally allowed non-storm water discharge into the storm drain system, provided appropriate Best Management Practices (BMPs) are implemented. Please reference the City's Fire Suppression Systems discharge form and follow the requirements to comply when conducting the conditionally allowed non-storm water discharge.

92. Certain construction and re-construction activities on private property shall comply with post-construction Best Management Practices (BMPs), which include BMC Sections 8-1-1007 and 9-3-414.D 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.

93. Dewatering an area where water accumulates (i.e., crawl space, foundation, or basement) is considered a prohibited discharge into the storm drain system. As such, private property applicants have the following options for dewatering accumulated

volumes of water:

a. Depending on the volume and having controls in place to keep the discharge on-site, direct the dewatering discharge to a planted/vegetated area located on private property; or
b. Apply for an individual NPDES permit with the Regional Board to allow the dewatering discharge into the storm drain system through ORDER NO. R4-2018-0125: page 9 of this Dewatering Order state that temporary dewatering including subterranean seepage dewatering, requires individual coverage and is no longer covered/allowed under the MS4 permit. Questions need to be directed to the Regional Board at (213) 576-6600.

PW – TRAFFIC DIVISION

94. Parking spaces shall be constructed per BMC Sections 10-1-1401, 10-1-1403, 10-1-1417, 10-1-1606.

95. No visual obstruction shall be erected or maintained above 3' high or below 10' high in a 10' by 10' visibility cut-off at intersection of street and street [BMC Section 10-1-1303(A)]. Obstructions may include, but are not limited to, fencing, walls, posts, lighting, and landscaping.

96. No visual obstruction shall be erected or maintained above 3' high or below 10' high in a 10' by 10' visibility cut-off at intersection of street and alley [BMC Section 10-1-1303(B)]. Obstructions may include, but are not limited to, fencing, walls, posts, lighting, and landscaping.

97. No visual obstruction shall be erected or maintained above 3' high or below 10' high in a 5' by 5' visibility cut-off at intersection of alley and driveway [BMC Section 10-1-1303(C)]. Obstructions may include, but are not limited to, fencing, walls, posts, lighting, and landscaping.

BWP – ELECTRIC

98. The Project shall comply with the 2022 Burbank Water and Power Rules & Regulations for Utility Service. The Rules are authorized by Burbank Municipal Code; Title 8, Chapter 2, and are approved by the Council of the City of Burbank on an annual basis.

99. The Project shall comply with the Burbank Water and Power Electric Specifications as authorized by the 2022 Burbank Water and Power Rules & Regulations for Utility Service.

100. The Property Owner/Project Applicant shall be responsible for installation of an underground streetlight system traversing or adjacent to the project. The street light system shall be required to be underground fed with LED luminaires. Two new

streetlight standards on South Sixth St and one new streetlight standard on East Elmwood Ave shall be installed by the Property Owner/Project Applicant in front of the proposed property. Standards and luminaries will be supplied and installed by BWP at the Property Owner/Project Applicant's expense. A preliminary plot plan of the site shall be submitted for the review of the BWP prior to the formal plan-check review for streetlight design. Upon the completion of the review, the Property Owner/Project Applicant shall formally submit the plan with the construction plans. *(BWP Rules and Regulations 3.19(c) per BMC 8-2-203)*

*101.*The Property Owner/Project Applicant shall be required to pay for the feeder upgrades, to serve this project load. (*BWP Rules and Regulations 3.26(g) per BMC Section 8-2-203)*

102.The Property Owner/Project Applicant shall install protective barrier posts around any transformer pad or switch installation that is subject to vehicular traffic. See BWP Drawing S-458. *(BWP Rules and Regulations 2.52(d) per BMC Section 8-2-203)*

103.The submitted Single line diagram shows Electric Vehicle (EV) metered separately. For multi-metered services, all numbering shall be completed in a permanent manner at all individual units and meter sockets before service can be energized. EV loads are typically served under metered House Panel. Common or House Services for miscellaneous loads such as lighting, laundry rooms, maintenance, elevators, swimming pools, etc. will be assigned to the appropriate General Service rate classification. *(BWP Rules and Regulations 2.64(l) and 3.14(g) per BMC Section 8-2-203)*

104.The following information shall be required to be included on the construction plans:

a. Location of the existing electric service panel
b. Dimensions/location of existing/proposed public improvements adjacent to project.
c. The width and the location of all the existing and proposed easements.
d. Fully dimensioned building elevations showing height of structure from natural grade.
e. Proposed location of the electric service panel/meters.
f. Proposed location of the any pad-mounted electrical equipment.

105.Final Plan-Check approval for this Project shall not be given by BWP until an electric service confirmation is obtained. Contact BWP Engineering at (818) 238-3575. The construction plans shall show the pertinent information related to the method of service as specified on the confirmation. (*BWP Rules and Regulations 2.60(b) per BMC Section 8-2-203)*

106.A load schedule and secondary service schematic shall be required to determine the extent of the electrical load requirements prior to Plan-Check review submittal. An electronic copy of the site plan, showing all the existing and proposed substructures, complying with BWP AutoCAD standards shall be provided to BWP Electrical Engineering to aid the electrical design. BWP will conduct a review and will provide full comments after the electrical sheets are provided. A meeting shall be

scheduled between the Property Owner, Project Applicant, developer, project architect, electrical engineer, and BWP Electrical Engineering early in the design stage of each phase of the project to discuss all the issues and to finalize the location of the facilities. (BWP Rules and Regulations 2.01(d) per BMC Section 8-2-203)

107. Loads below 5MVA shall be fed from the existing system and shall require upgrades to accommodate the Project, at the Property Owner/Project Applicant's expense. (BWP Rules and Regulations 2.01(j) per BMC Section 8-2-203)

108. Overhead BWP electrical facilities traversing or adjacent to the Project shall be converted to underground at the Property Owner/Project Applicant's expense. The Property Owner/Project Applicant will be responsible for costs involved in converting existing overhead electric services to underground for any customers impacted by this underground conversion. (BWP Rules and Regulations 2.80 per BMC Section 8-2-203).

109. The Project will require the installation of a pad-mounted transformer at grade, which has a vault underneath it. No structures are allowed to be constructed underneath this vault. (BWP Rules and Regulations 2.52(a) per BMC Section 8-2-203)

110. The installation of pad-mounted transformers and switches for the Project shall require the use of a crane or boom truck. To facilitate this installation, a vertical clearance of 40' from the transformer or switch pad level shall be maintained. Any design that would restrict vertical access clearance to a level below 40' shall be subject to BWP approval. (BWP Rules and Regulations 2.52(a) per BMC Section 8-2-203)

111. The project shall provide a minimum 12' x 16' 6" clear accessible area at grade level on undisturbed soil with easy crane access 20-foot wide for each three-phase pad-mount transformer facility. (BWP Rules and Regulations 2.52(a) per BMC Section 8-2-203)

112. The project shall provide a minimum 10' x 17' clear accessible area at grade level on undisturbed soil with easy crane access 20-foot wide for each single-phase pad-mount transformer facility. (BWP Rules and Regulations 2.52(b) per BMC Section 8-2-203)

113. The Property Owner/Project Applicant shall be responsible for the cost of offsite improvements to extend or upgrade distribution lines to the Project. (BWP Rules and Regulations 2.80 per BMC Section 8-2-203)

114. The Property Owner/Project Applicant shall provide a 10' wide recorded easement for the new underground system from the property line to the switch and a minimum 26.5' x 15' clear accessible easement for a pad-mount switch. The Property Owner/Project Applicant's surveyor shall provide a legal description of the easements, which shall be reviewed by Burbank Water and Power and then

processed by the Community Development Department (contact 818-238-5250 for recording). (BWP Rules and Regulations Section 2.52 per BMC Section 8-2-203)

115. The Property Owner/Project Applicant's shall provide as-built drawings showing the exact location of underground substructure installed to serve the property. (BWP Rules and Regulations Section 2.50, 2.80(c)(3), and 2.52 per BMC Section 8-2-203)

116. All substructure work including transformer pads, switch pads, pull boxes, grounding systems, primary conduits and secondary conduits shall be the responsibility of the Property Owner/Project Applicant and shall be done in accordance with Burbank Water and Power drawings and specifications. (BWP Rules and Regulations Section 2.41, 2.50, 2.52, and 2.81 per BMC Section 8-2-203)

117. Any existing and proposed substructure on-site and off-site, which may affect the location of the new underground electrical system and any other improvements shall be identified and shown on the final plans in order to avoid a potential conflict with other substructure. (BWP Rules and Regulations Section 2.01(e) per BMC Section 8-2-203)

118. BWP will provide the following services and support at the Property Owner/Project Applicant's cost (BWP Rules and Regulations Section 2.50 per BMC Section 8-2-203):

    a. Construction drawings for all substructure work
    b. Engineering support during construction
    c. Inspection of the work performed by the developer's contractor to ensure the work is done per the plans provided by BWP and per BWP specifications
    d. Installation of all transformers, switches, primary cables, and metering devices
    e. Termination of the secondary cables at the transformer

119. The Property Owner/Project Applicant's contractor shall install secondary conduits, pull cable from the transformer to the switchboard, and terminate the secondary cables on the switchgear. (BWP Rules and Regulations Section 2.53 per BMC Section 8-2-203)

120. Depending on the location of the switchgear (whether it is outside or inside the building), secondary conduits and cables shall be inspected and approved by both the BWP inspector and the Building Inspector (switchgear inside the building) or by the BWP inspector (switchgear outside the building). (BWP Rules and Regulations Section 1.1(d), 2.11(e), 2.50 (9). 2.52(h) per BMC Section 8-2-203)

121. The Building Inspector shall provide structural inspection of secondary conduits for compliance with the Building code-concrete encasements, fire walls, support of the conduit package, etc. The BWP inspector shall inspect the amount and size of secondary conduits and cables. (BWP Rules and Regulations Section 1.1(d), 2.11(e), 2.50 (9), 2.52(h) per BMC Section 8-2-203)

122. The State of California Public Utilities Commission General Order No. 95 requires that no building or structure be allowed to encroach within the envelope 12' vertical and 6' horizontal from the existing high voltage lines along the existing alleys within

project boundary. The actual height and location of the conductor attachment shall be surveyed and shown on the plans. (BWP Rules and Regulations Section 2.34(d) per BMC Section 8-2-203)

123. The State of California Public Utilities Commission General Order No. 95 requires that no building or structure be allowed to encroach within the envelope 8' vertical and 3' horizontal from the existing low voltage lines along the existing alleys within project boundary. The actual height and location of the conductor attachment shall be surveyed and shown on the plans. (BWP Rules and Regulations Section 2.34(d) per BMC Section 8-2-203)

124. The State of California Public Utilities Commission General Order No. 95 requires that no temporary scaffolding, platforms or supporting framework upon which men may work shall be allowed to encroach within the required clearance envelopes as stated in the previous two conditions, #122 and #123. (BWP Rules and Regulations Section 2.34(d) per BMC Section 8-2-203)

125. Burbank Water and Power Rules and Regulations require that no open patios or balconies shall be erected underneath any high voltage overhead conductor regardless of vertical clearance. *(BWP Rules and Regulations 2.34(b) per BMC 8-2-203)*

126. The Property Owner/Project Applicant's contractor shall be responsible for protecting any existing Burbank Water and Power facilities in place. Power poles shall be protected in place to prevent any movement of the pole butt during excavation. Anchors shall also be protected to prevent slippage or exposure that could result in the reduction or loss of holding power. If these requirements cannot be met, then no excavation will be allowed within three feet from the face of poles and five feet from anchors. (BWP Rules and Regulations 1.14, 2.01(e), 2.54 per BMC 8-2-203)

127. The Property Owner/Project Applicant's contractor is responsible for protecting any existing Burbank Water and Power underground facilities from damage during construction. No crane-imposed loads shall be allowed on any existing manhole or pullbox structures. (California Government Code 4216 et seq., BWP Rules and Regulations 1.14, 2.01(e), 2.54 per BMC 8-2-203)

128. Any excavation that restricts vehicular access to existing BWP facilities shall be required to relocate such facilities prior to excavation at the Property Owner/Project Applicant's expense. (BWP Rules and Regulations 1.12, 1.14, 2.01(e), 2.52(f), 2.54 per BMC 8-2-203)

129. The Burbank Water and Power fees for providing electric service are Aid-in-Construction (AIC) charges set forth in BWP's Rules and Regulations for Electric Service. AIC charges are to recover the actual cost of:

    a. Providing and installing new facilities to serve the customer;

    b. Conducting feasibility studies and engineering;

    c. Relocating existing overhead or underground facilities.

130. A Capacity Charge based on the kVA demand of such new, upgraded, or replaced metered electric panels, which will be applied according to the City of Burbank Adopted Citywide Fee Schedule FY 2022-2023, shall be charged to the Property Owner/Project Applicant. The kVA demand is calculated using the formulas per BWP Rules and Regulations 3.26(g).

131. If any portion of the existing BWP facilities is upgraded or relocated due to the subject project, it shall be done at the Property Owner/Project Applicant's expense.

132. All electrical installations shall conform to the Burbank Water and Power Rules and Regulations for Electric Service (FY 2022-2023). (BWP Rules and Regulations 2.61-2.74 per BMC Section 8-2-203)

133. For multi-metered services all numbering shall be completed in a permanent manner at all individual units and meter sockets before service can be energized. See BWP Rules and Regulations, Section 2.68 (c) for acceptable labeling (stenciling or riveted tags required, permanent marker is unacceptable). Contact Public Works Engineering for unit designations. (BWP Rules and Regulations 2.61-2.74 per BMC Section 8-2-203)

134. The service switchboard rating shall be limited to 3000 Amps. Five copies of EUSERC drawings of the switchboard shall be provided to BWP for approval prior to submittal to the manufacturer. Service shall not be energized unless these drawings are provided. (BWP Rules and Regulations 2.61-2.74 per BMC Section 8-2-203)

135. Outdoor meter locations are preferred. When adequate exterior wall space is not available, a separately locked, clearly labeled meter room is acceptable. All meter rooms must be located on the ground floor and have two exit doors equipped with panic hardware. At least one door must lead directly outside. BWP must be supplied with an access key to the room, which will be installed in a lock box adjacent to the door. The developer shall consult BWP for approved location and obtain a service confirmation prior to any installations. (BWP Rules and Regulations 2.61-2.74 per BMC Section 8-2-203)

136. All new metered services shall require a path for meter communications to BWP communication networks. Installation of meters that fail to continuously communicate with BWP communication networks shall be required to provide additional BWP approved equipment to be installed at the Property Owner/Project Applicant's expense in order to create the appropriate communications path. (BWP Rules and Regulations 2.63 per BMC Section 8-2-203)

137. The main meter room shall be located at grade level. (BWP Rules and Regulations 2.63 per BMC Section 8-2-203)

138. Any construction that impacts existing streetlight standards or infrastructure shall require relocation at the Property Owner/Project Applicant's cost. (BWP Rules and Regulations 3.19(c)4 per BMC Section 8-2-203)

139. Burbank Water and Power offers high-speed, high-quality fiber optics-based services through its ONE Burbank program. Fiber service is available to the project if desired. To facilitate connection, a conduit shall be installed between the electric

meter room and the telecom/data MPOE. For further information, email support@oneburbank.com or call 818-238-3113.

140. Contact AT&T at (866) 577-7726 for any phone company facility conflicts. Contact Charter Communications at (818) 847-5013 for any cable T.V. facility conflicts.

141. Any trees planted in the area adjacent to the street/alley shall be of a type that will not grow into the existing power lines and shall also have sufficient clearance from the electric facilities. (BWP Rules and Regulations *1.12 (f) and* 2.52(i) per BMC 8-2-203)

142. All equipment locations and screening structures shall be indicated on the construction plans and must meet the BMC standards. The plans shall include the proposed screening method, height of screening, material finish, and color or species of vegetation. All screen walls, which are a part of, or adjacent to, the proposed building shall be shown on the building elevations. All screen walls detached from the building will be included as a separate elevation. Verification of submittal requirements and recommendations for screening requirements shall be by the CDD Director or his designee. (BWP Rules and Regulations 2.52(i) per BMC 8-2-203)

143. BWP landscaping requirements for transformer pads and switch pads:

    Due to the natural maturation of trees and other landscaping elements, the following requirements shall be adhered to:

    a. New plantings within three feet of the back or sides of the pad and within eight feet of the front shall be of a groundcover type. This is considered the working zone.

    b. Outside of the working zone, shrubbery is acceptable within eight feet of the pads, but trees must be beyond an eight-foot radius to lessen future root conflicts.

    c. Landscaping grade shall be a minimum of five inches below the grade level of the top of transformer pads.

    d. All irrigation and sprinkler systems shall be constructed so that water shall not be directed onto the switch, the transformers, or the concrete pads. Additionally, surface water shall drain away from the concrete pads.

144. Landscape plans shall adhere to the above requirements, showing proper working clearances for electrical facilities on L-sheets. (BWP Rules and Regulations 2.52(i) per BMC 8-2-203)

145. The electrical design shall comply with California Building Code Title 24 energy efficiency requirements and shall use, wherever practical, surge suppressors, filters, isolation transformers, or other available means to preserve the quality of power of its electrical service and to protect sensitive electronic and computer-controlled equipment from voltage surges, sags, and fluctuations. BWP also recommends the

use of an uninterruptible power supply (UPS) and a standby generator for critical loads.

146. Power factor correction to a minimum of 90% shall be requested to minimize kVA demand as well as energy use. The Property Owner/Project Applicant shall apply the California Nonresident Building Standard to consider and implement energy efficient electrical equipment and devices for minimizing peak demand and wasteful energy consumption. (BWP Rules and Regulations 2.21 per BMC 8-2-203)

147. Electric Vehicle (EV) parking capacity shall be in accordance with Title 24 building code requirements. Plans shall detail all planned EV charger installations as well as all EV capable parking spaces. The electrical service panel shall include capacity to simultaneously charge all EV capable parking spots at their full-rated amperage whether installed or not.

148. As part of our efforts to reduce greenhouse gas emissions, improve air quality, and enhance customer service, Burbank Water and Power's Electric Vehicle Charging program promotes the use of electric vehicles by providing rebates for the installation of Level 2 (240V) charging equipment. BWP also installs and maintains a public electric vehicle charging network, consisting of 45 Level 2 charging ports and 2 DC Fast Chargers (480V), with new stations added each year depending on budget and availability. For more information on the rebates and the charging network, please contact Andres Azarian at 818-238-3653 or AAzarian@burbankca.gov. Additionally, information can be found at https://www.burbankwaterandpower.com/conservation/electric-vehicles-rebate.

BWP – WATER

149. The Property Owner/ Project Applicant shall submit a Utility Plan showing the locations, type of service, (domestic, irrigation, fire) and size, of existing and proposed water services, in accordance with § 4.30 (a) of the Burbank Water and Power Rules and Regulations for Utility Service.

150. The Property Owner/ Project Applicant shall submit the total domestic potable water demand of the Project, in accordance with § 4.10 (a) of the Burbank Water and Power Rules and Regulations for Utility Service.

151. The Property Owner/ Project Applicant shall submit the Landscape and Irrigation Plans including the total water demand for irrigation, in accordance with § 4.30 (a) of the Burbank Water and Power Rules and Regulations for Utility Service.

152. The Property Owner/ Project Applicant shall request an estimate from BWP Water Division for the abandonment of existing water service connections. The Property Owner/ Project Applicant shall pay all fees prior to abandonment, in accordance with § 4.31 (d) of the Burbank Water and Power Rules and Regulations for Utility Service.

153. The Property Owner/ Project Applicant shall request an estimate from BWP Water Division for the installation of proposed water service connections. The Property Owner/ Project Applicant shall pay all fees prior to installation of water services, in accordance with § 4.30 (a) and § 4.31 (e) of the Burbank Water and Power Rules and Regulations for Utility Service.

154. The Property Owner/ Project Applicant shall install a pressure regulator to comply with the Building and Safety Division and the California Plumbing Code (CPC), since the static pressure in the potable distribution system exceeds 80 pounds per square inch (psi), in accordance with § 4.30 (k) of the Burbank Water and Power Rules and Regulations for Utility Service.

155. The Property Owner/ Project Applicant shall obtain approval from the Burbank Fire Department for appropriate fire service size and appurtenance selection prior to requesting an estimate from BWP Water Division for the installation of a new fire service line. Applicant shall pay all fees prior to installation, in accordance with § 4.15 and § 4.31 (e) of the Burbank Water and Power Rules and Regulations for Utility Service.

156. The Property Owner/ Project Applicant shall pay a Water Main Replacement Fee (WMRF) of $15,980 for 188 linear foot of frontage on Sixth Street, in accordance with § 4.34 (e) of the Burbank Water and Power Rules and Regulations for Utility Service.

157. The Property Owner/ Project Applicant shall install appropriate backflow prevention assemblies (BPA) for the domestic, irrigation, and fire services to prevent objectionable substances from contaminating the public water supply system, mandated by the State Water Board's Cross-Connection Control Plan Handbook (CCCPH) under the Safe Drinking Water Act (SDWA). Applicant shall install the BPA's to comply with BWP standard drawing no. BWP-615, on Applicant's property, and as close as possible to the property line. Applicant shall pay a minimum $50 plan check fee, in accordance with § 4.35 of the Burbank Water and Power Rules and Regulations for Utility Service.

158. The Property Owner/ Project Applicant shall use recycled water for dust control and compaction during construction of the proposed development project. Applicant shall adhere to the application, installation and maintenance of recycled water facilities, in accordance with § 5.01 of the Burbank Water and Power Rules and Regulations for Utility Service.

159. Recycled water will be available to your parcel in the future. When recycled water is available, the parcel owner shall immediately convert all landscape irrigation from potable water to recycled water. All cost shall be the responsibility of the parcel owner, in accordance with § 5.02 of the Burbank Water and Power Rules and Regulations for Utility Service.

PARKS AND RECREATION DEPARTMENT

160. The Project plans submitted as part of the Building Permit Application shall include landscape and irrigation plans prepared by a licensed landscape architect and shall comply with Municipal Water Efficient Landscape Ordinance (MWELO) requirements if over 500 square feet of landscape. (BMC Sections 8.2.301 to 8.2.306)

161. The Property Owner/Project Applicant shall pay a Park Development Fee for each bedroom per the 2022-2023 Fee Schedule, prior to issuance of building permits. (BMC Title 10, Chapter 1, Article 22: Community Facility Fees)

162. All existing street trees shall remain in place, and a tree well shall be required for all existing trees. (BMC Section 7.4.116, 7.4.118, and 7.4.119)

163. The Project shall provide a minimum of one (1) new street tree along each public right-of-way on Elmwood Street and S. Sixth Street at a minimum box size of 24". (BMC Sections 7.4.103, 7.4.104, 7.4.107, 7.4.109, 7.4.110, 7.4.111, and 7.4.118)

164. Street trees installed in grass area shall be installed with Arbor Guards, and for street trees installed in a tree well, they shall comply with the Tree Well standards. (BMC Title 7, Chapter 4 and Sections 7.4.102, 7.4.118)

165. When installing street trees, the Property Owner/Project Applicant shall 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 Property Owner/Project Applicant's expense.

166. The Project shall include irrigation or bubblers to all street trees. (BMC Sections 7.4.102, 7.4.104, 10.1.628)

167. The Project shall include automatically controlled irrigation system to the parkway. (BMC Sections 7.4.10, 10.1.628)

168. The Project shall comply with Art in Public Places Ordinance if building costs are over $500,000. (BMC Section 10.1.1114)

169. A Covenant Agreement shall be required for all landscaping and trees on parkways. (BMC Sections 7.4.110 and 7.4.112)

POLICE DEPARTMENT

170. All outside lighting shall comply with the requirements of Burbank Municipal Code Section 5-3-505 - *Outside Lighting*.

171. Buildings/structures shall display a street number in accordance with BMC Section 9-1-9-505.1.1 – Residential Building Identification and/or Burbank Municipal Code Section 9-1-9-505.1.2 – *Commercial Building Identification*.

172. Pursuant to BMC 9-1-9-505.1.1 - approved numbers or addresses shall be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property and from the alley or rear accessway to the property. Numbers/addresses on residential structures shall be at least four (4) inches (101.6 mm) in height with three-fourths (3/4) inch (19.1 mm) stroke. All other occupancies shall have numbers/addresses a minimum of six (6) inches (152.4 mm) in height with three-fourths (3/4) inches (19.1) stroke. All numbers/addresses shall contrast with their background.

173. Pursuant to BMC Section 9-1-9-506.1(a) - *Key Boxes for Police*:

    a. Residential Dwellings: When access to or within a multiple-family dwelling or complex or private residential community is unduly difficult because of secured openings or where immediate access is necessary for lifesaving or police purposes, a key box is to be installed in an accessible location. The key box shall contain keys to allow access to security gates or doors as required by the Chief of Police.

    b. Other Buildings: When access to or within a multi-occupancy building is unduly difficult because of secured openings or where immediate access is necessary for lifesaving or other police purposes, a key box may be required by the Chief of Police.

    The installation shall occur during the construction phase. Depending on the size of the development, more than one “key box for police” may be required. Your project requires a “key box for police,” also known as KnoxBox, to be installed in the following location(s):

    Police KnoxBox is to be mounted on the wall adjacent to the main front door. The box must be visible while standing at the front door, and easily accessible.

FIRE DEPARTMENT

174. The Project shall comply with the 2022 edition of the California Fire Code (CFC) and Title 9, Chapter 1, Article 9 of the City of Burbank Municipal Code. All Fire related notes that include but are not limited to fire department access for firefighting, including fire department vehicle access, fire water supplies, and appurtenances on the entitlement project plans that indicate that they will be addressed, shall be addressed on the construction plans upon submittal for plan-check review with the Building and Safety Division for the Project. Such comments on the entitlement project plans do not limit or relieve the Property Owner/Project Applicant from the responsibility of ensuring compliance with all applicable provisions of fire/life safety

codes.

175. Per the 2022 edition of the CFC and Title 9, Chapter 1, Article 9 of the City of Burbank Municipal Code, the Property Owner/Project Applicant shall submit a hardcopy of the Emergency Vehicle Access, Yard Hydrant, and Emergency Radio Communication System Plans for the review and approval of the Burbank Fire Department located at 311 E. Orange Grove Ave. Burbank, California 91502 during plan check review of the Project.

176. The Project shall comply with the 2022 edition of the National Fire Protection Association (NFPA) 13 Fire Sprinklers, as noted on the project plans. A hardcopy of the Fire Sprinkler Plans shall be submitted for the review and approval of the Burbank Fire Department during the plan-check review of the Project.

177. The Project shall comply with the 2022 edition of the NFPA 72 Fire Alarm, as noted on the project plans. A hardcopy of the Fire Alarm Plans shall be submitted for the review and approval of the Burbank Fire Department during the plan-check review of the Project.

178. The Project shall comply with the 2019 edition of the NFPA 24 Underground, as noted on the project plans. A hardcopy of the Underground Plans shall be submitted for the review and approval of the Burbank Fire Department during the plan-check review of the Project.

179. The Property Owner/Project Applicant shall be required to obtain a permit with the Burbank Fire Department to install an Emergency Responder Communication Coverage per CFC Section 510. The Emergency Responder Communication Coverage shall be installed prior to issuance of the Certificate of Occupancy.

180. The Project shall be required to comply with Fire - Flow Requirements for Buildings per CFC Appendix BB.

(ATTACHMENT 3)
OBJECTIVE STANDARD CONSISTENCY MATRIX

ATTACHMENT 3

CITY COMMENTS ON SB 35 STREAMLINED MINISTERIAL DESIGN REVIEW APPLICATION

801-817 SOUTH SIXTH STREET. (PROJECT NO. 24-0002990)

PLANNING DIVISION - CONSISTENCY WITH OBJECTIVE DEVELOPMENT STANDARDS

BURBANK MUNICIPAL CODE SECTION / ADOPTED PLAN	CONSISTENCY ANALYSIS	COMPLIANCE DETERMINATION
ARTICLE 6. RESIDENTIAL USES AND STANDARDS **DIVISION 4. MULTIPLE FEMILY RESIDENTIAL ZONES**		
10-1-626: GENERAL PLAN CONSISTENCY:	*In the R-2, R-3, R-4, MDR-3, and MDR-4 Zones, all uses shall be consistent with the maximum residential densities as prescribed in the General Plan.* The Project Site has a general plan designation of High Density Residential. The Project proposes a total of 39 dwelling units. This density would be permitted, assuming approval of a 50% density bonus, as permitted per the CA Density Bonus Law.	**CONSISTENT.**
10-1-627: USES IN THE MULTIPLE FAMILY RESIDENTIAL ZONES:	*Table 10-1-627 identifies the land uses allowed by this Zoning Ordinance, and the land use permit, if any, required to establish a use or expand an existing use.* The Project Site is zoned R-4 (High Density Residential). A multifamily residential development is a permitted use in the R-4 zone.	**CONSISTENT.**

10-1-628:PROPERTY DEVELOPMENT STANDARDS: (A) STANDARDS TABLE Density/minimum gross square footage of lot area per dwelling unit	*On lots 24,000 square feet or greater - 1 unit per 1,000 square feet* The project proposes a total of 39 dwelling units. The lot size of 25,400 square feet and underlying zoning allows for maximum density of 43 units per acre - for a base density of 25.4 units. For Density Bonus purposes, this rounds up to 26. Assuming a 50% density bonus as permitted by the CA Density Bonus Law, 39 units would be permitted.	**CONSISTENT.**
10-1-628: PROPERTY DEVELOPMENT STANDARDS: (A) STANDARDS TABLE Lot size and dimensions	*Minimum lot area - 6,000 square feet* *Minimum lot width - 50 feet* *Minimum lot depth - 100 feet* The project does not propose a subdivision. Therefore, these requirements are not applicable.	**N/A.**
10-1-628: PROPERTY DEVELOPMENT STANDARDS: (A) STANDARDS TABLE Maximum lot coverage	*On lots located within 500 feet of single-family zoned property – 60%* The project site is within 500-feet of single-family zoned property. Therefore, on a lot of 25,400, the maximum lot coverage is 15,240 square feet. The proposed lot coverage for the project is 16,521 sq. ft. A waiver is requested from this requirement.	**INCLUDED IN WAIVER REQUEST.**
10-1-628: PROPERTY DEVELOPMENT STANDARDS: (A) STANDARDS TABLE Maximum height	*On lots located within 500 feet of single-family zoned property - 27 feet to top plate* *35 feet to top of roof and architectural features.* The project site is within 500-feet of single-family zoned property. The height requirements shall be measured from the Average grade. To be able to confirm whether the project complies with the height requirements, the Average grade needs to be accurately calculated.	**INCLUDED IN WAIVER REQUEST.**

	A waiver is requested from this requirement. If approved, the height may be permitted.	
10-1-628: PROPERTY DEVELOPMENT STANDARDS: (A) STANDARDS TABLE Maximum number of stories for all structures	*On lots located within 500 feet of single-family zoned property – 2 stories.* The project site is within 500-feet of single-family zoned property. The proposed structure is 4 stories, including the above grade parking garage. A waiver is requested from this requirement.	**INCLUDED IN WAIVER REQUEST.**
10-1-628: PROPERTY DEVELOPMENT STANDARDS: (A) STANDARDS TABLE Minimum and average yard setbacks	*Front minimum – 15 feet* *Front average – 17 feet* The Front and Street Facing Setbacks do not comply with the requirements. A waiver is requested from this requirement. If approved, the setbacks may be permitted. *Rear minimum -5 feet* *Rear average – 7 feet* *Interior side minimum – 5 feet* *Interior side average – 7 feet* *Street-facing side minimum – 10 feet* *Street-facing side average – 12 feet* *Upper story setback for any yard abutting or adjacent to single family zoned property – 5 additional feet* N/A. *Buffer yard area for side or rear yard abutting or adjacent to single family zoned property – 20 feet*	**INCLUDED IN WAIVER REQUEST.**

10-1-628: PROPERTY DEVELOPMENT STANDARDS: (A) STANDARDS TABLE Maximum fence, wall, and hedge heights	*Within front yard or street-facing side yard setback area- 4 feet and 6 feet (hedges only)* *Outside of front yard or street-facing side yard setback area (fences and walls only – does not apply to hedges) – 8 feet and 12 feet (hedges only)*	**INCLUDED IN WAIVER REQUEST.**
10-1-628: PROPERTY DEVELOPMENT STANDARDS: (A) STANDARDS TABLE Parking	*Minimum number of off-street tenant parking spaces - 1.75 spaces per 1-bedroom unit or studio unit greater than 500 square feet* *2 spaces per unit with 2 or more bedrooms* Project is utilizing SB 35 parking requirements. *Minimum number of off-street guest parking spaces - 1 guest space per 4 units.* *(minimum 2 guest spaces required)* Project is utilizing SB 35 parking requirements. *Minimum number of off-street bicycle parking spaces - 5% of the total number of required off-street vehicle parking spaces, including guest spaces.* 3 bicycle parking spaces are required. 3 spaces are provided. The Project is proposing to use parking per SB 35. Per SB 35 the project is required to provide 39 parking spaces. The project is providing 57 parking spaces.	**CONSISTENT.**

10-1-628: PROPERTY DEVELOPMENT STANDARDS: (A) STANDARDS TABLE Open space and landscaping	*Minimum common open space area per unit – 150 square feet* The project is not consistent with the common open space requirements. Rooftop open space does not count towards the common open space requirements. A waiver is requested from this requirement, to allow common open space in the rooftop area. *Minimum private open space area per unit – 50 square feet* *Minimum private open space dimensions – no dimension less than 5 feet* *Minimum percentage of lot area that must be landscaped – 15%* *Minimum percentage of common open space area that must be landscaped – 15%*	**INCLUDED IN WAIVER REQUEST.**
10-1-628: PROPERTY DEVELOPMENT STANDARDS: (C) LOT COVERAGE	*1. Lot coverage is calculated using the footprint of all structures on the property except as exempted below, as measured from the exterior walls or the outside edge of supporting posts.* *2. Cantilevered upper stories of up to four (4) feet are not included in the calculation of lot coverage. If the cantilevered portion is greater than four(4) feet or if the overhanging portion is supported from the ground, the entire cantilevered portion must be included in the calculation of lot coverage.*	**INCLUDED AS A WAIVER REQUEST**

	3. The following structures are not included in the calculation of lot coverage: *a. Non-enclosed porches, patios, porte-cocheres, and similar non-enclosed covered spaces and structures. A space is considered non-enclosed if it is completely open on at least two (2) sides from the ground or floor level to a height of six (6) feet, eight inches above the ground or floor level.* *b. Fully subterranean parking garages where the top of the roof deck is located at least three (3) feet below the natural ground surface.* *c. The top deck of semi-subterranean parking garages or portions thereof when the area is used to satisfy a common or private open space requirement, or when the area is open and not covered with structures and contiguous to a required open space area.* The Project is requesting a waiver from the requirement in BMC 10-1-628(A) related to lot coverage and how it is calculated.	
10-1-628: PROPERTY DEVELOPMENT STANDARDS: (D) HEIGHT	*1. Height is measured from the grade of the lot. Grade is determined as defined in Section 10-1-203.* *2. All features above the maximum top plate height specified in Table 10-1-628(A) may not exceed a roof pitch of 12 vertical inches for every 12 horizontal inches, where pitched. This standard is not intended to require hipped roofs.* *3. Except as provided in Section 10-1-628(K) for enclosure of rooftop open space areas, parapets may not exceed 30 inches in height above the*	**INCLUDED AS A WAIVER REQUEST**

	intersection of the roof surface and the wall. A flat roof surface must be no higher than the maximum top plate height specified in Table 10-1-628(A). *4. Where rooftop open space is provided per Section 10-1-628(K), the assumed top plate height of the structure is six (6) feet, eight (8) inches above the roof deck surface, unless a deck covering or the top plate of an enclosed space on the same level exceeds that height.* *5. Chimneys may not extend more than 15 feet above the highest point of the roof. Roof-mounted equipment and screening are subject to the limitations of Section 10-1-1301.* *6. A tower feature occupying no more than 10 percent of the gross floor area of the first story may exceed the maximum height specified for roof and architectural features by up to five (5) additional feet. This allowance does not apply if the property is abutting or adjacent to single family zoned property.* *7. The number of stories is limited to the number specified in Table 10-1-628(A) and is determined as follows:* *a. If the finished floor level of any story is more than five (5) feet above the natural abutting ground surface at any point as measured at a five (5)-foot horizontal distance out from the exterior wall surface, the space beneath that floor level is counted as a story.* The Parking Garage is considered a story because it is raised more than 5-feet as measured from the	

	natural abutting ground. Because the parking garage is considered a story, the height requirements of this BMC section apply. A waiver request has been made for this section. *b. Attics, lofts, and mezzanines that have a structural floor and meet the minimum room dimensions required by the Building Code must be counted as a story.* *c. Subterranean garages and semi-subterranean garages as defined in Section 10-1-628(J) are not counted as a story. Above-grade garages as defined in Section 10-1-628(J) must be counted as a story.* The Parking Garage is considered a story because it is raised more than 5-feet as measured from the natural abutting ground. Because the garage is more than 5-feet above the grade, the structure is considered an above-grade garage and not a semi-subterranean garage.	
10-1-628: PROPERTY DEVELOPMENT STANDARDS: (E)YARD SETBACK AND ENCROACHMENT	*1. The minimum and average required setbacks for all yards are specified in Table 10-1-628(A).* *2. Required yard areas or required setback areas, as those terms are used in this Division, are defined by the minimum required setback and not by the average required setback.* *3. Encroachments are permitted into the required setback areas by various structural components and objects to the maximum distance specified in Table 10-1-628(E). Encroachment distances are measured from the minimum required setback line and not from the actual setback of the structure. All*	**INCLUDED AS A WAIVER REQUEST**

	setbacks and encroachments are measured perpendicular to the property line. The stairs, landings, porches, and balconies on the street-facing side and front of the lot encroach beyond the minimum requirements allowed A waiver is requested from several items in the encroachment table. *4. No structures or objects may be constructed or placed in required yard areas except as expressly permitted by this Section or as specifically included in the definition of Landscaping in Burbank Municipal Code Section 10-1-203.* *5. The following requirements apply to all required front yards and street-facing side yards:* *a. Hardscape is limited to a driveway leading directly from a public street or alley to a garage or other required parking area using the shortest and most direct route feasible, pedestrian pathways, and encroachments specifically permitted in Table 10-1-628(E). For the purposes of this Subsection, hardscape means cement concrete, asphalt, brick, pavers, and similar impervious surfaces.* *b. No vehicle may be parked in a required front yard or street-facing side yard.* *c. All areas that are not hardscaped must be landscaped. Such landscaping must be properly maintained.*	

	6. Reversed corner lots. The following requirements apply to any reversed corner lot that abuts a key lot when the key lot is located in any residential zone: The property is considered a reverse corner lot. Therefore, these requirements apply. *a. The minimum required street-facing side yard setback for the rear 30 feet of the reversed corner lot is equal to the minimum required front yard setback of the key lot.* The property line abutting Elmwood is considered the front property line. Therefore, the property line abutting 6th Street is considered the street-facing side yard. The street-facing side yard also must comply with the front yard setback requirements of the R-4 zone. *b. Encroachments into the street-facing side yard setback for the rear 30 feet of the reversed corner lot are equal to the encroachments permitted into the front yard of the key lot.* *c. As required by Table 10-1-628(A), the minimum and average setbacks for the balance of the street-facing side yard are increased by five (5) feet if the key lot is in a single-family residential zone.*	
10-1-628: PROPERTY DEVELOPMENT STANDARDS: (F) BUFFER AREA	*1. In addition to the setbacks specified in Table 10-1-628(E), a 20-foot buffer area must be provided in any side or rear yard that abuts or is adjacent to a single-family zoned property. The buffer area is measured from the property line of the single-family*	**N/A.**

	zoned property perpendicular to the single family property line, and includes public streets and alleys. N/A. *2. The 20-foot buffer distance establishes the minimum setback line for the yard or yards in which it is provided, unless the buffer setback line is closer to the multifamily property line than the otherwise required minimum setback. Except as provided in this Subsection, no encroachments by structures or objects are permitted into the buffer area.* N/A. *3. Where the buffer line establishes the minimum setback per Subsection (2), the required average setback for that building elevation is two (2) feet greater than the required minimum setback line resulting from the buffer.* N/A. *4. The portion of the required buffer area located on the multifamily property may be utilized to satisfy common or private open space requirements.* N/A. *5. Surface hardscaping may only be provided within the portion of the buffer area located on the multifamily property as follows:* N/A.	

	a. Where the buffer area abuts a public alley, the buffer area may be utilized as a driveway to provide vehicle access from the alley to an on-site garage or parking area using the shortest and most direct route feasible, subject to approval of a Conditional Use Permit per Table 10-1-627. *b. The buffer area may contain pedestrian pathways.* *c. The buffer area may contain hardscaping associated with the provision of amenities in an open space area. For the purposes of this Subsection, hardscaping means cement concrete, asphalt, bricks, pavers, and similar impermeable surfaces.* *6. The portion of the buffer area located on the multifamily property must be landscaped as provided in Section 10-1-628(N).* N/A. The project does not abut or is adjacent to a single-family residential zone. N/A.	
10-1-628: PROPERTY DEVELOPMENT STANDARDS: (G) AVERAGE SETBACKS AND PLANE BREAKS	*1. In addition to observing the minimum setbacks specified in Table 10-1-628(A) and Section 10-1-628(E), the average setbacks specified in Table 10-1-628(A) must be provided on all stories of all building elevations; except that semi-subterranean garages and above-grade garages and carports are exempt from the average setback requirements and are required only to observe the minimum setback on each elevation.*	**INCLUDED AS A WAIVER REQUEST**

	2. Average setbacks are calculated separately for each story of each structure. Average setbacks are calculated by multiplying the length of each portion of the building elevation by its setback distance from the property line and dividing the sum of the products by the total length of the building elevation. *3. The plane breaks used to provide the average setback may be located at different locations and may be different dimensions on different stories. The average of the offset distances for all breaks on each elevation of each story must be no less than three (3) feet. No single break may be less than one (1) foot. Break dimensions are measured perpendicular to the plane of the wall.* *4. No less than 25 percent and no more than 75 percent of the length of each elevation must be located behind the average setback plane for that elevation. Such percentage is measured separately for each story of each structure. Deviations from this requirement may be approved by the Community Development Director for the purpose of providing an average setback greater than that specified in Table 10-1-628(A).* *5. Balconies, entries, and porches or portions thereof that are recessed into the building facade may be utilized to satisfy the average setback and break requirements. Balconies, entries, and porches or portions thereof that project from the building*	

	facade may not be utilized to satisfy the setback and break requirements. *6. For the purposes of calculating the average setback and breaks, openings on a building elevation are considered to have a setback equivalent to the greatest setback along the same elevation.* The proposed project does not provide the average setbacks of #4 above, nor does it provide the required plane breaks on any of the elevations. A waiver has been requested to deviate from this standard.	
10-1-628: PROPERTY DEVELOPMENT STANDARDS: (H) FENCES, WALLS, HEDGES AND OTHER YARD FEATURES	*1. Fences, walls, and hedges.* *a. Fences, walls, and hedges may not be composed, in whole or part, of dangerous wire types including, but not limited to: razor wire, barbed wire, electric wire, or any other similar wire type that may pose serious risk of injury.* *b. The maximum allowed height of fences, walls, and hedges is as specified in Table 10-1-628(A).* *c. The height of a fence or wall is measured from the highest abutting finished ground surface of the property upon which the fence, wall, or hedge is located. On sloped surfaces, portions of a fence, wall, or hedge may exceed the maximum height for the purpose of providing a stair-step design, but each stair-step section, as measured from the horizontal midpoint, may not exceed the maximum height.*	**INCLUDED AS A WAIVER REQUEST**

	d. Ornamentation on top of fences, walls, and hedges in the front yard may exceed the maximum allowed height for fences, walls, and hedges up to 18 inches above the actual height of the fence, wall, or hedge or up to a maximum height of five (5) feet, six (6) inches. All ornamentation features must be spaced a minimum of four (4) feet apart, as measured on center. In all other yards, ornamentation may not exceed the maximum allowed height for fences, walls, and hedges. *e. All fences, walls, and hedges must comply with the corner cutoff provisions of Section 10-1-1303.* *f. Gates are subject to the same requirements as fences and walls.* *g. Enforcement of nonconforming fences, walls, and hedges established prior to October 17, 2008, may be subject to abeyance pursuant to Section 10-1-19202.* *2. Other yard features.* *a. Other yard features, including but not limited to natural features such as rocks; structural features such as arbors, pergolas, fountains, reflecting pools, art works, screens, light poles, benches, and other items included within the definition of Landscaping per Section 10-1-203 are limited to a maximum of two (2) features per street frontage within front and street-facing side yards. Such features must comply with the corner cutoff provisions of Section 10-1-1303.*	

	b. Arbors, pergolas, and similar structures are limited to a maximum height of nine (9) feet, a maximum width of six (6) feet, and a maximum interior length of three (3) feet as measured from the highest abutting finished ground surface. Other yard features are limited to a maximum height of six (6) feet and a maximum width of six (6) feet. *c. Enforcement of nonconforming yard features established prior to October 17, 2008, may be subject to abeyance pursuant to Section 10-1-19202.* *3. Retaining walls.* *a. Retaining walls located within front yard areas are limited to a maximum height of four (4) feet per wall.* *b. Additional retaining walls must be setback a distance equivalent to the height of the retaining wall below as measured from the face of the retaining wall below.* *c. Fences or walls that are placed on top of a retaining wall within a front yard are limited to a maximum height of four (4) feet from the abutting finished ground surface and require an additional two (2)-foot setback from the face of the retaining wall below.* *d. Enforcement of nonconforming retaining walls established prior to October 17, 2008, may be*	

	subject to abeyance pursuant to Section 10-1-19202. *4. Exceptions. Exceptions from the requirements of this Subsection (H) (including the applicable requirements of Section 10-1-1303 referenced herein) may be granted through approval of a fence exception permit as follows.* *a. Any exceptions from the requirements of this Subsection (H) to allow a fence, wall, hedge, or other yard feature with a height of six (6) feet or less as measured from the abutting finished ground surface may be granted through approval of a Minor Fence Exception Permit per Section 10-1-19200.* *b. Any exceptions from the requirements of this Subsection (H) to allow a fence, wall, hedge, or other yard feature with a height of greater than six (6) feet as measured from the abutting finished ground surface may be granted through approval of a Major Fence Exception Permit per Section 10-1-19201.* A Wall Diagram was provided specifically to call out retaining walls and included dimensions that identify compliance with this requirement. The retaining walls in the front and street-facing side yard are above 4-feet in height and do not meet the required distance separation requirement. A waiver has been to deviate from these requirements.	
10-1-628: PROPERTY DEVELOPMENT STANDARDS:	*1. All parking spaces provided in a multifamily project, including tenant and guest spaces, must be*	**CONSISTENT.**

(I) PARKING AREAS AND DRIVEWAYS	*full-size spaces no less than eight (8) feet, six (6) inches wide and no less than 18 feet deep.* *2. When individual garages or carports are used to provide parking for individual units, a clear space no less than nine (9) feet, six (6) inches wide and 19 feet deep must be provided inside the individual garage or carport for each parking space.* *3. All parking spaces must be clear of any encroachments including but not limited to structural features, shelves, cabinets, appliances, and equipment.* *4. Tandem parking spaces may be used only on projects with three (3) or fewer dwelling units in the multiple family zones, other than in the R-2 Zone. When tandem parking is used, at least one (1) tandem pair of parking spaces must be provided for each dwelling unit and each tandem pair must be assigned to a specific unit. Guest parking spaces may not be tandem spaces.* Tandem is proposed on this R-4 zoned property. However, it is permitted given that the Applicant is benefitting from the CA Density Bonus Law parking allowances. *5. Unrestricted access must be provided to all guest spaces. Such spaces may not be located within a gated or secured area or otherwise have their access restricted.* *6. In the R-2 Zone, all parking spaces must be provided in an enclosed garage or carport. In all*	

	other Multiple Family Residential Zones, parking spaces located within the rear half of the lot may be in a garage or carport, covered, or uncovered; all other parking spaces must be in an enclosed garage. *7. All parking areas that are not located within an enclosed garage must comply with the following:* *a. Parking areas must be located, arranged, and/or screened with opaque material so that the parking spaces and backup areas are not visible from a public street.* *b. Parking areas must be enclosed at the property lines by a masonry wall at least six (6) feet tall except where vehicle access occurs. This requirement may be waived by the Community Development Director upon a finding that providing a wall may endanger the public health, safety, or welfare.* *8. All parking spaces, driveways, backup areas, and access aisles must be designed and constructed per the requirements of Article 14 of this Chapter.* *9. Driveways must lead directly from a public street or alley to a required parking area using the shortest and most direct route feasible.* *10. Driveways must be improved with cement concrete, asphalt, brick, pavers, or a similar permanent surface approved by the Traffic Engineer. Portions of driveways within required front and street-facing side yard areas and otherwise readily visible from a public right-of-way must be improved with decorative pavement, brick,*	

	pavers, or a similar decorative surface approved by the City Planner and Traffic Engineer. *11. Driveways must be no less than 10 feet wide and no more than 20 feet wide and must remain clear and unobstructed by any structural elements or vegetation.* *12. A minimum backup turning radius of 24 feet must be provided for all parking spaces.* *13. A curb cut for a driveway must be no wider than 18 feet. No more than one (1) curb cut may be provided on each street frontage for each 100 feet of lot frontage on that street, except that lots with less than 100 feet of frontage may provide one (1) curb cut. Curb cuts must be separated by at least 20 feet of uncut curb.* *14. Bicycle parking areas must have as many bicycle racks as the required number of bicycle parking spaces. All bicycle parking spaces must be secured and weather protected by an overhead covering. Bicycle parking areas may not be located in a required side or rear yard setback area*	
10-1-628: PROPERTY DEVELOPMENT STANDARDS: (J) PARKING GARAGES	*1. To be considered a semi-subterranean garage, the top deck of a parking garage must be no higher than five (5) feet above the natural abutting ground surface at any point as measured at a five (5)-foot horizontal distance out from the exterior wall surface.* *2. Parking garages that do not meet the height requirement for a semi-subterranean garage per Subsection (1) are considered above-grade garages.*	**INCLUDED AS A WAIVER REQUEST**

	The proposed garage is considered an above grade garage because it is more than 5-feet above the grade, therefore it is not considered a semi-subterranean garage *3. Above-grade garages must be set back a minimum of 15 additional feet from the front lot line than the front elevation of non-garage structures, as measured from the portion of the front elevation set back furthest from the front lot line.* This is structure is considered an above grade garage; therefore, the structure must meet the minimum setback requirement listed. A waiver has been requested to deviate from this standard. *4. Portions of semi-subterranean parking garages that extend above the ground surface, and above-grade garages, on a front or street-facing side yard elevation must be completely screened by a landscaped berm, wall, or similar feature or combination of features approved by the Community Development Director. Any wall or similar feature must match or compliment the architectural style, materials, and colors of the building and is subject to the height limitations set forth in Table 10-1-628(A).* *5. All garage openings on a front or street-facing side yard elevation must provide access to a common parking area for multiple units or must provide access to a common driveway that serves individual parking garages. Such openings may not*	

	serve a separate parking garage for an individual unit. *6. All subterranean, semi-subterranean, and above-ground garage openings may not exceed 20 feet in width. All garage openings on a front or street-facing side yard elevation must be separated by at least 20 feet.*	
10-1-628: PROPERTY DEVELOPMENT STANDARDS: (K) OPEN SPACE	*1. Common and private open space areas must be located outside of a structure.* *2. Open space areas must satisfy the minimum dimensions specified in Table 10-1-628(A).* *3. Open space areas must have a slope no greater than five percent, but may be located on multiple levels.* *4. If located on multiple levels, each level of open space must individually satisfy the minimum dimensions required by Table 10-1-628(A).* *5. Front and street-facing side yards may not be utilized for common or private open space except that balconies used for private open space may encroach as permitted in Table 10-1-628(E). Interior side and rear yards may be utilized for common or private open space so long as all minimum dimensions are satisfied.* *6. Rooftop areas, including the top of above-grade garages, may not be utilized to satisfy required common or private open space requirements. Such areas may be utilized to provide additional open space in excess of the minimum required, but only if*	**INCLUDED AS A WAIVER REQUEST**

	the lot is not abutting or adjacent single family zoned property. If a rooftop area is utilized for non-required open space, such open space must be surrounded by an opaque parapet wall at least six (6) feet tall. Such parapet must be set back at least five (5) feet from the exterior face of the building on each elevation, as measured from the portion of the elevation set back furthest from the property line. The rooftop area cannot be used to satisfy the common open space requirement. A waiver is requested from this requirement, to allow common open space in the rooftop area. If approved, it would be permitted. *7. Open space areas must be dedicated areas separate from vehicle access and parking areas and may not contain parking spaces or backup aisles, driveways, vehicle or bicycle parking areas, or other vehicle access features. Hardscaping is limited to pedestrian pathways and recreation areas.* *8. Open space areas may not contain stairways or ramps except as necessary to provide access to the open space area or among different levels of the open space area.* *9. Open space areas must be landscaped as provided in Section 10-1-628(N).* *10. The following requirements apply to common open space areas:* *a. Common open space areas must be at least 80 percent open to the sky with no overhanging*	

	structural elements, including balconies or canopies. *b. Common open space areas must be centrally located within a project and must be readily accessible to all tenants.* *c. All hardscape must be brick, tile, or another permanent decorative material of similar quality.* *d. All portions of all common open space areas must be useable for recreational purposes and accessible by pedestrians.* *11. The following requirements apply to private open space areas:* *a. Each individual private open space area must be enclosed by an opaque enclosure at least 42 inches tall.* *b. Private open space must abut the unit that it serves and allow for direct access from the unit without having to enter a common area.* *c. Private open space must be provided at a single location for each individual unit and may not be divided among two (2) or more locations. Except that when 200 square feet of private open space is provided for projects with five (5) or fewer units, the private open space may be divided among two (2) or more locations so long as no one location is smaller than 50 square feet and all locations meet the minimum dimensions specified in Table 10-1-628(A).*	

	12. Each dwelling unit must have a direct view onto either a public street or on-site open space as follows: *a. Each dwelling unit must have one (1) or more windows (which, for the purposes of this section, includes other transparent materials such as sliding glass doors) with a combined minimum width of eight (8) feet located on the same wall in a primary common living area (not a bedroom).* *b. Such windows may be located on a front or street-facing side yard elevation so as to provide a direct view of a public street. Alleys may not be used to satisfy this requirement.* *c. If not located on a front or street-facing side yard elevation facing a public street, such windows must face and provide a direct view of on-site open space. Such open space must be the required common open space, or must be additional open space that satisfies all common open space requirements including but not limited to minimum dimensions and landscaping, and may not contain parking areas or driveways. For projects with five (5) or fewer units that provide 200 square feet of private open space per unit in lieu of common open space, the windows may face a private open space area so long as the area provides minimum dimensions of 10 feet by 10 feet and is the private open space belonging to the same unit.*	
10-1-628: PROPERTY DEVELOPMENT STANDARDS:	*1. On-site amenities must be provided as follows. Any of the amenity items listed below may be*	**CONSISTENT.**

(L) AMENITIES	*substituted with a comparable amenity subject to approval by the Director.* *a. For projects with 20 or fewer units, two (2) different items from the following: gazebo, spa, cooking/eating area with built-in barbeque, fountain, reflection pool, water garden, or permanently affixed outdoor seating.* *b. For projects with 21 to 99 units, two (2) different items from Subsection (a) and one (1) additional item from the following: lap pool, handball court, volleyball area, activity room, sauna, or putting green.* *c. For projects with 100 or more units, two (2) different items from Subsection (a), one (1) item from Subsection (b), and one (1) additional item from the following: swimming pool, tennis court, permanently equipped gym or exercise room with a minimum area of 300 square feet, or community room with a minimum area of 400 square feet.* *2. All amenities must comply with the following requirements:* *a. All amenities must be constructed of high quality materials and permanently installed as part of the project, unless otherwise approved by the Director.* *b. All amenities must follow the same design concept and architecture as the structures.* *c. All outdoor amenities must be located in a required common open space area or other common area that is readily accessible by all tenants. All*	

	indoor amenities must be readily accessible by all tenants. *d. If located within a required common open space area, the area occupied by the amenities may still be counted toward the required common open space area and minimum dimensions. Indoor amenities may not count toward the common open space requirement.* The project is providing at least (2) amenities from section 1(a) and a putting green on the rooftop common open space.	
10-1-628: PROPERTY DEVELOPMENT STANDARDS: (M) PEDESTRIAN CIRCULATION	*1. Pedestrian circulation paths must be provided to connect the following on-site and off-site locations and features:* *a. Common building/project entries and individual unit entries* *b. Parking garages and surface parking areas* *c. Bicycle parking areas* *d. Common open space areas including play areas, recreation areas, and sitting areas* *e. Trash collection areas* *f. Public sidewalks* *g. Transit stops* *2. Pedestrian paths must have a minimum width of 48 inches and must be improved with a decorative*	**CONSISTENT.**

	paved surface, brick, pavers, or similar material approved by the Director. *3. If a pedestrian path is included on one (1) or more sides of a vehicle driveway, access aisle, or parking area, such path must be differentiated from the vehicle circulation area by a change in color, material, and/or texture.*	
10-1-628: PROPERTY DEVELOPMENT STANDARDS: (N) LANDSCAPING	*Landscaping must be provided for every lot, yard, open space area, and parking area as provided in this Subsection. For the purposes of this Subsection, "landscape area" means an area covered with soil and planted with trees, shrubs, turf/lawn, or other vegetation, including permanent planters.* *1. A minimum percentage of the area of each lot must be landscape area as specified in Table 10-1-628(A). All landscape area, including landscaping within common open space areas, may be used to satisfy this requirement.* *2. When abutting or adjacent to a single-family zoned property, a minimum percentage of each required front, rear, and side yard area must be landscape area. The minimum percentage of landscape area within each individual yard is the same as the minimum percentage of landscape area required for the lot.* *3. All landscape areas must provide minimum soil depths as follows:*	**CONSISTENT.**

	a. 12 inches for areas planted with turf or ground cover *b. 18 inches for planters and areas planted with shrubs and similar vegetation* *c. 3 feet for planters or areas planted with trees* *4. Each planter and landscape area must have no dimension or diameter less than three (3) feet.* *5. No more than 35 percent of the total landscape area of the lot as a whole may be occupied by turf or lawn. The remaining landscape area must be occupied by ground cover, vines, ornamental grasses, small shrubs, and/or seasonal flowering plants. All landscape area not occupied by turf or ground cover must be covered with mulch to reduce water evaporation and consumption and weed growth.* *6. At least 50 percent of the total landscape area of the lot as a whole must be planted with shrubs at a rate of one (1) shrub per 10 square feet.* *7. Trees must be provided in all yard areas as follows:* *a. Trees must be provided at a rate of one (1) tree per 40 linear feet of yard space. The required number of trees must be calculated separately for*	

	each yard area, subject to normal rounding procedures. *b. Notwithstanding the number of trees required by Subsection a, no less than one (1) tree must be provided for each of the front, interior side, and street-facing side yards and no less than two (2) trees must be provided for the rear yard.* *c. One (1) or more of the trees in both the front and street-facing side yards must be at least 48-inch box size; all other trees must be at least 24-inch box size.* *d. Trees in front yard areas must be complementary to street trees as determined by the Park, Recreation and Community Services Director.* *8. All required common open space areas must be landscaped as follows:* *a. Common open space areas must have a minimum percentage of landscape area as specified in Table 10-1-628(A). If common open space is provided in more than one (1) area, each individual area must provide the minimum percentage of landscape area.* *b. All landscape areas within common open space areas must be accessible by pedestrians.*	

	c. Trees must be provided in common open space areas at a rate of one (1) tree per 600 square feet of open space area, subject to normal rounding procedures. If common open space is provided in more than one (1) area, the number of required trees must be calculated using the collective total of common open space area. The required number of trees may be distributed among the common open space areas at the discretion of the applicant with Director approval. *d. At least one half (1/2) of the required trees must be at least 24-inch box size. All other trees must be at least 15-gallon size.* *9. All buffer areas required by Section 10-1-628(F) must be landscaped as follows:* *a. All non-hardscaped areas within the buffer area must be landscaped.* *b. At least one 24-inch box tree must be provided every 15 linear feet along any lot line that abuts or is adjacent to a single-family zoned property.* *c. The landscaping and trees required within the buffer area may be counted toward satisfying the overall landscaping and tree requirements for the project. If the buffer area is used to satisfy a common open space requirement, the landscaping and trees may also be counted toward satisfying the common open space landscaping and tree requirements.*	

	10. All outdoor driveways, surface parking areas, and vehicle circulation areas must be landscaped as follows: *a. On lots of 12,000 square feet or more, a landscape strip with a minimum width of three (3) feet must be provided between any driveway, parking area, or circulation area and any structure or property line, except where vehicle access occurs.* *b. On lots of 12,000 square feet or more, at least one 24-inch box tree must be provided for every three (3) uncovered parking spaces. Such trees must be located within the three (3) foot landscaped strip required per Subsection (a).* *c. All parking garages and carports must provide a landscape planter with a minimum size of three (3) feet by three (3) feet between every two (2) parking spaces or single-width door openings, or between every double-width door opening.* *11. All planters must be constructed of permanent masonry or concrete construction. All planters must provide drainage directly into a drainage system.* *12. All landscape areas must include a permanent fully automatic irrigation system. Irrigation systems must utilize water conservation design concepts including but not limited to low-flow sprinkler heads and bubblers, drip systems, zone separation, microclimate considerations, and moisture sensors. Irrigation systems may operate only between the hours of 9 p.m. and 6 a.m.*	

	13. All landscaping, as planted pursuant to the approved landscaping plans, and related irrigation systems, must be properly maintained in reasonably good condition, and any weeds or decayed or dead vegetation shall be removed. This requirement applies at all times during the life of the project, and it shall be unlawful for any landowner, and person having leaving, occupying or having charge or possession of any property to violate this provision. *14. All landscaping must be designed and installed so as to reach maturity within five (5) years of the planting date.* *15. Landscaping plans demonstrating compliance with the landscaping requirements must be prepared by a registered landscape architect. Final species selection and placement of all trees and vegetation must be approved by the Community Development Director and the Park, Recreation and Community Services Director.*	
10-1-628: PROPERTY DEVELOPMENT STANDARDS: (O) TREE AND ARCHAEOLOGICAL SITE PRESERVATION	*1. Trees. Existing parkway and on-site trees must be preserved in place and incorporated into the design of a project to the extent feasible. Preserved on-site trees may be credited toward satisfaction of the landscaping requirements of this Section. If preserving trees in place is not feasible, the applicant must comply with one of the following options, subject to approval by the Community Development Director. These options must be applied independently to parkway and on-site trees.* *a. Trees may be relocated to another location. Trees relocated on-site may be credited toward satisfaction of the landscaping requirements of this Section.*	**SUBJECT TO CONDITIONS OF PROJECT APPROVAL**

	b. Trees may be removed and replaced with a similar tree. Such replacement trees may not be credited toward satisfaction of the landscape requirement and must be provided in addition to all trees otherwise required to satisfy the landscaping requirement. *c. Trees may be removed and the applicant must reimburse the City for the value of all removed trees per Sections 7-4-105 and 7-4-111 of this Code. All such payments made to the City must be placed in a special fund devoted to tree replacement. Such payment may not be credited toward satisfaction of the landscape requirement.* *2. Archaeological sites. If, during demolition or construction activities, unique archaeological resources as defined in California Public Resources Code Section 21083.2 are discovered, all demolition and/or construction activity must be halted for a period of time not to exceed two (2) weeks. While work is halted, a qualified archaeologist must examine the resource and determine the appropriate measures necessary to study or remove the resource to another site. The project applicant must comply with all reasonable mitigation measures recommended by the qualified archaeologist.* The project would be conditioned to comply with this requirement.	

10-1-628: PROPERTY DEVELOPMENT STANDARDS: (P) BUILDING ORIENTATION AND DESIGN	*1. All structures must be oriented to the street by providing entries, windows, architectural features, and/or balconies on front and street-facing side yard elevations.* *2. All elevations must provide facade treatment in a manner that provides variation in heights, volumes, entries, materials, colors, architectural features, and/or architectural style elements.* *3. Any architectural element, material, and/or color used on one (1) facade of a building must be used equally on all facades. Transitions or changes in materials or colors and breaks in architectural style elements may not occur at building corners.* *4. All architectural elements and features used to create articulation must be consistent in architectural style and materials.* *5. Semi-subterranean and above-grade parking garages must be designed to serve as the architectural base for the building through the alignment of architectural elements and axes, continued facade treatment, and use of complementary colors and materials.*	**CONSISTENT.**
10-1-628: PROPERTY DEVELOPMENT STANDARDS: (Q) MATERIALS AND COLORS	*1. A minimum of two (2) colors must be used on the primary structure.* *2. All building facades must utilize the same palette of materials in the same or similar proportions. If the front facade utilizes more than*	**CONSISTENT.**

	one (1) material, the same combination of materials must be utilized on all facades. *3. When more than one (1) palette of materials is used for multiple structures within a single project, the primary materials must be the same for all structures; only secondary materials may be changed among the structures. This requirement may be waived by the Community Development Director for projects with freestanding units or townhouses where architectural variety among structures is deemed appropriate by the Director.* *4. Glass curtain walls and other transparent or reflective materials may not be utilized for building facades.*	
10-1-628: PROPERTY DEVELOPMENT STANDARDS: (R) WINDOWS AND AWNINGS	*1. Frames, sills, or similar architectural elements must be used around all windows on all elevations when appropriate to the architectural style. All frames, sills, and similar elements must be consistent with or complementary to the architectural style.* *2. The following requirements apply to all awnings, if used:* *a. Awnings may not extend downward to cover more than 25 percent of a window face.* *b. Bubble awnings are prohibited.* *c. Vinyl, plastic, and ribbed metal awnings are prohibited.*	**CONSISTENT.**

10-1-628: PROPERTY DEVELOPMENT STANDARDS: (S) ROOF DESIGN AND MASSING	*1. Changes in roof heights and shapes must be used to avoid long flat walls and break up the mass of the structure.* *2. Roof mansards and parapets, when used, must continue around all building elevations, whether or not they are visible from the street.* *3. Roof materials and colors must complement the building materials and colors and the architectural style.* *4. Parapets, when used, must provide visual interest and variety in a manner consistent with the architectural style and facade of the building.* *5. All roof mounted equipment must be screened from view through the use of architectural screening systems that are visually integrated into the building design and consistent with the architectural style, materials, and color.*	**CONSISTENT.**
10-1-628: PROPERTY DEVELOPMENT STANDARDS: (T) ENTRIES AND PORCHES	*1. All unit and project entries must serve as a primary design element through changes in building footprint, elevation, volume, and/or landscaping.* *2. No unit or project entry may open directly onto a parking area, driveway, or other vehicle circulation area. This requirement is not intended to*	**CONSISTENT.**

	prohibit secondary entries that provide access from a private garage that serves the individual unit. *3. The maximum permitted height for any porch enclosure is 42 inches, or 36 inches if the porch or a portion thereof projects into the required front or street-facing side yard setback area.*	
10-1-628: PROPERTY DEVELOPMENT STANDARDS: (U) BALCONIES AND STAIRWAYS	*1. Balconies must have architectural elements that are consistent with the architectural style of the structure.* *2. Balconies must be enclosed in a manner consistent with the architectural style.* *3. Balconies must be a minimum of three (3) feet deep. When used to satisfy the private open space requirement, balconies must be a minimum of five (5) feet deep.* *4. Balconies on elevations that abut or are adjacent to single family zoned properties must be enclosed by a solid opaque wall no less than five (5) feet tall.* *5. Exterior stairways must be treated as a design element that is integral to the main structure and consistent with the architectural style.*	**CONSISTENT.**
10-1-628: PROPERTY DEVELOPMENT STANDARDS: (V) TRASH COLLECTION AREAS	*1. All multifamily projects must provide a designated on-site trash and recycling collection area.* *2. Projects with four (4) or more dwelling units must provide a designated on-site trash and*	**CONSISTENT.**

	recycling collection area no smaller than seven (7) feet by eight (8) feet, unless a smaller size is approved by the Public Works Director. When located outside of a structure, the collection area must be enclosed on three (3) sides by a masonry wall no less than six (6) feet tall. *3. The materials, colors, and finish of trash enclosures located outside of a structure must be consistent with or complementary to the architectural style of the building.*	
10-1-628: PROPERTY DEVELOPMENT STANDARDS: (W) LIGHTING	*1. Lighting must be provided in all common areas including, but not limited to: parking garages, outdoor parking areas, common open space areas, pedestrian paths, stairways, and hallways.* *2. Outdoor lighting fixtures must be positioned and directed so as not to shine or cause glare onto adjacent properties or public rights-of-way.* *3. Free-standing lighting fixtures must be no taller than eight (8) feet as measured from the abutting ground surface or floor level.* *4. All lighting fixtures must be consistent with the architectural style of the building.* Compliance with this section will be included as a condition of approval.	**CONSISTENT AND SUBJECT TO CONDITIONS OF PROJECT APPROVAL**

10-1-628: PROPERTY DEVELOPMENT STANDARDS: (X) MASTER TELEVISION CABLE SYSTEM	*A master television cable system with one (1) or more television cable outlets in each individual unit must be provided.* The project will be conditioned to satisfy this requirement.	**SUBJECT TO CONDITIONS OF PROJECT APPROVAL**
ARTICLE 6. RESIDENTIAL USES AND STANDARDS **DIVISION 5. AFFORDABLE HOUSING INCENTIVES**		
Sections 10-1-635 through 10-1-653	*Applicant is applying for a density bonus project in accordance with State law and Burbank Municipal Code (BMC).* *Project is also subject to the City's Inclusionary Housing Ordinance.* *Project would require that the applicant enter into a Density Bonus Housing Agreement with the City in accordance with BMC Section 10-1-642.* *Project would require that the applicant enter into an Inclusionary Housing Agreement with the City in accordance with BMC Section 10-1-650.*	**CONSISTENT.**
ARTICLE 14. GENERAL OFF-STREET PARKING STANDARDS		
10-1-1401: PARKING SPACE DIMENSIONS	*Residential Use: 8'-6" minimum width* *Retail and Services Commercial: 9'-0" minimum width*	**CONSISTENT.**

	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. *PARKING BAY WIDTHS FOR TW0-WAY TRAFFIC AND DOUBLE LOADED AISLES* *Minimum Stall Length = 18'-0"* *8'-6" width (90 degree angled parking): 63' - 4"* *9'-0" width (90-degree angled parking): 61' - 4"*	
10-1-1403: INGRESS AND EGRESS; BACKING INTO HIGHWAY	Project would not require vehicles to back out into major or secondary highways. N/A.	**N/A.**
10-1-1404: TANDEM PARKING	The Project does propose tandem parking stalls. However, the this is permitted per the CA Density Bonus Law.	**CONSISTENT.**
10-1-1405: PARKING OR STORING AIRPLANES, BOATS, VEHICLES, ETC. WITHIN CERTAIN YARDS IN RESIDENTIAL ZONES	Not applicable to the Project. N/A.	**N/A.**
10-1-1405.5: BICYCLE PARKING SPACES	The project complies with the requirements.	**CONSISTENT.**

10-1-1406: SITE PLAN	The requirement is *"A site plan containing a detailed parking arrangement accurately dimensioned, showing individual parking spaces, aisles and driveways indicating adequate ingress and egress, as well as location, size, shape, design, curb cuts, lighting, landscaping, and other features and appurtenances of the proposed parking, as provided in Article 19, Division 2 of this chapter, shall be submitted to the Building Director when application is made for a building permit requiring compliance with this article. The site plan shall be referred to the Building Director for approval."* The project shall comply with this standard.	**SUBJECT TO CONDITIONS OF PROJECT APPROVAL**
10-1-1407: USE OF VACANT LOTS IN RESIDENTIAL AND COMMERCIAL ZONES FOR PARKING VEHICLES	Not applicable to the Project. N/A.	**N/A.**
10-1-1407.01: USE OF PARKING AREAS FOR STORAGE	The requirement is *"All required parking shall be used solely as customer and employee parking of motorized vehicles. No required parking shall be used for the temporary or permanent storage of any other motor vehicles, or any products or materials for production, repair, sale or lease."* Not applicable to the Project.	**N/A.**
10-1-1407.1: CENTRAL BUSINESS DISTRICT DOWNTOWN PARKING AREA	Not applicable to the Project.	**N/A.**
DIVISION 2. PARKING REQUIREMENTS 10-1-1408: SPACES REQUIRED	The requirement is *"Residential Uses: As provided for each residential zone in Article 6 of this chapter.* The Project would comply with the requirements in the CA Density Bonus Law which is 1 parking space per unit.	**CONSISTENT.**
10-1-1409: WAIVER WITHIN A PARKING DISTRICT	Not applicable to Project.	**N/A.**

10-1-1410: WAIVER AS TO EXISTING USES	Not applicable to Project.	**N/A.**
10-1-1411: MUST SERVE ONE USE; EXCEPTIONS	The requirement is *"Off-street parking for one use shall not be considered as providing required off-street parking for any other use, except as expressly authorized by this article."* Only one use is proposed on the site.	**CONSISTENT.**
10-1-1413: MEASUREMENT OF DISTANCES	The requirement is *"The distance of off-street parking from the building it is required to serve shall be based upon the shortest walking distances from the nearest point of the off-street parking to the nearest point of the building or use served."* The project proposed to locate all the parking spaces in a semi-subterrain directly underneath all the units.	**CONSISTENT.**
10-1-1414: OFF-SITE PARKING AGREEMENT FOR NON-SHARED AND EXCLUSIVE PARKING 10-1-1415: SHARED PARKING AGREEMENT - ON OR OFF-SITE	Project is not proposing off-site parking.	**N/A.**
10-1-1416: APPLICABILITY OF PARKING AREA REQUIREMENTS	The requirement is *"The requirements of Sections 10-1-1417, 10-1-1421, and 10-1-1422 apply to all parking areas located in all zones. The requirements of Sections 10-1-1417.1 through 10-1-1420 inclusive apply to all parking areas located in 1) all non-residential zones and 2) in residential zones which provide parking for uses located in a non-residential zone."* Project would have to comply with this Section.	**SUBJECT TO CONDITIONS OF PROJECT APPROVAL**
10-1-1417: PARKING LOT DESIGN STANDARDS	The Project does not propose a parking lot. Parking is proposed within a parking garage.	**N/A.**
10-1-1421: MAINTENANCE	Applicant to make sure the parking area is in good condition for the life of the development.	**SUBJECT TO CONDITIONS OF PROJECT APPROVAL**

10-1-1422: PREREQUISITES TO IMPROVEMENT AND USE	Applicant to make sure applicable city permits are obtained for parking area improvements.	**SUBJECT TO CONDITIONS OF PROJECT APPROVAL**

(ATTACHMENT 4)
COPY OF APPROVED ARCHITECTURAL PLANS

SIXTH STREET HOMES

NEW 39-UNIT CONDOMINIUM COMPLEX

SUBMITTAL FOR SB35 FULL APPLICATION
08-07-2025

BOLADarck + N. Battle A.I.A. Architect, Inc.
408 S. Pasadena Ave. #6, Pasadena CA 91105 - 626.381.9677

SIXTH STREET HOMES
39-UNIT HOUSING PROJECT
ATTACHMENT 4 -1

PROJECT ADDRESS:
801-817 S. SIXTH STREET
BURBANK, CA 91501

OWNER

ELMWOOD VENTURES LLC.
530 S. GLENOAKS BLVD. #200
BURBANK, CA 91502

CONTACT: JOHN@GERROLAW.COM

DESIGN TEAM

ARCHITECT:
BOLADARCK DESIGN + N. BATTLE A.I.A. ARCHITECT, INC.
408 S. PASADENA AVE., SUITE #6
PASADENA, CA 91105
T: (626) 381-9677

PRINCIPAL DESIGNER: JEAN-PIERRE BOLADIAN
PROJECT ARCHITECT: NATHAN BATTLE
PROJECT MANAGER: FARNOOSH FARMER
PROJECT TEAM: TRACY MINASIANS
ANAHIT TSATURYAN

LANDSCAPE ARCHITECT:
SEED GROUP
1505 BORDER AVENUE
TORRANCE, CA 90501
TEL: (310) 787-1055

CONSULTANTS & ENGINEERS

SURVEY:
M&G CIVIL ENGINEERING & LAND SURVEYING
347 S. ROBERTSON BLVD.
BEVERLY HILLS, CA 90211
TEL: (301) 659-0871

CIVIL ENGINEER:
ZENITH ENGINEERING & SURVEYING, INC
23512 FRIGATE AVENUE
CARSON, CA 90754
TEL: (714) 576-7725

ELECTRICAL ENGINEER:
ABRARI ASSOCIATES ELECTRICAL ENGINEERING
1713 STANDARD AVE.
GLENDALE, CA 91201
TEL: (818) 956-1900

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ATTACHMENT 4 -2

PROJECT DATA

PROJECT ADDRESS:
801,807,817 S. SIXTH ST., BURBANK, CA 91506

APN: 5621-026-008, 5621-026-009, 5621-026-024
ZONING: R-4
GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL

GROSS LOT AREA BEFORE DEDICATION: ± 25,401.63 SQ.FT.
GROSS LOT AREA AFTER DEDICATION: ± 24,878.7 SQ.FT

ALLOWABLE LOT COVERAGE: 60 % MAX. => ±15,240 SQ.FT.
PROPOSED LOT COVERAGE: 66.3% => ± 16,521.15 SQ.FT.

PROPOSED STORIES: 4 STORIES (INCLUDING ONE ABOVE-GRADE PARKING)
PROPOSED BUILDING HEIGHT: 36'-11" FROM AVERAGE GRADE TO TOP OF PLATE
48'-5" FROM AVERAGE GRADE TO TOP OF ARCHITECTURAL FEATURE
REIDENTIAL DENSITY MAX. => 1 UNIT PER 1,000 SQ.FT. OF LOT
ALLOWABLE NUMBER OF UNITS: 26 UNITS
PROPOSED NUMBER OF UNITS: 39 UNITS (26 UNITS + 50% ADDIONAL DENSITY PER STATE DENSITY BONUS LAW, INCLUDING 4 VERY-LOW INCOME AFFORDABLE UNITS)

CONSTRUCTION TYPE:
PARKING GARAGE: I-A; RESIDENTIAL: III-A

OCCUPANCY TYPE:
PARKING GARAGE: S-2; RESIDENTIAL: R-2

SPRINKLERS: YES (NFPA 13)

PARKING ANALYSIS

TOTAL PARKING REQUIRED PER BMC => 2 CAR PER 2-3 BED UNIT => 30 X 1.5 => 60
1.75 CAR PER 1 BED UNIT => 1.75 X 9 = 16
TOTAL => 76 STALLS
TOTAL PARKING REQUIRED PER SB35 => 1 PER UNIT => 39 X 1 => 39 STALLS
(CALIFORNIA GOVERNMENT CODE 65913.4)
TOTAL PARKING PROVIDED => 57 STALLS
ACCESSIBLE PARKING REQUIRED PER CBC 1109A.3: 2% OF UNITS => 1 STALL
ACCESSIBLE PARKING PROVIDED => 2 STALLS

BICYCLE PARKING SPACE REQUIRED PER BMC => 5% OF REQ. PARKING SPACES: 76 X 5% => 4 SPACES
REQUIRED LONG-TERM SPACES => 75% => 3 SPACES
REQUIRED SHORT-TERM SPACES => 25% => 1 SPACES
BICYCLE SPACES PROVIDED: 6 SPACES (INCLUDING 3 LONG-TERM AND 3 SHORT-TERM)

RESIDENTIAL UNIT CONFIGURATION

1 BEDROOMS => 9 UNITS
2 BEDROOMS => 30 UNITS
TOTAL UNITS => 39 UNITS

UNIT NUMBER	BEDROOM	BATHROOM	AREA(SF)	PATIO(SF)	BALCONY	COMMON AREA(SF
101	1	1	748	73.88		INCLUDING HALLWAYS, STAIRWAYS, ELEVATOR SHAFT
102	2	2	1,010	73.88		
103	2	2	1,132	74.63		
104	2	2	1,132	74.63		
105	2	2	983	63.13		
106	2	2	983	63.13		
107	2	2	983	63.13		
108	2	2	983	63.09		
109	2	2	1,082	65.26		
110	2	2	1,082	63.12		
111	1	1	699	65.26		
112	2	2	984	63.12		
113	1	1	699	67.35		
TOTAL 1ST FLOOR			12,500	873.61		2,019.3
201	1	1	743.58		73.88	
202	2	2	1,010		73.88	
203	2	2	1,132		74.63	
204	2	2	1,132		74.63	
205	2	2	983		63.13	
206	2	2	983		63.13	
207	2	2	983		63.13	
208	2	2	983		63.09	
209	2	2	1,082		65.26	
210	2	2	1,082		63.12	
211	1	1	699		65.26	
212	2	2	984		63.12	
213	1	1	699		81.63	
TOTAL 2ND FLOOR			12,495.6		873.61	2,111.6
301	1	1	738.16		73.88	
302	2	2	1,010		73.88	
303	2	2	1,132		74.63	
304	2	2	1,132		74.63	
305	2	2	983		63.13	
306	2	2	983		63.13	
307	2	2	983		63.13	
308	2	2	983		63.09	
309	2	2	1,082		65.26	
310	2	2	1,082		63.12	
311	1	1	699		65.26	
312	2	2	984		63.12	
313	1	1	699		81.63	
TOTAL 3RD FLOOR			12,490.2		873.61	2,115.7
39 UNITS	69	69	37,485.8	873.61	1,747.22	6,246.6 SF
ROOF DECK						6,283 SF
ABOVE-GRADE PARKING						20960.0 SF

TOTAL PARKING AREA => ± 20,960 SQ.FT.
TOTAL BUILDING AREA MINUS PARKING => ± 46,353.15 SQ.FT.
TOTAL BUILDING AREA PLUS PARKING & ROOF DECK => ± 73,596.15 SQ.FT.

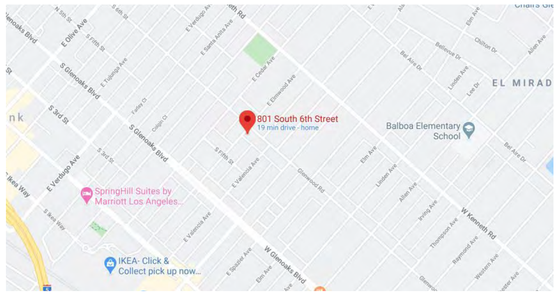
PROJECT DESCRIPTION:

- DEMOLITION OF ALL EXISTING STRUCTURES UNDER A SEPARATE PERMIT;
- CONSTRUCTION OF A NEW 4-STORY, 39-UNITS MULTI-FAMILY DWELLING (INCLUDING 4 VERY-LOW INCOME AFFORDABLE UNITS) INCLUDING ONE LEVEL OF ABOVE-GRADEPARKING AND ROOF TOP COMMON AREA.

APPLICABLE CODES:

- 2022 CALIFORNIA GREEN BUILDING STANDARDS
- 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2022 CALIFORNIA ELECTRICAL CODE (ERC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA FIRE CODE (CFC)
- 2022 CALIFORNIA ENERGY CODE (CENC)
- CITY OF BURBANK MUNICIPAL CODE
- NFPA 13 (STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEM)
- NFPA 72 (NATIONAL FIRE ALARM AND SIGNALING CODE)
- ALL INTERVENING CODE CYCLES.

VICINITY MAP:



LANDSCAPE ANALYSIS

REQUIRED PRIVATE OUTDOOR SPACE: 50 SQ.FT PER UNIT = 39 X 50 = 1,950 SQ.FT. MIN.
PROVIDED PRIVATE OUTDOOR SPACE: ± 2,605 SQ.FT.
(PRIVATE OPEN SPACE WITH MIN 5' DIMENSION)

REQUIRED COMMON OPEN SPACE: 150 SQ.FT PER UNIT = 39 X 150 = 5,850 SQ.FT. MIN.
PROVIDED COMMON OPEN SPACE: ± 2,901 SQ.FT (ON FIRST FLOOR)
PROVIDED ADDITIONAL OPEN SPACE: ± 6,040 SQ.FT (ON ROOF TOP)

LOT AREA AFTER DEDICATION: 24,878.7 SQ. FT.
REQUIRED LANDSCAPING ON LOT: 15% OF LOR AREA = 3,731.8 SQ. FT.
PROVIDED LANDSCAPING ON LOT: ± 6,062.7 SQ.FT (ON FIRST FLOOR- INCLUDING LANDSCAPED AREA WITHIN THE REQUIRED SETBACK)
± 1,055.5 SQ.FT (ON ROOF TOP)

BOLADarck + N. Battle A.I.A. Architect, Inc.
408 S. Pasadena Ave. #6, Pasadena CA 91105 - 626.381.9677

ATTACHMENT 4 -3

PUBLIC WORKS NOTES

ENGINEERING DIVISION GENERAL REQUIREMENTS

1. 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.

2. 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].

3. 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].

4. ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY MUST BE PERMITTED AND APPROVED BY THE PUBLIC WORKS DEPARTMENT BEFORE CONSTRUCTION CAN COMMENCE. ALL CONSTRUCTION WORK IN THE PUBLIC RIGHT-OF-WAY MUST COMPLY WITH BURBANK STANDARD PLANS AND MUST BE CONSTRUCTED TO THE SATISFACTION OF THE CITY ENGINEER. A PUBLIC WORKS EXCAVATION PERMIT IS REQUIRED. THE EXCAVATION PERMIT REQUIRES A DEPOSIT ACCEPTABLE TO THE PUBLIC WORKS DIRECTOR TO GUARANTEE TIMELY CONSTRUCTION OF ALL OFF-SITE IMPROVEMENTS. BURBANK STANDARD PLANS CAN BE ACCESSED AT; HTTP://FILE.BURBANKCA.GOV/PUBLICWORKS/ONLINECOUNTER/MAIN/INDEX.HTM

THE FOLLOWING MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT:

5. DEDICATE* TO THE CITY FOR STREET RIGHT-OF-WAY: A PORTION OF THE PROPERTY TO ACHIEVE A 15-FOOT CORNER RADIUS AT THE PROPERTY CORNERS OF ELMWOOD AVENUE AND SIXTH STREET [BMC 7-3-106.]
   *CONTACT REAL ESTATE DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT AT (818) 238-5180 FOR INFORMATION TO ACCOMPLISH THIS DEDICATION.

6. DEDICATE* TO THE CITY FOR STREET RIGHT-OF-WAY: A PORTION OF THE ALLEY FRONTAGE LYING WITHIN 10 FEET OF ALLEY CENTERLINE [BMC 7-3-106.]
   *CONTACT REAL ESTATE DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT AT (818) 238-5180 FOR INFORMATION TO ACCOMPLISH THIS DEDICATION.

7. OFF-SITE IMPROVEMENT PLANS (IN THE PUBLIC RIGHT-OF-WAY) MUST BE APPROVED BY THE PUBLIC WORKS DIRECTOR. PLANS MUST BE SUBMITTED IN CITY OF BURBANK STANDARD FORMAT AND AS-BUILT PLANS MUST BE SUBMITTED ON MYLAR PAPER.

8. SUBMIT HYDROLOGY/ HYDRAULIC CALCULATIONS AND SITE DRAINAGE PLAN. ON-SITE DRAINAGE SHALL NOT FLOW ACROSS THE PUBLIC PARKWAY (SIDEWALK) OR ONTO ADJACENT PRIVATE PROPERTY. IT SHOULD BE CONVEYED BY UNDERWALK DRAINS TO THE GUTTER THROUGH THE CURB FACE OR CONNECTED TO A STORM DRAIN FACILITY [BMC 7-1-117, BMC 7-3-102.] THE PROPOSED DEVELOPMENT WILL NEED TO SUBMIT A HYDROLOGY/ HYDRAULIC CALCULATION, WHICH DEPICT BOTH THE EXISTING AND PROPOSED DRAINAGE CONDITIONS. ANY DRAINAGE STUDIES AND/ OR IMPROVEMENTS ON PRIVATE PROPERTY ARE TO BE REVIEWED AND APPROVED BY THE CITY'S BUILDING DEPARTMENT. ANY DRAINAGE STUDIES AND/OR IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO BE REVIEWED AND APPROVED BY THE CITY'S PUBLIC WORKS DEPARTMENT.

9. SUBMIT SITE DRAINAGE PLANS TO PUBLIC WORKS DEPARTMENT 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]

10. APPLICANT MUST CONTACT THE CITY OF BURBANK, PARK AND RECREATION DEPARTMENT FOR THE REMOVAL OF ANY PARKWAY TREE(S) [BMC 7-4-117 B].

11. ALL SOLDIER PILES/BEAMS THAT ARE REQUIRED FOR THE SUBTERRANEAN PARKING GARAGE SHORING, MUST BE PLACED ON PRIVATE PROPERTY AND ARE NOT TO ENCROACH INTO THE PUBLIC RIGHT-OF-WAY.

12. NO CONSTRUCTION MATERIAL SHALL BE PLACED WITHIN THE PUBLIC RIGHT-OF-WAY WITHOUT A "STREET USE"PERMIT ISSUED BY THE PUBLIC WORKS DEPARTMENT.

13. AN ADDRESS FORM MUST BE PROCESSED [BMC 7-3-907].

14. PLANS SHOULD INCLUDE EASEMENTS, ELEVATIONS, RIGHT-OF-WAY/PROPERTY LINES, DEDICATION, LOCATION OF EXISTING/PROPOSED UTILITIES AND ANY ENCROACHMENTS.

THE FOLLOWING MUST BE COMPLETED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

15. RECONSTRUCT DEDICATED PORTION OF ALLEY WITH ASPHALTIC CONCRETE PAVEMENT PER CITY OF BURBANK STANDARD PLANS BA-200 [BMC 7-3-105, BMC 7-3-106].

16. RESURFACE (GRIND AND OVERLAY MINIMUM 2") TO THE CENTERLINE OF ALLEY (EDGE OF GUTTER) FRONTING THE PROPERTY PER CITY OF BURBANK STANDARDS [BMC 7-3-105, BMC 7-3-106]. PLANS MUST BE SUBMITTED IN CITY OF BURBANK STANDARD FORMAT.

17. ALLEY APPROACH ALONG ELMWOOD AVENUE MUST BE RECONSTRUCTED WITH PORTLAND CEMENT CONCRETE TO ALIGN WITH PROPOSED ALLEY DEDICATION AND MUST MEET ADA REQUIREMENTS PER CITY OF BURBANK STANDARDS.

18. REMOVE AND RECONSTRUCT PEDESTRIAN RAMP AT THE CORNER OF SIXTH STREET AND ELMWOOD AVENUE FRONTING THE PROPERTY TO MEET ADA REQUIREMENTS. PEDESTRIAN RAMPS ARE TO BE CONSTRUCTED PER CALTRANS STANDARDS A88A [BMC 11-1-1513, BMC 11-1-1518.]

19. ALL UNUSED DRIVEWAYS SHALL BE REMOVED AND RECONSTRUCTED WITH CURB, GUTTER AND SIDEWALK [BMC 7-3-504.]

20. PROTECT IN PLACE OR RE-ESTABLISH CENTERLINE TIES AT THE INTERSECTION OF SIXTH STREET ND ELMWOOD AVENUE PER CITY OF BURBANK STANDARDS [CALIFORNIA BUISNESS AND PROFESSIONS CODE SECTION 8771.]

21. APPLICANT MUST RE-STRIPE THE RESURFACE AREA AND RE-ESTABLISH ALL TRAFFIC LOOPS.

22. ANY PORTION OF PUBLIC CURB OR GUTTER THAT IS BROKEN, UNEVEN OR UPLIFTED AT THE END OF THE PROJECT MUST BE RECONSTRUCTED TO THE SATISFACTION OF THE CITY ENGINEER. THAT RECONSTRUCTION WILL BE REQUIRED WHETHER THE DAMAGE IS PRE-EXISTING OR IS A RESULT OF THE PROJECT. CONTACT THE PUBLIC WORKS INSPECTION OFFICE AT (818) 238-3955 TO HAVE THESE AREAS INSPECTED AND IDENTIFIED AFTER OBTAINING A PUBLIC WORKS EXCAVATION PERMIT [BMC 7-3-501].

ADDITIONAL COMMENTS

23. BUILDING ACCESS DOORS, LOADING DOCKS DOORS, AND ACCESS GATES MAY NOT SWING OPEN INTO THE PUBLIC RIGHT-OF-WAY [BMC 7-3-701.1].

24. IF ANY UTILITY CUTS OR CONSTRUCTION RELATED IMPACTS ARE MADE ON ELMWOOD AVENUE, APPLICANT WILL HAVE TO RESURFACE WITH RUBBER ASPHALT (ARHM) PER MORATORIUM REQUIREMENTS FRONTING THE PROPERTY. ELMWOOD AVENUE WAS RESURFACED WITH ARHM AND FALLS UNDER MORATORIUM REQUIREMENTS [BS-110-3.]

25. ADDITIONAL UTILITY CUTS OR CONSTRUCTION RELATED IMPACTS TO THE STREET, WHICH IS TRIGGERED BY THIS PROJECT COULD EXTEND THE PAVING RESTORATION LIMITS [BS-110-3.]

WATER RECLAMATION AND SEWER REQUIRED INFORMATION

26. THE LOCATION, DEPTH, AND DIMENSIONS OF ALL SANITARY SEWER LINES AND EASEMENTS MUST BE SHOWN ON THE PLANS.

WASTEWATER REQUIREMENTS

27. UNDER THE CURRENT RATE STRUCTURE, PULLING THE BUILDING PERMIT FOR THE PROPOSED DEVELOPMENT IS SUBJECT TO A SEWER FACILITIES CHARGE ESTIMATED AT $12,526. THE CHARGE IS DUE PRIOR TO ISSUANCE OF A BUILDING PERMIT [BMC 8-1-802 AND BMC 8-1-806].

    SFC = PROPOSED DEVELOPMENTS – DEMOLITION CREDITS
    = MULTI FAMILY RESIDENTIAL [$667/UNIT * 39 UNITS]
    = $26,013
    =

(NOTE: IT IS THE RESPONSIBILITY OF THE DEVELOPER TO SHOW PROOF OF THE EXISTING SEWER USAGE OR EXISTING DEVELOPMENTS SO THAT THE PROPER CREDIT CAN BE GIVEN.)

28. 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].

29. NO PERSON SHALL CONNECT TO OR TAP AN EXISTING PUBLIC SEWER WITHOUT OBTAINING A PERMIT [BMC 8-1-301].

30. EACH LOT MUST HAVE ITS OWN PRIVATE LATERAL (BUILDING SEWER) CONNECTION TO THE CITY SEWER MAIN [BMC 8-1-309.] SHOULD THE LOT BE SUBDIVIDED IN THE FUTURE, A SEPARATE SEWER LATERAL CONNECTION TO THE CITY SEWER MAIN WILL BE REQUIRED FOR EACH LOT. FOR REFERENCE, THE APPLICANT CAN PROPOSE THAT SEPARATE BUILDING STRUCTURE ON ONE LOT HAVE SEPARATE SEWER LATERAL CONNECTIONS TO THE CITY SEWER MAIN.

31. A MAINTENANCE HOLE MUST BE INSTALLED AT THE CONNECTION POINT TO THE CITY SEWER MAIN FOR ANY NEWLY PROPOSED PRIVATE SEWER LATERAL CONNECTION(S) THAT ARE GREATER THAN OR EQUAL TO 8-INCHES IN DIAMETER [BMC 8-1-308] PER STANDARD DRAWING BSS 201-2 LOCATED IN THE 2012 EDITION OF STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION.

32. POLLUTANTS, INCLUDING CONSTRUCTION DEBRIS, SOIL, AND OTHER DISCHARGES, ARE PROHIBITED FROM ENTERING THE CITY'S SEWER COLLECTION SYSTEM. DISCHARGE THAT EXCEED THE LOCAL LIMITS PER BMC 8-1-501.4 ARE PROHIBITED. IN ADDITION, THE APPLICANT SHALL NOT OBSTRUCT OR DAMAGE ANY PART OF THE CITY SEWER SYSTEM, AND SHALL REIMBURSE THE CITY FOR SANITARY SEWER OVERFLOWS AND THE REASONABLE COSTS OF NECESSARY MAINTENANCE AND/OR REPAIR OF THE SEWER SYSTEM. AS SUCH, IT IS STRONGLY RECOMMENDED THAT ALL EXISTING PRIVATE SEWER LATERALS ARE CAPPED PRIOR TO ANY DEMOLITION ACTIVITIES.

33. 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.

34. LANDSCAPE IMPROVEMENTS NEED TO TAKE INTO CONSIDERATION THE LOCATION OF SEWER FACILITIES TO PREVENT TREE/PLANT ROOTS FROM ENTERING/OBSTRUCTING OR DAMAGING THE SEWER FACILITIES. AN OBSTRUCTED OR DAMAGED SEWER FACILITY CAN RESULT IN A SANITARY SEWER OVERFLOW, COSTLY REPAIRS, COSTLY FINES, AND COSTLY CLAIMS. IT IS HIGHLY RECOMMENDED THAT EITHER A 15-FOOT CLEARANCE FOR TREES AND LARGE SHRUBS IS MAINTAINED FROM THE LOCATION OF THE PRIVATE SEWER LATERAL AND THE CITY SEWER MAIN (7.5 FEET ON EITHER SIDE OF THE CITY SEWER MAIN), OR A ROOT BARRIER CONTROL SYSTEM IS EMPLOYED FOR EACH TREE/PLANT.

35. A SEWER CAPACITY ANALYSIS (SCA) IS REQUIRED. THE SCA SHALL ANALYZE HOW THE PROPOSED PROJECT WILL IMPACT WASTEWATER FLOWS AND ASSESS THE ABILITY OF EXISTING SEWER LINES TO ACCOMMODATE THE PROPOSED PROJECT IN A PEAK WET WEATHER SCENARIO FOR ALL SEWER REACHES DOWNSTREAM/TRIBUTARY TO THE PROPERTY. THE SEWER STUDY CAN BE CONDUCTED BY THE APPLICANT AND SUBMITTED FOR REVIEW AND APPROVAL BY PUBLIC WORKS, OR PREPARED BY PUBLIC WORKS SUBJECT TO A FEE PER THE CURRENTLY ADOPTED CITYWIDE FEE SCHEDULE. FOR BY-RIGHT DEVELOPMENTS, SUCH AS SB-35 PROJECTS, PUBLIC WORKS REQUIRES THAT THE SCA BE COMPLETED PRIOR TO THE SUBMITTAL OF THE PROJECT APPLICATION. IF AN ENVIRONMENTAL IMPACT ANALYSIS IS PERFORMED, THE APPLICANT MUST COMPLETE THE SCA EARLY IN THE PROCESS MUST INCLUDE THE FINDINGS FROM THE SCA IN THE DRAFT RELEASE OF THE ENVIRONMENTAL IMPACT REPORT. PLEASE NOTE THAT IF SUFFICIENT CAPACITY DOES NOT EXIST, THE DIRECTOR WILL REQUIRE THE APPLICANT TO RESTRICT DISCHARGE UNTIL SUFFICIENT CAPACITY IS AVAILABLE, OR TO CONSTRUCT A PUBLIC SEWER TO PROVIDE SUFFICIENT CAPACITY, OR AGREE TO PAY A SHARED PORTION OF THE SEWER INFRASTRUCTURE IMPROVEMENT COSTS WITH THE CITY. THE CITY MAY REFUSE SERVICE TO PERSONS LOCATING FACILITIES IN AREAS WHERE THEIR PROPOSED QUANTITY OR QUALITY OF SEWAGE IS UNACCEPTABLE.

STORMWATER REQUIREMENTS

36. 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.

37. DISCHARGES FROM ESSENTIAL NON-EMERGENCY FIREFIGHTING ACTIVITIES (I.E., FIRE SPRINKLER SYSTEM TESTING) IS A CONDITIONALLY ALLOWED NON-STORM WATER DISCHARGE INTO THE STORM DRAIN SYSTEM, PROVIDED APPROPRIATE BEST MANAGEMENT PRACTICES (BMPS) ARE IMPLEMENTED. PLEASE SEE THE ATTACHED FIRE SUPPRESSION SYSTEMS DISCHARGE FORM AND FOLLOW THE REQUIREMENTS TO COMPLY WHEN CONDUCTING THE CONDITIONALLY ALLOWED NON-STORM WATER DISCHARGE.

38. 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.

39. DEWATERING AN AREA WHERE WATER ACCUMULATES (I.E., CRAWL SPACE, FOUNDATION, OR BASEMENT) IS NOW CONSIDERED A PROHIBITED DISCHARGE INTO THE STORM DRAIN SYSTEM.

    AS SUCH, PRIVATE PROPERTY APPLICANTS HAVE THE FOLLOWING OPTIONS FOR DEWATERING ACCUMULATED VOLUMES OF WATER:

- DEPENDING ON THE VOLUME AND HAVING CONTROLS IN PLACE TO KEEP THE DISCHARGE ON-SITE, DIRECT THE DEWATERING DISCHARGE TO A PLANTED/VEGETATED AREA LOCATED ON PRIVATE PROPERTY; OR
- APPLY FOR AN INDIVIDUAL NPDES PERMIT WITH THE REGIONAL BOARD TO ALLOW THE DEWATERING DISCHARGE INTO THE STORM DRAIN SYSTEM THROUGH ORDER NO. R4-2013-0095: PAGES 8 AND 9 OF THIS DEWATERING ORDER STATE THAT TEMPORARY DEWATERING INCLUDING SUBTERRANEAN SEEPAGE DEWATERING, REQUIRES INDIVIDUAL COVERAGE AND IS NO LONGER COVERED/ALLOWED UNDER THE MS4 PERMIT. QUESTIONS NEED TO BE DIRECTED TO THE REGIONAL BOARD AT (213) 576-6600.

TRAFFIC ENGINEERING CONDITIONS

40. PARKING SPACES MUST BE CONSTRUCTED PER BMC 10-1-1401, 10-1-1403, 10-1-1417, 10-1-1606.

45. NO VISUAL OBSTRUCTION SHALL BE ERECTED OR MAINTAINED ABOVE 3' HIGH OR BELOW 10' HIGH IN A 10' BY 10' VISIBILITY CUT-OFF AT INTERSECTION OF STREET AND DRIVEWAY [BMC 10-1-1303(A)].

45. NO VISUAL OBSTRUCTION SHALL BE ERECTED OR MAINTAINED ABOVE 3' HIGH OR BELOW 10' HIGH IN A 10' BY 10' VISIBILITY CUT-OFF AT INTERSECTION OF STREET AND ALLEY [BMC 10-1-1303(B)].

45. NO VISUAL OBSTRUCTION SHALL BE ERECTED OR MAINTAINED ABOVE 3' HIGH OR BELOW 10' HIGH IN A 5' BY 5' VISIBILITY CUT-OFF AT INTERSECTION OF STREET AND DRIVEWAY [BMC 10-1-1303(C)].

46. TURN AREAS AND PARKING SPACES ADJACENT TO OBSTRUCTIONS MUST BE CONSTRUCTED PER BURBANK STANDARD PLAN BT-400.

47. EVERY RESIDENTIAL PARKING SPACE SHALL MAINTAIN A VERTICAL HEIGHT CLEARANCE OF 7' PER BURBANK STANDARD PLAN BT-402. PARKING STALLS #43-44 DO NOT MEET THIS REQUIREMENT.

48. END STALLS SHALL BE A MINIMUM OF 11' WIDE OR THE ACCESS AISLE MUST EXTEND 3' BEYOND THE BAY PER BURBANK STANDARD PLAN BT-400.

49. DRIVEWAY APRON MUST BE CONSTRUCTED PER BURBANK STANDARD PLAN BS-102.

FIELD SERVICES SOLID WASTE

50. MUST HAVE A COMMON LOCATION(S) FOR TRASH ENCLOSURES LARGE ENOUGH TO HOUSE AN APPROPRIATE NUMBER OF REFUSE AND RECYCLING BINS.

51. MINIMUM TRASH ENCLOSURE CLEAR INSIDE DIMENSIONS SHALL BE 20-FT BY 9-FT WITH GATES ON 20-FT SIDE.

52. MUST COMPLY WITH AB 341 AND SB 1383 REQUIREMENTS.

53. THERE MUST BE AN APPROPRIATE LOCATION ON THE PROPERTY FOR ALL SOLID WASTE CONTAINERS OR BINS. SOLID WASTE CONTAINERS SHALL NOT BE VISIBLE FROM THE STREET.

FOR ADDITIONAL INFORMATION OR QUESTIONS, PLEASE CONTACT PUBLIC WORKS FIELD SERVICES AT (818) 238-3800.

BURBANK FIRE DEPARTMENT NOTES

1. THE PROJECT SHALL COMPLY WITH CFC SECTION 503 THROUGH 503.6, CITY OF BURBANK MUNICIPAL CODE 9-1-9-504.3.1: HIGH-RISE AND MID-RISE BUILDINGS

2. MID-RISE BUILDINGS SHALL BE ACCESSIBLE ON A MINIMUM OF TWO SIDES. ROADWAYS SHALL NOT BE LESS THAN 10 FEET OR MORE THAN 35 FEET FROM THE BUILDING. LANDSCAPING OR OTHER OBSTRUCTIONS SHALL NOT BE PLACES OR MAINTAINED AROUND STRUCTURES IN A MANNER SO AS TO IMPAIR OR IMPEDE ACCESSIBILITY FOR FIREFIGHTING AND RESCUE OPERATIONS. (BMC §9-1-9-504.3.1.)

3. MID-RISE SHAFT DOORS (BMC §9-1-9-504.3.1.2):
   3.A. ACCESS: ALL STAIR SHAFT DOORS AT EACH BUILDING LEVEL SHALL PROVIDE ACCESS TO THE BUILDING FOR FIRE DEPARTMENT USE.
   3.B. EXTERIOR ACCESS: THERE SHALL BE PROVIDED FOR FIRE DEPARTMENT USE AT LEAST ONE ACCESS DOOR TO ONE ENCLOSED EXIT STAIR SHAFT THAT SERVES ALL BUILDING LEVELS AND THE ROOF AT THE MAIN ENTRANCE LEVEL OUTSIDE THE BUILDING.
   3.C. OBSTRUCTIONS: ALL ENCLOSED EXIT STAIRWAYS SHALL BE CONTINUOUS TO EACH FLOOR SERVED IN EITHER DIRECTION AND SHALL BE WITHOUT OBSTRUCTIONS SUCH AS INTERVENING DOORS AND GATES. EXCEPTION: APPROVED BARRIERS PROVIDED AT THE GROUND FLOOR LEVEL TO PREVENT PERSONS TRAVELING DOWNWARD FROM ACCIDENTALLY CONTINUING INTO THE BASEMENT. IN ACCORDANCE WITH SECTION 1023.8 OF THE 2022 BUILDING CODE.

4. LOCKS (BMC §9-1-9-504.3.1.3): LOCKING OF ENCLOSED EXIST STAIR SHAFT DOORS:
   4.A. ALL ENCLOSED EXIT STAIR SHAFT DOORS WHICH ARE TO BE LOCKED FROM THE STAIR SHAFT SIDE SHALL HAVE THE CAPABILITY OF BEING UNLOCKED WITHOUT UNLATCHING, BY ALL OF THE FOLLOWING METHODS:
      4.A.1. A MANUAL SIGNAL FROM THE CENTRAL FIRE CONTROL ROOM
      4.A.2. THE ACTUATION OF A FIRE ALARM DEVICE
      4.A.3. UPON FAILURE OF ELECTRICAL POWER
   4.B. WHEN ENCLOSED EXIT STAIR SHAFT DOORS ARE LOCKED FROM THE STAIRWAY SIDE, AN APPROVED EMERGENCY COMMUNICATION SYSTEM DIRECTLY CONNECTED TO THE BUILDING CONTROL STATION, PROPRIETARY SUPERVISORY STATION, OR OTHER APPROVED EMERGENCY LOCATION SHALL BE AVAILABLE TO THE PUBLIC AND SHALL BE PROVIDED AT EVERY FIFTH FLOOR LANDING IN EACH REQUIRED ENCLOSED EXIT STAIR SHAFT.

5. THE PROJECT SHALL COMPLY WITH CFC SECTION 510, EMERGENCY RESPONDER RADIO COVERAGE.

6. NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASED ON THE EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATION SYSTEMS UTILIZED BY THE JURISDICTION, MEASURED AT THE EXTERIOR OF THE BUILDING. THIS SECTION SHALL NOT REQUIRE IMPROVEMENT OF THE EXISTING PUBLIC SAFETY COMMUNICATION SYSTEM (CFC §510.1.)

7. A CONSTRUCTION PERMIT FOR THE INSTALLATION OF OR MODIFICATION TO EMERGENCY RESPONDER RADIO COVERAGE SYSTEMS AND RELATED EQUIPMENT IS REQUIRED AS SPECIFIED IN SECTION 105.7.6. MAINTENANCE PERFORMED IN ACCORDANCE WITH THIS CODE IS NOT CONSIDERED AND DOES NOT REQUIRED PERMIT.

8. 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.

9. PROVIDE AN AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH THE BURBANK MUNICIPAL CODE.

10. 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.

11. PROVIDE A FIRE ALARM SYSTEM TO NOTIFY ALL OCCUPANTS OF AUTOMATIC FIRE SPRINKLER WATER FLOW.

12. PROVIDE A KNOX KEY BOX FOR FIRE DEPARTMENT ACCESS.

13. PROVIDE A KNOX KS-2 KEY ACCESS SWITCH FOR SECURITY GATES.

14. PROVIDE ADDRESS NUMBERS A MINIMUM OF 4 INCHES HIGH FOR RESIDENTIAL STRUCTURES AND SIX INCHES HIGH FOR ALL OTHER OCCUPANCIES WITH 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

15. 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.

16. 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.

17. PROVIDE A FIRE ALARM SYSTEM.

18. PLANS AND SPECIFICATIONS FOR FIRE HYDRANT SYSTEMS SHALL BE SUBMITTED TO THE FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

19. 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.

20. 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.

21. 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.

22. ALL EXITS, FIRE DEPARTMENT ACCESS AND FIRE PROTECTION SHALL ME MAINTAINED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE DURING CONSTRUCTION.

23. ANY FIRE HYDRANTS FOR THIS BLOCK SHALL BE UPGRADED WITH A 4"X 2-2 ½" OUTLETS. CONTACT THE WATER DIVISION AT 238-3500 FOR SPECIFICATIONS ON THE TYPE FIRE HYDRANTS TO BE PROVIDED.

24. EXCEPT AS OTHERWISE PROVIDED, NO PERSON SHALL MAINTAIN, OWN, ERECT, OR CONSTRUCT, ANY BUILDING OR STRUCTURE OR ANY PART THEREOF, OR CAUSE THE SAME TO BE DONE WHICH FAILS TO SUPPORT ADEQUATE RADIO COVERAGE FOR CITY EMERGENCY SERVICE WORKERS, INCLUDING BUT NOT LIMITED TO FIREFIGHTERS AND POLICE OFFICERS. BUILDINGS AND STRUCTURES WHICH CANNOT MEET THE REQUIRED ADEQUATE RADIO COVERAGE SHALL BE EQUIPPED WITH ANY OF THE FOLLOWING IN ORDER TO ACHIEVE THE REQUIRED ADEQUATE RADIO COVERAGE: A RADIATING CABLE SYSTEM OR AN INTERNAL MULTIPLE ANTENNA SYSTEM WITH OR WITHOUT FCC TYPE ACCEPTED BI-DIRECTIONAL UHF AMPLIFIERS AS NEEDED. FURTHER INFORMATION AND GUIDANCE CAN BE OBTAINED BY CONTACTING THE CITY OF BURBANK RADIO COMMUNICATIONS SHOP AT (818)238-3601.

25. FOR PARKING GARAGES PROVIDED WITH A VENTILATION SYSTEM IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE "INTERIOR ENVIRONMENT" A REMOTE OVER-RIDE SWITCH SHALL BE PROVIDED FOR FIRE DEPARTMENT USE AS ASSISTANCE FOR SMOKE REMOVAL. THE SWITCH SHALL BE LOCATED AND CLEARLY MARKED IN A READILY ACCESSIBLE LOCATION AS DIRECTED BY THE FIRE DEPARTMENT.

26. PROVIDE SMOKE DETECTION FOR DWELLING UNITS, CONGREGATE RESIDENCES AND HOTEL OR LODGING GUESTROOMS THAT ARE USED FOR SLEEPING PURPOSES.

27. 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.

28. 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.

29. 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.

30. BUILDINGS HAVING FLOORS USED FOR HUMAN OCCUPANCY LOCATED MORE THAN 35 FEET, BUT LESS THAN 75 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS, SHALL BE IN COMPLIANCE WITH ALL APPLICABLE "MID-RISE" REQUIREMENTS AS DEFINED BY THE BURBANK MUNICIPAL CODE.

31. GROUP B OFFICE BUILDINGS AND GROUP R, DIVISION 1 OCCUPANCIES, EACH HAVING FLOORS USED FOR HUMAN OCCUPANCY LOCATED MORE THAN 35 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS, SHALL BE PROVIDED WITH AN AUTOMATIC FIRE ALARM SYSTEM.

32. EVERY MID-RISE BUILDING SHALL BE PROVIDED WITH AN APPROVED COMBINED STANDPIPE SYSTEM.

33. ALL STAIR SHAFT DOORS AT EACH BUILDING LEVEL SHALL PROVIDE ACCESS TO THE BUILDING FOR FIRE DEPARTMENT USE.

34. THERE S

BUILDING & SAFETY DIVISION

1. ALL PROJECTS SHALL COMPLY WITH TITLE 9, CHAPTER1, OF THE BURBANK MUNICIPAL CODE, AND THE 2022 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 STANDARD, INCLUDING ALL INTERVENING CODE CYCLES.
2. PLANS AND REPORTS SUBMITTED FOR PLAN CHECK REVIEW ARE TO BE SUBMITTED ELECTRONICALLY.
3. ALL CONDITIONS OF APPROVAL ARE TO BE REPRODUCED ON THE CONSTRUCTION DOCUMENT DRAWINGS AS PART OF THE APPROVED CONSTRUCTION SET.
4. ALL DEPARTMENTS THAT HAVE PROVIDE CONDITIONS OF APPROVAL ARE TO REVIEW DRAWINGS AND PROVIDE FINAL APPROVAL VIA ONLINE ELECTRONIC REVIEW, PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. DEVELOPMENT IMPACT FEES ARE ASSESSED BY THE CITY FOR CONSTRUCTION OF NEW RESIDENTIAL SQUARE FOOTAGE AS LISTED IN BURBANK FEE SCHEDULE AND TITLE 10, ARTICLE 22, OF THE BURBANK MUNICIPAL CODE.
6. LOW IMPACT DEVELOPMENT: A LID PLAN IS REQUIRED FOR CITY REVIEW THAT PROVIDES A COMPREHENSIVE, TECHNICAL DISCUSSION OF HOW THE PROJECT WILL PROVIDE ON-SITE RETENTION IN COMPLIANCE WITH THE REQUIREMENTS OF THE LID ORDINANCE AND LID STANDARD MANUAL.

   BEST MANAGEMENT PRACTICES AND CONTROL MEASURES SHALL BE PRIORITIZED IN THE FOLLOWING ORDER:
   a. ON-SITE INFILTRATION, BIORETENTION, AND/OR RAINFALL HARVEST.
   b. ON-SITE BIOFILTRATION, OFF-SITE GROUND WATER REPLENISHMENT, AND/OR OFF-SITE RETROFIT.
7. NEW OR ADDITION/ ALTERATION CONSTRUCTION PROJECTS WITHIN THE CITY OF BURBANK ARE SUBJECT TO MWELO REVIEW.

   NEW OR REPLACEMENT LANDSCAPE AREAS FOR RESIDENTIAL AND NON-RESIDENTIAL PROJECTS BETWEEN 500 (NEW) AND 2,500 (REPLACEMENT) SQUARE FEET REQUIRING A BUILDING OR LANDSCAPE PERMIT, PLAN CHECK, OR DESIGN REVIEW WILL BE REQUIRED TO COMPLETE, EITHER A PERFORMANCE OR PRESCRIPTIVE COMPLIANCE METHOD. FULL HOUSE DEMOLITION WILL REQUIRE MWELO REVIEW, EITHER PRESCRIPTIVE OR PERFORMANCE, NO EXCEPTIONS.
8. THE PROPERTY SHALL COMPLY WITH ACCESSIBILITY REQUIREMENTS FOR THE VARIOUS OCCUPANCIES AS STATED IN CALIFORNIA BUILDING CODE CHAPTER 11. ACCESSIBILITY REGULATIONS APPLY TO ALL COMMON AREAS AND POOLS AND SPAS.
9. THE PARKING LAYOUT WILL HAVE TO COMPLY WITH CITY STANDARDS, INCLUDING MINIMUM TURING RADII FOR ACCESSING PARKING STALLS.
10. SEPARATE PERMIT WILL BE REQUIRED FOR DEMOLITION, GRADING AND SHORING, ARCHITECTURAL & STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL. .
11. 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.

12. 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.

13. GRADING AND DRAINAGE PLANS WILL BE REQUIRED, AND A SEPARATE GRADING & SHORING PERMIT WILL BE REQUIRED. GEOTECHNICAL REPORT TO BE SUBMITTED ALONG WITH GRADING & SHORING PERMIT APPLICATION.

14. 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, ADDITION, REMODELS, RENOVATION, TENANT IMPROVEMENT AND ALTERATION PROJECTS OVER 500 SQUARE FEET IN SCOPE OF WORK.

15. 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.

16. 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:
   c. WOOD-FRAMED, SINGLE-FAMILY DWELLINGS NOT MORE THAN TWO STORIES IN HEIGHT;
   d. WOOD-FRAMED, MULTI-FAMILY DWELLINGS NOT MORE THAT TWO STORIES IN HEIGHT, AND LIMITED TO FOUR DWELLING UNITS PER PARCEL;
   e. WOOD-FRAMED, GARAGES OR ACCESSORY STRUCTURES FOR SINGLE-FAMILY DWELLINGS NOT MORE THAN TWO STORIES IN HEIGHT;
   f. NON-STRUCTURAL OR NON-SEISMIC STOREFRONTS, INTERIOR ALTERATIONS, OR ADDITIONS.

17. APPROVED HOURS OF CONSTRUCTION ARE:
   MONDAY-FRIDAY 7:00AM TO 7:00 PM
   SATURDAY 8:00 AM TO 5:00 PM

18. 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.

HOUSING DIVISION NOTES

1. THE PROJECT APPLICANT SHALL ENTER INTO ONE AFFORDABLE HOUSING AGREEMENT WITH THE CITY THAT WILL SATISFY THE REQUIREMENTS OF THE BURBANK MUNICIPAL CODE, INCLUSIONARY HOUSING AND DENSITY BONUS IMPLEMENTING REGULATIONS, GOVERNMENT CODE SECTION 65915, GOVERNMENT CODE SECTION 65913.4, AND THE HCD GUIDELINES. THE AFFORDABLE HOUSING AGREEMENT SHALL BE FINALIZED AND RECORDED WITH THE CITY PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY OR APPROVAL OF THE FINAL MAP FOR THE PROJECT, WHICHEVER OCCURS FIRST. THE AFFORDABLE HOUSING AGREEMENT MUST INCLUDE THE FOLLOWING PROVISIONS IDENTIFIED BELOW:

- A TABLE SHOWING THE NUMBER OF BEDROOMS, UNIT SIZE, AND LOCATION OF EACH OF THE AFFORDABLE UNITS AND A FLOOR PLAN THAT REFERENCES THE TABLE AND SHOWS THE TYPE OF AFFORDABLE UNIT AND LOCATION TO ENSURE UNITS ARE DISPERSED THROUGHOUT THE SITE,
- PROVISIONS FOR THE REVIEW AND APPROVAL OF A MARKETING AND TENANT SELECTION PLAN, DESCRIPTION OF THE PROCESS FOR QUALIFYING PROSPECTIVE RENTER HOUSEHOLDS FOR INCOME ELIGIBILITY.
- TO COMPLY WITH ALL OF THE PROVISIONS OF THE BURBANK MUNICIPAL CODE, GOVERNMENT CODE SECTION 65915, GOVERNMENT CODE SECTION 65913.4, AND THE HCD GUIDELINES, THE AFFORDABLE UNITS SHALL REMAIN RESERVED FOR VERY-LOW AND LOWER INCOME RENTERS FOR 55 YEARS. HOUSEHOLD INCOMES OF ELIGIBLE HOUSEHOLDS SHALL NOT EXCEED THE AFFORDABILITY LIMITS ADJUSTED FOR ACTUAL HOUSEHOLD SIZE, AS DETERMINED ANNUALLY BY HCD (25 CCR SECTION 6932).
- ANY OTHER SPECIFIC PROVISIONS REQUIRED BY THE BURBANK MUNICIPAL CODE, INCLUSIONARY HOUSING AND DENSITY BONUS IMPLEMENTING REGULATIONS, GOVERNMENT CODE SECTION 65915, GOVERNMENT CODE SECTION 65913.4, AND THE HCD GUIDELINES.

2. THE PROJECT APPLICANT IS SUBJECT TO FULL COST RECOVERY OF CITY EXPENSES, INCLUDING ANY CONSULTANT TIME, FOR DRAFTING AND RECORDING THE AFFORDABLE HOUSING AGREEMENT WITH THE CITY AND FOR ENSURING THE PROJECT APPLICANT::S COMPLIANCE WITH SAID AGREEMENT (MONITORING FEES). THESE FEES ARE AUTHORIZED BY THE CITY OF BURBANK FEE SCHEDULE UNDER ARTICLE III LAND USE AND ZONING, AND ARTICLE I, SECTION 14 (REAL ESTATE SERVICES).

LANDSCAPING NOTES

1. ALL LANDSCAPING, AS PLANTED PURSUANT TO THE APPROVED LANDSCAPING PLANS, AND RELATED IRRIGATION SYSTEMS, MUST BE PROPERLY MAINTAINED IN REASONABLY GOOD CONDITION, AND ANY WEEDS OR DECAYED OR DEAD VEGETATION SHALL BE REMOVED. THIS REQUIREMENT APPLIES AT ALL TIMES DURING THE LIFE OF THE PROJECT, AND IT SHALL BE UNLAWFUL FOR ANY LANDOWNER, AND PERSON HAVING LEAVING, OCCUPYING OR HAVING CHARGE OR POSSESSION OF ANY PROPERTY TO VIOLATE THIS PROVISION.
2. ALL LANDSCAPE AREAS MUST INCLUDE A PERMANENT FULLY AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SYSTEMS MUST UTILIZE WATER CONSERVATION DESIGN CONCEPTS INCLUDING BUT NOT LIMITED TO LOW-FLOW SPRINKLER HEADS AND BUBBLERS, DRIP SYSTEMS, ZONE SEPARATION, MICROCLIMATE CONSIDERATIONS, AND MOISTURE SENSORS. IRRIGATION SYSTEMS MAY OPERATE ONLY BETWEEN THE HOURS OF 9 P.M. AND 6 A.M.
3. ALL PLANTERS MUST BE CONSTRUCTED OF PERMANENT MASONRY OR CONCRETE CONSTRUCTION. ALL PLANTERS MUST PROVIDE DRAINAGE DIRECTLY INTO A DRAINAGE SYSTEM.
4. ALL LANDSCAPING MUST BE DESIGNED AND INSTALLED SO AS TO REACH MATURITY WITHIN FIVE (5) YEARS OF THE PLANTING DATE.
5. LANDSCAPING PLANS DEMONSTRATING COMPLIANCE WITH THE LANDSCAPING REQUIREMENTS MUST BE PREPARED BY A REGISTERED LANDSCAPE ARCHITECT. FINAL SPECIES SELECTION AND PLACEMENT OF ALL TREES AND VEGETATION MUST BE APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR AND THE PARK, RECREATION AND COMMUNITY SERVICES DIRECTOR.

COMMUNITY DEVELOPMENT DEPARTMENT

TRANSPORTATION DIVISION

1. PER THE CITY'S BURBANK2035 GENERAL PLAN MOBILITY ELEMENT, THE CITY HAS SET SPECIFIC SIDEWALK WIDTH REQUIREMENTS FOR BURBANK'S STREETS. BASED ON TABLE M-2 (PAGE 4-21) OF THE BURBANK2035 GENERAL PLAN'S HIGH DENSITY RESIDENTIAL LAND USE DESIGNATION, THE STANDARD WIDTH OF THE STREET IS 12-FOOT WIDE SIDEWALKS (FROM EDGE OF CURB TO PROPERTY LINE). DEVELOPMENT SHALL PROVIDE SIDEWALK WIDTH OF 12 FEET.

OTHER APPLICABLE NOTES

1. ART IN PUBLIC PLACES – THE PROJECT MAY BE SUBJECT TO THE CITY'S ART IN PUBLIC PLACES ORDINANCE UNLESS IT IS EXEMPT IN ACCORDANCE WITH BMC SECTION 10-1-1114(K).
2. THE FRONT YARD TREES ARE TO BE COMPLEMENTARY WITH THE STREET TREES AS DETERMINED BY THE CITY'S PARKS AND RECREATION DEPARTMENT.

DEMOLITION NOTES

PART I – GENERAL – 1.01 SECTION INCLUDES
A. FURNISHING ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR DEMOLITION, DISMANTLING, CUTTING AND ALTERATIONS AS INDICATED, SPECIFIED, AND REQUIRED FOR COMPLETION OF THE CONTRACT; FOR NEW CONSTRUCTION, MODERNIZATION AND REHABILITATION OF THE PROJECT AS APPLICABLE. FOLLOWING IS A PARTIAL LIST:
1. PROTECTING EXISTING WORK TO REMAIN.
2. CLEANING SOILED MATERIALS THAT ARE TO REMAIN.
3. DISCONNECTING AND CAPPING UTILITIES.
4. REMOVING DEBRIS AND EQUIPMENT.
5. REMOVAL OF ITEMS, AS INDICATED ON DRAWINGS.
6. SALVAGEABLE ITEMS TO BE RETAINED BY THE OWNER.

1.02 PROJECT CONDITIONS
A. DRAWINGS MAY NOT INDICATE IN DETAIL ALL DEMOLITION WORK TO BE CARRIED OUT. THE CONTRACTOR SHALL CAREFULLY EXAMINE EXISTING WORK TO DETERMINE FULL EXTENT OF DEMOLITION REQUIRED FOR COMPLETED WORK TO CONFIRM TO DRAWINGS AND SPECIFICATIONS.
B. EXISTING WORK TO REMAIN THAT IS DAMAGED DURING AND BY DEMOLITION OPERATIONS, SHALL BE REPAIRED OR REPLACED TO SATISFACTION OF THE ARCHITECT/ INSPECTOR AT NO COST TO THE OWNER.
C. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DAMAGE RESULTING FROM INADEQUATE OR IMPROPER CONSTRUCTION, SHORING, BRACING OR SUPPORT PROCEDURES.
D. NOTIFY THE ARCHITECT IMMEDIATELY FOR FURTHER INSTRUCTIONS, SHOULD MATERIALS, SYSTEMS OR CONDITIONS DIFFER FROM THOSE INDICATED ON DRAWINGS.

1.03 QUALITY ASSURANCE
A. WORK OF THIS SECTION SHALL BE CAREFULLY PERFORMED BY WORKMAN SKILLED IN DEMOLITION OF BUILDINGS, USING APPROPRIATE TOOLS AND EQUIPMENT, UNDER SUPERVISION OF A COMPETENT FOREMAN AT ALL TIMES.

1.04 COORDINATION
A. PRIOR TO COMMENCEMENT OF WORK OF THIS SECTION, CONTACT THE OWNER TO CONFIRM THAT ALL ITEMS IDENTIFIED AS OWNER PROPERTY HAVE BEEN REMOVED OR CLEARLY MARKED.
B. COORDINATE DEMOLITION WITH OTHER TRADES TO ENSURE CORRECT SEQUENCE, LIMITS, AND METHODS OF PROPOSED DEMOLITION. SCHEDULE WORK TO CREATE LEAST POSSIBLE INCONVENIENCE TO OPERATION OF THE BUILDING.

PART 2 – PRODUCTS – 2.01 HANDLING OF MATERIALS
A. ALL EXISTING ITEMS TO BE REUSED OR RETAINED BY THE OWNER SHALL BE REMOVED BY THE USE OF PROPER TOOLS TO INSURE AGAINST DAMAGE.
B. SALVAGE ITEMS TO BE RETAINED BY THE OWNER AND NOT INCORPORATED INTO WORK SHALL BE DELIVERED TO THE OWNER CLEANED, PACKAGED AND LABELED, UNLESS OTHERWISE INSTRUCTED.
C. ITEMS TO BE REUSED SHALL BE STORED ON SITE AND PROTECTED FROM DAMAGE, SOILING AND THEFT.

PART 3 – EXECUTION – 3.01 GENERAL
A. PROTECTION:
1. DO NOT BEGIN DEMOLITION UNTIL TEMPORARY PARTITIONS BARRICADES, WARNING SIGNS AND OTHER FORMS OF PROTECTION ARE INSTALLED.
2. PROVIDE ALL SAFEGUARDS, INCLUDING WARNING SIGNS AND LIGHTS, BARRICADES, AND THE LIKE, FOR PROTECTION OF THE OCCUPANTS AND PUBLIC DURING DEMOLITION.

B. NOISE, DUST AND WATER CONTROL: REFER TO SUPPLEMENTARY CONDITIONS:
C. SAFETY: IF AT ANY TIME SAFETY OF EXISTING CONSTRUCTION APPEARS TO BE ENDANGERED, CONTRACTOR SHALL TAKE CONSTRUCTION; CEASE OPERATIONS AND IMMEDIATELY NOTIFY THE ARCHITECT. DO NOT RESUME DEMOLITION UNTIL THE ARCHITECT'S INSTRUCTIONS ARE RECEIVED.

3.02 DEMOLITION
A. DO NOT THROW MATERIALS FROM HEIGHTS. USE RAMPS OR CHUTES.
B. REMOVE EXISTING CONSTRUCTION ONLY TO EXTENT NECESSARY FOR PROPER INSTALLATION OF NEW CONSTRUCTION AND JUNCTION WITH EXISTING WORK. CUT BACK FINISHED SURFACES TO STRAIGHT, PLUMB OR LEVEL LINES AS REQUIRED.
C. WHERE OPENINGS ARE CUT OVERSIZED OR IN IMPROPER LOCATION, REPLACE THE EXCESS REMOVED MATERIAL AS INSTRUCTED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.

3.03 CUTTING EXISTING CONCRETE
A. CUTTING OF EXISTING CONCRETE SHALL BE DONE BY EXPERIENCED WORKMEN FAMILIAR WITH THE REQUIREMENTS AND SPACE NECALESSARY FOR PLACING CONCRETE. ALL CUTTING SHALL BE DONE UNDER THE DIRECT SUPERVISION OF THE CONTRACTOR. IN GENERAL, CUTTING OF CONCRETE SHALL BE SOON WITH CONCRETE CUTTING WHEELS AND HAND CHISELS. CARE SHALL BE TAKEN NOT TO SHATTER CONCRETE THAT IS TO REMAIN.
B. EXTENT OF CUTTING OF CONCRETE SHALL BE DETERMINED BY FIGURED DIMENSIONS ON DRAWINGS. ANY CONCRETE REMOVED IN EXCESS OF AMOUNT INDICATED, SPECIFIED OR REQUIRED, SHALL BE REPLACED WITH CONCRETE AS DIRECTED BY THE ARCHITECT AT EXPENSE OF CONTRACTOR.
C. PRIOR TO CUTTING OR CORING CONCRETE, ASCERTAIN LOCATION OF UTILITIES WHICH MIGHT BE EMBEDDED THEREIN OR IN CLOSE PROXIMITY AND TAKE NECESSARY MEASURES TO PROTECT THEM.

3.04 REMOVAL OF EXISTING PLUMBING AND ELECTRICAL EQUIPMENT AND SERVICES
A. CONTRACTOR SHALL REMOVE FROM BUILDING AND SITE ALL EXISTING PLUMBING AND ELECTRICAL EQUIPMENT FIXTURES AND SERVICES NOT INDICATED FOR REUSE AND NOT NECESSARY FOR COMPLETION OF WORK SHALL DISCONNECT, AND, WHEN NECESSARY, CAP SERVICES TO THEIR PORTION OF WORK PRIOR TO COMMENCEMENT OF, OR DURING WORK OF, THIS SECTION.

3.05 REMOVAL OF OTHER MATERIALS
A. MASONRY: CUT BACK TO JOINT LINES AND REMOVE OLD MORTAR WITHOUT DAMAGING UNITS TO REMAIN. ALLOW SPACE FOR REPAIRS TO BACKING WHERE APPLICABLE.
B. WOODWORK: CUT OR REMOVE TO A JOINT OR PANEL LINE. UNDAMAGED, REMOVED MATERIAL, MAY BE REUSED.
C. ROOFING: REMOVE AS REQUIRED, INCLUDING ROOF INSULATION, FLASHING, AND RELATED ITEMS CONNECTED THERETO. AT PENETRATIONS THROUGH EXISTING ROOFING, TRIM CUT EDGES BACK TO SOUND ROOFING WITH OPENINGS OF MINIMUM SIZE NECESSARY TO RECEIVE NEW WORK.
D. SHEET METAL: REMOVAL BACK TO JOINT, LAP, OR CONNECTION. SECURE LOOSE AND UNFASTENED ENDS OR EDGES AND MAKE WATERTIGHT.
E. GLASS: REMOVE BROKEN OR DAMAGED GLASS AND CLEAN REBATES AND STOPS OF SETTING MATERIALS.
F. MODULAR MATERIALS SUCH AS CEILING, RESILIENT AND CERAMIC TILE: REMOVE TO A NATURAL JOINT NEW CONSTRUCTION. AFTER REMOVING FLOORING MATERIALS, CLEAN SUBSTRATES OF OLD CEMENT AND ADHESIVE.
G. GYPSUM BOARD: REMOVE TO A JOINT LINE ON A SUPPORT. H. PLASTER; SAW CUT PLATERON STRAIGHT LINES BUT LEAVE A MINIMUM OF 2" OF FIRMLY ATTACHED METAL LATH WHERE TYING TO NEW LATH/PLASTER.
I. WORK NOT MENTIONED TO BE REMOVED THAT INTERFERES WITH NEW CONSTRUCTION SHALL BE CUT TO CLEAN-CUT LINES TO PROVIDE FOR PROPER INTERFACE WITH NEW CONSTRUCTION, OR PATCHING AND REPAIR, AS REQUIRED.
J. EXISTING FACILITIES, EQUIPMENT OR WORK THAT IS NOT INDICATED TO BE REMOVED, BUT INTERFERES WITH NEW CONSTRUCTION, SHALL BE CUT NEATLY AND REMOVED AS REQUIRED TO FACILITATE INSTALLATION OF NEW WORK, AND THEN REPLACED AND FINISHED AS SPECIFIED FOR NEW WORK.

3.06 CLEANING
A. CLEAN ALL EXISTING MATERIALS TO REMAIN, USING SKILLED EXPERIENCE WORKMEN UNDER SUPERVISION, USING APPROPRIATE TOOLS AND MATERIALS.
B. PROTECT ADJACENT MATERIALS AND EQUIPMENT DURING CLEANING FUNCTIONS.

3.07 PATCHING
A. PATCHING MATERIALS WHICH ARE TO REMAIN WHEN DAMAGED BY THIS WORK. FINISH MATERIAL AND APPEARANCE OF PATCH OR REPAIR WORK SHALL MATCH EXISTING CONTIGUOUS MATERIALS AND FINISHES IN ALL RESPECTS, AS APPROVED BY THE ARCHITECT.

3.08 CLEAN-UP/ DISPOSAL
A. PARKING TRUCKS AT BUILDING SHALL BE COORDINATED WITH THE CITY OF LOS ANGELES.
B. DEBRIS SHALL BE CONVEYED BY TRUCKS DESIGNED TO TRANSPORT RUBBISH AND DEBRIS.
C. DEBRIS SHALL BE DAMPENED BY FOG WATER SPRAY WHEN IT IS TRANSPORTED FROM ITS LOCATION TO TRUCK. AMOUNT OF WATER SHALL BE CONTROLLED TO INSURE AGAINST WATER PONDING ATE AREA OF DEBRIS PICK-UP.
D. DEBRIS PICK-UP AREA SHALL BE KEPT BROOM-CLEAN AND SHALL BE FLUSHED WITH CLEAN WATER, WHEN NECESSARY, TO REMOVE SOIL.
E. DEBRIS, WASTE, AND REMOVAL MATERIALS, OTHER THAN ITEMS TO BE SALVAGED, ARE CONTRACTOR'S PROPERTY FOR LEGAL DISPOSAL OFF SITE. CONTINUOUSLY CLEAN-UP AND REMOVE THESE ITEMS AND DO NOT ALLOW TO ACCUMULATE IN BUILDING(S) OR ON SITE.
3.

BURBANK POLICE DEPARTMENT NOTES

1. ALL OUTSIDE LIGHTING SHALL COMPLY WITH THE REQUIREMENTS OF BURBANK MUNICIPAL CODE 5-3-505- OUTSIDE LIGHTING.
2. PURSUANT TO BURBANK MUNICIPAL CODE 9-1-1-2703 PUBLIC SAFETY UHF RADIO AMPLIFICATION SYSTEM, ALL BUILDINGS AND PARKING STRUCTURES SHALL BE CAPABLE OF SUPPORTING EMERGENCY SAFETY SERVICE RADIO COMMUNICATION SYSTEMS. ALL ENCLOSED AND/OR SUBTERRANEAN INTERIOR AREAS OF THIS PROJECT WILL BE TESTED UPON COMPLETION OF CONSTRUCTION TO DETERMINE THE RADIO SIGNAL TRANSPARENCY. ANY BUILDINGS OR STRUCTURES WHIOH CANNOT PASS THE APPROPRIATE RADIO SIGNAL STRENGTH TEST MAY REQUIRE INSTALLATION OF A RADIATING CABLE ANTENNAE OR INTERNAL MULTIPLE ANTENNAE LOW POWER REPEATER SYSTEM WITH OR WITHOUT FCC-TYPE ACCEPTED BI-DIRECTIONAL UHF AMPLIFIERS AS NECESSARY TO MEET THIS REQUIREMENT.
3. BUILDING/ STRUCTURES SHALL DISPLAY A STREET NUMBER IN ACCORDANCE WITH BURBANK MUNICIPAL CODE 9-2-505.1(A)- RESIDENTIAL BUILDING IDENTIFICATION AND/OR BURBANK MUNICIPAL CODE 9-2-505.1(B)- COMMERCIAL BUILDING IDENTIFICATION.
4. PURSUANT TO BURBANK MUNICIPAL CODE 9-2-505.1.1 – APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY AND FROM THE ALLEY OR REAR ACCESSWAY TO THE PROPERTY. NUMBERS/ ADDRESSES ON RESIDENTIAL STRUCTURES SHALL BE AT LEAST FOUR (4) INCHES (101.6 MM) IN HEIGHT WITH THREE-FOURTHS (3/4) INCH (19.1 MM) STROKE. ALL OTHER OCCUPANCIES SHALL HAVE NUMBERS/ADDRESSES A MINIMUM OF SIX (6) INCHES (152.4 MM) IN HEIGHT WITH THREE-FOURTHS (3/4) INCHES (19.1) STROKE. ALL NUMBERS/ ADDRESSES SHALL CONTRAST WITH THEIR BACKGROUND.
5. PURSUANT TO BURBANK MUNICIPAL CODE 9-2-506.1(a)- KEY BOXES FOR POLICE:

   A. RESIDENTIAL DWELLINGS: WHEN ACCESS TO OR WITHIN A MULTIPLE-FAMILY DWELLING OR COMPLEX OR PRIVATE RESIDENTIAL COMMUNITY IS UNDULY DIFFICULT BECAUSE OF SECURED OPENINGS OR WHERE IMMEDIATE ACCESS IS NECESSARY FOR LIFESAVING OR POLICE PURPOSED, A KEY BOX IS TO BE INSTALLED IN AN ACCESSIBLE LOCATION. THE KEY BOX SHALL CONTAIN KEYS TO ALLOW ACCESSES TO SECURITY GATES OR DOORS AS REQUIRED BY THE CHIEF OF POLICE.

   B. OTHER BUILDINGS: WHEN ACCESS TO OR WITHIN A MULTIPLE-OCCUPANCY BUILDING IS UNDULY DIFFICULT BECASUE OF SECURED OPENINGS OR WHERE IMMEDIATE ACCESS IS NECESSARY FOR LIFESAVING OR OTHER POLICE PURPOSES, A KEY BOX MAY BE REQUIRED BY THE CHIEF OF POLICE.

   THE INSTALLATION SHALL OCCUR DURING THE CONSTRUCTION PHASE. DEPENDING ON THE SIZE OF THE DEVELOPMENT, MORE THAN ONE "KEY BOX FOR POLICE" MAY BE REQUIRED. YOUR PROJECT REQUIRES A "KEY BOX FOR POLICE," ALSO KNOW AS KNOXBOX, TO BE INSTALLED IN THE FOLLOWING LOCATION(S):

   POLICE KNOXBOX TO BE MOUNTED ON THE WALL ADJACENT TO THE MAIN FRONT DOOR. THE BOX MUST BE VISIBLE WHILE STANDING AT T HE FRONT DOOR, AND EASILY ACCESSIBLE.

6. RECOMMENDATIONS: PREVENTIVE MEASURES SHOULD BE TAKEN TO SECURE ANY ENTRANCES TO THE BUILDING(S) FROM ANY PARKING STRUCTURES TO PREVENT THE POSSIBILITY OF THEFT OR BURGLARY. (BURBANK2035 GENERAL PLAN SAFETY ELEMENT GOAL 3, POLICY 3.2- REDUCE OPPORTUNITIES FOR CRIMINAL ACTIVITY THROUGH PHYSICAL DESIGN STANDARDS SUCH AS CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) AND YOUTH PROGRAMS, RECREATION OPPORTUNITIES, EDUCATIONAL PROGRAMS, AND COUNSELING SERVICES.)
7. RECOMMENDATIONS: ALL EXTERIOR DOORS, OTHER THAN PRIMARY ENTRY DOORS, SHALL BE SELF-CLOSING AND SELF-LOCKING TO PREVENT TRESPASSING. (BURBANK2035 GENERAL PLAN SAFETY ELEMNT GOAL 3, POLICY 3.2- REDUCE OPPORTUNITIES FOR CRIMINAL ACTIVITY THROUGH ENVIRONMENTAL DESIGN (CPTED) AND YOUTH PROGRAMS, RECREATION OPPORTUNITIES, EDUCATIONAL PROGRAMS, AND COUNSELING SERVICES.)
8. RECOMMENDATIONS: SECURE FENCING AROUND THE CONSTRUCTION SITE WITH LOCKING GATES AND APPROPRIATE LIGHTING SHOULD BE INSTALLED DURING CONSTRUCTION TO PREVENT TRESPASSING AND THEFT. DURING CONSTRUCTION, THE POLICE DEPARTMENT SHOULD BE GIVEN THE EMERGENCY CONTACT INFORMATION OF CONTRACTORS AND OWNERS FOR ANY PROBLEMS ENCOUNTERED AFTER NORMAL CONSTRUCTION HOURS. (BRUBANK2035 GENERAL PLAN SAFETY ELEMENT GOAL 3, POLICY 3.2- REDUCE OPPORTUNITIES FOR CRIMINAL ACTIVITY THROUGH ENVIRONMENTAL DESIGN (CPTED) AND YOUTH PROGRAMS, RECREATION OPPORTUNITIES, EDUCATIONAL PROGRAMS, AND COUNSELING SERVICES.)
9. RECOMMENDATIONS: TO ENSURE CONSTRUCTION PERSONNEL IS AWARE OF THE RESTRICTED CONSTRUCTION TIMES, THE DEVELOPER SHOULD INSTALL A LEGIBLE, PROFESSIONALLY MADE SIGN(S) 2 FT X 3 FT, IN SIZE IN LOCATION(S) SATISFACTORY TO THE CITY PLANNER AND THE POLICE DEPARTMENT THAT STATES, "NOTICE: THE CITY OF BURBANK LIMITS CONSTRUCTION ACTIVITIES OF THIS PROJECT (DEMOLITION, EXCAVATION, GRADING, ACTUAL CONSTRUCTION, AND LANDSCAPING) AS FOLLOWS: 7:00 AM TO 7:00 PM MONDAY THROUGH FRIDAY, AND FROM 8:00 AM TO 5:00 PM ON SATURDAY. THERE SHALL BE NO WORK PERFORMED ON SUNDAYS OR MAJOR HOLIDAYS." ANY EXCEPTIONS WOULD BE SUBJECT TO THE APPROVAL OF THE DIRECTORS OF BOTH THE COMMUNITY DEVELOPMENT AND PUBLIC WORKS DEPARTMENTS.

   BURBANK MUNICIPAL CODE 9-1-1-105-10- CONSTRUCTION HOURS: THE FOLLOWING CONSTRUCTION HOURS SHALL APPLY TO ALL CONSTRUCTION, ALTERATION, MOVEMENT, ENLARGEMENT, REPLACEMENT, REPAIR, EQUIPMENT, MAINTENANCE, REMOVAL, AND DEMOLITION WORK REGULATED BY THIS CODE:

   CONSTRUCTION HOURS:

   MONDAY-FRIDAY 7:00 A.M. TO 7:00 P.M.
   SATURDAY 8:00 A.M. TO 5:00 P.M.
   SUNDAY AND CITY HOLIDAYS- NONE

10. RECOMMENDATIONS: STAIRWELLS, THE INTERIORS OF WHICH ARE NOT COMPLETELY VISIBLE WHEN FIRST ENTERING, SHALL HAVE MIRRORS SO PLACES AS TO MAKE THE WHOLE STAIRWELL INTERIOR VISIBLE TO PEDESTRIANS OUTSIDE. (BURBANK2035 GENERAL PLAN SAFETY ELEMENT GOAL 3, POLICY 3.2- REDUCE OPPORTUNITIES FOR CRIMINAL ACTIVITY THROUGH PHYSICAL DESIGN (CPTED) AND YOUR PROGRAMS, RECREATION OPPORTUNITIES, EDUCATIONAL PROGRAMS, AND COUNSELING SERVICES.)

FOR ADDITIONAL INFORMATION OR QUESTIONS, PLEASE CONTACT SERGEANT BRENT FEKETY AT (818) 238-3240 OR VIA EMAIL AT BFEKETY@BURBANKCA.GOV. THE POLICE DEPARTMENT WILL BE AVAILABLE TO REVIEW PLANS AND APPLY AN APPROVAL STAMP FOR BUILDING PERMITS MONDAY THROUGH THURSDAY BETWEEN 9:00 A.M. AND 11:00 A.M.

BURBANK WATER AND POWER (ELECTRIC) NOTES

PLAN INFORMATION

1. THE FOLLOWING INFORMATION SHALL BE INCLUDED ON THE CONSTRUCTION PLANS:
   a. LOCATION OF THE EXISTING ELECTRIC SERVICE PANEL
   b. DIMENSIONS/ LOCATION OF EXISTING/ PROPOSED PUBLIC IMPROVEMENTS ADJACENT TO PROJECT
   c. THE WIDTH AND THE LOCATION OF ALL THE EXISTING AND PROPOSED EASEMENTS
   d. FULLY DIMENSIONED BUILDING ELEVATIONS SHOWING HEIGH OF STRUCTURE FROM NATURAL GRADE
   e. PROPOSED LOCATION OF THE ELECTRIC SERVICE PANEL/ METERS
   f. PROPOSED LOCATION OF THE ANY PAD-MOUNTED ELECTRICAL EQUIPMENT.

   PLAN APPROVAL WILL NOT BE GIVEN UNTIL AN ELECTRIC SERVICE CONFIRMATION IS OBTAINED. CONTACT BWP ENGINEERING AT (818) 238-3575. THE PLANS MUST SHOW THE PERTINENT INFORMATION RELATED TO THE METHOD OF SERVICE AS SPECIFIED ON THE CONFIRMATION.

LOAD REQUIREMENTS

2. LOADS BELOW 5MVA WILL BE FED FROM THE EXISTING SYSTEM BUT WILL REQUIRE UPGRADES TO ACCOMMODATE THE NEW DEVELOPMENT, AT THE DEVELOPERS COST.

SUBSTRUCTURE

3. OVERHEAD BWP ELECTRICAL FACILITIES TRAVERSING OR ADJACENT TO THE DEVELOPMENT ARE TO BE CONVERTED TO UNDERGROUND AT THE DEVELOPER'S COST. THE DEVELOPER WILL BE RESPONSIBLE FOR COSTS INVOLVED IN CONVERTING EXISTING OVERHEAD ELECTRIC SERVICES TO UNDERGROUND FOR ANY CUSTOMERS IMPACTED BY THIS UNDERGROUND CONVERSION.

4. THE PROPOSED DEVELOPMENT WILL REQUIRE THE INSTALLATION OF A PAD-MOUNTED TRANSFORMER AT GRADE, WHICH HAS A VAULT UNDERNEATH IT. NO STRUCTURES ARE ALLOWED TO BE CONSTRUCTED UNDERNEATH THIS VAULT.

5. THE PROPOSED DEVELOPMENT MAY REQUIRE THE INSTALLATION OF A PAD-MOUNTED SWITCH AT GRADE, WHICH HAS A VAULT UNDERNEATH IT. NO STRUCTURES ARE ALLOWED TO BE CONSTRUCTED UNDERNEATH THIS VAULT. THE PAD-MOUNTED SWITCH WILL BE LOOPED ON THE LINE SIDE.

6. THE INSTALLATION OF PAD-MOUNTED TRANSFORMERS AND SWITCHES WILL REQUIRE THE USE OF A CRANE OR BOOM TRUCK. TO FACILITATE THIS INSTALLATION, A VERTICAL CLEARANCE OF 40' FROM THE TRANSFORMER OR SWITCH PAD LEVEL SHOULD BE MAINTAINED. ANY DESIGN THAT WOULD RESTRICT VERTICAL ACCESS CLEARANCE TO A LEVEL BELOW 40' SHALL BE SUBJECT TO BWP APPROVAL.

7. PROVIDE A MINIMUM 14' X 18' CLEAR ACCESSIBLE AREA AT GRADE LEVEL ON UNDISTURBED SOIL WITH EASY CRANE ACCESS 20-FOOT WIDE FOR EACH THREE-PHASE PAD-MOUNT TRANSFORMER FACILITY.

8. PROVIDE A MINIMUM 10' X 17' CLEAR ACCESSIBLE AREA AT GRADE LEVEL ON UNDISTURBED SOIL WITH EASY CRANE ACCESS 20-FOOT WIDE FOR EACH SINGLE-PHASE PAD-MOUNT TRANSFORMER FACILITY.

9. THE PROPOSED DEVELOPMENT WILL REQUIRE THE INSTALLATION OF 4' X 6' PRIMARY PULL-BOXES

10. THE PROPOSED DEVELOPMENT WILL REQUIRE THE INSTALLATION OF 8' x 14' PRIMARY MANHOLES.

11. ADDITIONAL CONDUITS MAY BE REQUIRED TO PROVIDE FOR FUTURE NEEDS.

12. THE DEVELOPER WILL PROVIDE 5' WIDE RECORDED EASEMENT FOR THE NEW UNDERGROUND SYSTEM FROM THE PROPERTY LINE TO THE SWITCH AND A MINIMUM 25' X 15' CLEAR ACCESSIBLE EASEMENT FOR A PAD-MOUNT SWITCH. THE DEVELOPER'S SURVEYOR WILL PROVIDE A LEGAL DESCRIPTION OF THE EASEMENTS, WHICH WILL BE REVIEWED BY BURBANK WATER AND POWER AND THEN PROCESSED BY THE COMMUNITY DEVELOPMENT DEPARTMENT (CONTACT 818-238-5250 FOR RECORDING).

13. THE DEVELOPER'S CONTRACTOR WILL PROVIDE AS-BUILT DRAWINGS SHOWING THE EXACT LOCATION OF UNDERGROUND SUBSTRUCTURE INSTALLED TO SERVE THE PROPERTY.

14. ALL SUBSTRUCTURE WORK INCLUDING TRANSFORMER PADS, SWITCH PADS, PULL BOXES, GROUNDING SYSTEMS, PRIMARY CONDUITS AND SECONDARY CONDUITS ARE THE RESPONSIBILITY OF THE DEVELOPER AND SHALL BE DONE IN ACCORDANCE WITH BURBANK WATER AND POWER DRAWINGS AND SPECIFICATIONS

15. ANY EXISTING AND PROPOSED SUBSTRUCTURE ON-SITE AND OFF-SITE, WHICH MAY AFFECT THE LOCATION OF THE NEW UNDERGROUND ELECTRICAL SYSTEM AND ANY OTHER IMPROVEMENTS SHALL BE IDENTIFIED AND SHOWN ON THE FINAL PLANS IN ORDER TO AVOID A POTENTIAL CONFLICT WITH OTHER SUBSTRUCTURE.

16. BWP WILL PROVIDE THE FOLLOWING ITEMS AT THE DEVELOPER'S COST:

    a. CONSTRUCTION DRAWINGS FOR ALL SUBSTRUCTURE WORK
    b. ENGINEERING SUPPORT DURING CONSTRUCTION
    c. INSPECTION OF THE WORK PERFORMED BY THE DEVELOPER'S CONTRACTOR TO ENSURE THE WORK IS DONE PER THE PLANS PROVIDED BY BWP AND PER BWP SPECIFICATIONS
    d. INSTALLATION OF ALL TRANSFORMERS, SWITCHES, PRIMARY CABLES, AND METERING DEVICES
    e. TERMINATION OF THE SECONDARY CABLES AT THE TRANSFORMER

15. THE DEVELOPER'S CONTRACTOR SHALL INSTALL SECONDARY CONDUITS, PULL CABLE FROM THE TRANSFORMER TO THE SWITCHBOARD, AND TERMINATE THE SECONDARY CABLES ON THE SWITCHGEAR.

16. DEPENDING ON THE LOCATION OF THE SWITCHGEAR (WHETHER IT IS OUTSIDE OR INSIDE THE BUILDING), SECONDARY CONDUITS AND CABLES WILL BE INSPECTED AND APPROVED BY BOTH THE BWP INSPECTOR AND THE BUILDING INSPECTOR (SWITCHGEAR INSIDE THE BUILDING) OR BY THE BWP INSPECTOR (SWITCHGEAR OUTSIDE THE BUILDING).

17. THE BUILDING INSPECTOR WILL PROVIDE STRUCTURAL INSPECTION OF SECONDARY CONDUITS FOR COMPLIANCE WITH THE BUILDING CODE-CONCRETE ENCASEMENTS, FIRE WALLS, SUPPORT OF THE CONDUIT PACKAGE, ETC. THE BWP INSPECTOR WILL INSPECT THE AMOUNT AND SIZE OF SECONDARY CONDUITS AND CABLES.

METERING/SERVICE

20. ALL ELECTRICAL INSTALLATIONS MUST CONFORM TO THE BURBANK WATER AND POWER RULES AND REGULATIONS FOR ELECTRIC SERVICE (LATEST REVISION).

21. CONTACT BWP ENGINEERING AT (818) 238-3647 (RESIDENTIAL) OR AT (818) 238-3565 (COMMERCIAL) IF THE EXISTING SERVICE PANEL REQUIRES UPGRADING.

22. FOR MULTI-METERED SERVICES ALL NUMBERING MUST BE COMPLETED IN A PERMANENT MANNER AT ALL INDIVIDUAL UNITS AND METER SOCKETS BEFORE SERVICE CAN BE ENERGIZED. SEE BWP RULES AND REGULATIONS, SECTION 2.68 (C) FOR ACCEPTABLE LABELING (STENCILING OR RIVETED TAGS REQUIRED, PERMANENT MARKER IS UNACCEPTABLE). CONTACT PUBLIC WORKS ENGINEERING FOR UNIT DESIGNATIONS.

23. THE SERVICE SWITCHBOARD RATING SHALL BE LIMITED TO 3000 AMPS. FIVE COPIES OF EUSERC DRAWINGS OF THE SWITCHBOARD SHALL BE PROVIDED TO BWP FOR APPROVAL PRIOR TO SUBMITTAL TO THE MANUFACTURER. SERVICE SHALL NOT BE ENERGIZED UNLESS THESE DRAWINGS ARE PROVIDED.

24. OUTDOOR METER LOCATIONS ARE PREFERRED. WHEN ADEQUATE EXTERIOR WALL SPACE IS NOT AVAILABLE, A SEPARATELY LOCKED, CLEARLY LABELED METER ROOM IS ACCEPTABLE. ALL METER ROOMS MUST BE LOCATED ON THE GROUND FLOOR AND HAVE TWO EXIT DOORS EQUIPPED WITH PANIC HARDWARE. AT LEAST ONE DOOR MUST LEAD DIRECTLY OUTSIDE. BWP MUST BE SUPPLIED AN ACCESS KEY TO THE ROOM, WHICH WILL BE INSTALLED IN A LOCK BOX ADJACENT TO THE DOOR. THE DEVELOPER SHALL CONSULT BWP FOR APPROVED LOCATION AND OBTAIN A SERVICE CONFIRMATION PRIOR TO ANY INSTALLATIONS.

25. ALL NEW METERED SERVICES REQUIRE A PATH FOR METER COMMUNICATIONS TO BWP COMMUNICATION NETWORKS. INSTALLATION OF METERS THAT FAIL TO CONTINUOUSLY COMMUNICATE WITH BWP COMMUNICATION NETWORKS WILL REQUIRE ADDITIONAL BWP APPROVED EQUIPMENT TO BE INSTALLED AT THE DEVELOPER'S EXPENSE IN ORDER TO CREATE THE APPROPRIATE COMMUNICATIONS PATH.

26. THE MAIN METER ROOM SHALL BE LOCATED AT GRADE LEVEL.

STREETLIGHTING

27. THE DEVELOPER IS RESPONSIBLE FOR THE STREET LIGHTING SYSTEM TRAVERSING OR ADJACENT TO THE PROJECT. THE STREET LIGHT SYSTEM IS REQUIRED TO BE UNDERGROUND FED WITH LED LUMINAIRES. IF EXISTING LIGHTING CONDITIONS DO NOT SATISFY THIS REQUIREMENT, MODIFICATION WILL HAVE TO BE MADE AT THE DEVELOPER'S EXPENSE. STANDARDS AND LUMINARIES WILL BE SUPPLIED BY BWP AT THE DEVELOPER'S EXPENSE. A PLOT PLAN OF THE SITE MUST BE SUBMITTED TO BWP DURING THE INITIAL PLANNING STAGE OF THE PROJECT FOR STREET LIGHT DESIGN.

28. ANY CONSTRUCTION THAT IMPACTS EXISTING STREETLIGHT STANDARDS OR INFRASTRUCTURE WILL REQUIRE RELOCATION AT THE DEVELOPER'S COST.

LANDSCAPING

29. ANY TREES PLANTED IN THE AREA ADJACENT TO THE STREET/ALLEY WILL BE OF A TYPE THAT WILL NOT GROW INTO THE EXISTING POWER LINES AND WILL ALSO HAVE SUFFICIENT CLEARANCE FROM THE STREETLIGHT FACILITIES.

30. ALL EQUIPMENT LOCATIONS AND SCREENING STRUCTURES WILL BE INDICATED ON THE PLANS AND MUST MEET THE COMMUNITY DEVELOPMENT DEPARTMENT EQUIPMENT SCREENING GUIDELINES. THE PLANS WILL INCLUDE THE PROPOSED SCREENING METHOD, HEIGHT OF SCREENING, MATERIAL FINISH, AND COLOR OR SPECIES OF VEGETATION. ALL SCREEN WALLS, WHICH ARE A PART OF, OR ADJACENT TO, THE PROPOSED BUILDING WILL BE SHOWN ON THE BUILDING ELEVATIONS. ALL SCREEN WALLS DETACHED FROM THE BUILDING WILL BE INCLUDED AS A SEPARATE ELEVATION. VERIFICATION OF SUBMITTAL REQUIREMENTS AND RECOMMENDATIONS FOR SCREENING REQUIREMENTS SHALL BE BY THE CDD DIRECTOR OR HIS DESIGNEE.

31. BWP LANDSCAPING REQUIREMENTS FOR TRANSFORMER PADS AND SWITCH PADS:

DUE TO THE NATURAL MATURATION OF TREES AND OTHER LANDSCAPING ELEMENTS, THE FOLLOWING REQUIREMENTS ARE TO BE ADHERED TO:

- NEW PLANTINGS WITHIN THREE FEET OF THE BACK OR SIDES OF THE PAD AND WITHIN EIGHT FEET OF THE FRONT SHALL BE OF A GROUNDCOVER TYPE. THIS IS CONSIDERED THE WORKING ZONE.
- OUTSIDE OF THE WORKING ZONE, SHRUBBERY IS ACCEPTABLE WITHIN EIGHT FEET OF THE PADS, BUT TREES MUST BE BEYOND AN EIGHT-FOOT RADIUS TO LESSEN FUTURE ROOT CONFLICTS.
- LANDSCAPING GRADE SHALL BE A MINIMUM OF FIVE INCHES BELOW THE GRADE LEVEL OF THE TOP OF TRANSFORMER PADS.
- ALL IRRIGATION AND SPRINKLER SYSTEMS SHALL BE CONSTRUCTED SO THAT WATER SHALL NOT BE DIRECTED ONTO THE SWITCH, THE TRANSFORMERS, OR THE CONCRETE PADS.ADDITIONALLY, SURFACE WATER SHALL DRAIN AWAY FROM THE CONCRETE PADS.

LANDSCAPE PLANS SHALL ADHERE TO THE ABOVE REQUIREMENTS, SHOWING PROPER WORKING CLEARANCES FOR ELECTRICAL FACILITIES ON L-SHEETS.

SAFETY/ CLEARANCES

32. THE STATE OF CALIFORNIA PUBLIC UTILITIES COMMISSION GENERAL ORDER NO. 95 REQUIRES THAT NO BUILDING OR STRUCTURE BE ALLOWED TO ENCROACH WITHIN THE ENVELOPE 12' VERTICAL AND 6' HORIZONTAL FROM THE EXISTING HIGH VOLTAGE LINES ALONG THE EXISTING ALLEYS WITHIN PROJECT BOUNDARY. THE ACTUAL HEIGHT AND LOCATION OF THE CONDUCTOR ATTACHMENT HAS TO BE SURVEYED AND SHOWN ON THE PLANS.

33. THE STATE OF CALIFORNIA PUBLIC UTILITIES COMMISSION GENERAL ORDER NO. 95 REQUIRES THAT NO BUILDING OR STRUCTURE BE ALLOWED TO ENCROACH WITHIN THE ENVELOPE 8' VERTICAL AND 3' HORIZONTAL FROM THE EXISTING LOW VOLTAGE LINES ALONG THE EXISTING ALLEYS WITHIN PROJECT BOUNDARY. THE ACTUAL HEIGHT AND LOCATION OF THE CONDUCTOR ATTACHMENT HAS TO BE SURVEYED AND SHOWN ON THE PLANS.

34. THE STATE OF CALIFORNIA PUBLIC UTILITIES COMMISSION GENERAL ORDER NO. 95 REQUIRES THAT NO TEMPORARY SCAFFOLDING, PLATFORMS OR SUPPORTING FRAMEWORK UPON WHICH MEN MAY WORK BE ALLOWED TO ENCROACH WITHIN THE REQUIRED CLEARANCE ENVELOPES AS STATED IN THE PREVIOUS TWO COMMENTS.

35. BURBANK WATER AND POWER RULES AND REGULATIONS REQUIRE THAT NO OPEN PATIOS OR BALCONIES WILL BE ERECTED UNDERNEATH ANY HIGH VOLTAGE OVERHEAD CONDUCTOR REGARDLESS OF VERTICAL CLEARANCE.

36. PLANS MUST BE REVISED TO AVOID ENCROACHMENT INTO THE ENVELOPE AS COMMENTED ABOVE. BUILDING ELEVATIONS WILL SHOW THE EXISTING POWER POLES, THEIR HEIGHT FROM NATURAL GRADE, CONDUCTOR ATTACHMENT HEIGHTS AND LOCATIONS (ALL SURVEYED), AND THE DESCRIBED ABOVE ENVELOPES CLEAR FROM ANY PORTION OF THE BUILDING PER BWP DRAWING S-708 (ATTACHED).

37. THE DEVELOPER'S CONTRACTOR IS RESPONSIBLE FOR PROTECTING ANY EXISTING BURBANK WATER AND POWER FACILITIES IN PLACE. POWER POLES MUST BE PROTECTED IN PLACE TO PREVENT ANY MOVEMENT OF THE POLE BUTT DURING EXCAVATION. ANCHORS MUST ALSO BE PROTECTED TO PREVENT SLIPPAGE OR EXPOSURE THAT COULD RESULT IN THE REDUCTION OR LOSS OF HOLDING POWER. IF THESE REQUIREMENTS CANNOT BE MET, THEN NO EXCAVATION WILL BE ALLOWED WITHIN THREE FEET FROM THE FACE OF POLES AND FIVE FEET FROM ANCHORS.

38. THE DEVELOPER'S CONTRACTOR IS RESPONSIBLE FOR PROTECTING ANY EXISTING BURBANK WATER AND POWER UNDERGROUND FACILITIES FROM DAMAGE DURING CONSTRUCTION. NO CRANE IMPOSED LOADS WILL BE ALLOWED ON ANY EXISTING MANHOLE OR PULLBOX STRUCTURES.

39. ANY EXCAVATION THAT RESTRICTS VEHICULAR ACCESS TO EXISTING BWP FACILITIES MAY REQUIRE THE RELOCATION OF SUCH FACILITIES PRIOR TO EXCAVATION AT THE DEVELOPER'S COST.

AID-IN-CONSTRUCTION

40. THE BURBANK WATER AND POWER FEES FOR PROVIDING ELECTRIC SERVICE ARE AID-IN-CONSTRUCTION (AIC) CHARGES SET FORTH IN SECTION 3.26 OF BWP'S RULES AND REGULATIONS FOR ELECTRIC SERVICE. AIC CHARGES ARE TO RECOVER THE ACTUAL COST OF:

    a. PROVIDING AND INSTALLING NEW FACILITIES TO SERVE THE CUSTOMER;
    b. CONDUCTING FEASIBILITY STUDIES AND ENGINEERING;
    c. RELOCATING EXISTING OVERHEAD OR UNDERGROUND FACILITIES.

41. A CUSTOMER OR DEVELOPER REQUESTING A NEW, UPGRADED OR REPLACEMENT METERED ELECTRIC PANEL WILL BE CHARGED A CAPACITY CHARGE BASED ON THE KVA DEMAND OF SUCH NEW, UPGRADED, OR REPLACED METERED ELECTRIC PANELS, WHICH WILL BE APPLIED ACCORDING TO THE CURRENT CITY OF BURBANK FEE RESOLUTION. THE KVA DEMAND IS CALCULATED USING THE FORMULAS PER BWP RULES AND REGULATIONS 3.26(G).

ENERGY EFFICIENCY

42. POWER FACTOR CORRECTION TO A MINIMUM OF 90% WILL BE REQUESTED TO MINIMIZE KVA DEMAND AS WELL AS ENERGY USE. THE DEVELOPER MUST USE CALIFORNIA NONRESIDENT BUILDING STANDARD TO CONSIDER AND IMPLEMENT ENERGY EFFICIENT ELECTRICAL EQUIPMENT AND DEVICES FOR MINIMIZING PEAK DEMAND AND WASTEFUL ENERGY CONSUMPTION.

GENERAL REQUIREMENTS

43. THE FOLLOWING INFORMATION SHALL BE INCLUDED ON THE CONSTRUCTION PLANS:
    a. LOCATION OF THE EXISTING ELECTRIC SERVICE PANEL
    b. DIMENSIONS/LOCATION OF EXISTING/PROPOSED PUBLIC IMPROVEMENTS ADJACENT TO PROJECT.
    c. THE WIDTH AND THE LOCATION OF ALL THE EXISTING AND PROPOSED EASEMENTS.
    d. FULLY DIMENSIONED BUILDING ELEVATIONS SHOWING HEIGHT OF STRUCTURE FROM NATURAL GRADE.
    e. PROPOSED LOCATION OF THE ELECTRIC SERVICE PANEL/METERS.
    f. PROPOSED LOCATION OF THE ANY PAD-MOUNTED ELECTRICAL EQUIPMENT.

44. PLAN APPROVAL WILL NOT BE GIVEN UNTIL AN ELECTRIC SERVICE CONFIRMATION IS OBTAINED. CONTACT BWP ENGINEERING AT (818) 238-3575. THE PLANS MUST SHOW THE PERTINENT INFORMATION RELATED TO THE METHOD OF SERVICE AS SPECIFIED ON THE CONFIRMATION.

45. DEPENDING ON LOCAL SITE CONDITIONS AND THE LOCATION OF THE PROJECT, AIC COSTS CAN VARY WIDELY FROM PROJECT TO PROJECT. FOR REFERENCE, HISTORICAL AIC COSTS FOR DEVELOPMENTS BETWEEN 1 MVA AND 5 MVA HAVE RANGED FROM $400,000 – $1,200,000 (2021 DOLLARS) PER FOR PROJECTS IN THIS SIZE RANGE, BWP RECOMMENDS PERFORMING A FEASIBILITY STUDY EARLY ON IN THE PROJECT TO DETERMINE A PROPOSED ELECTRICAL ROUTE AND A ROUGH COST ESTIMATE.

46. IF ANY PORTION OF THE EXISTING BWP FACILITIES NEEDS TO BE UPGRADED OR RELOCATED DUE TO THE SUBJECT PROJECT, IT WILL BE DONE AT THE DEVELOPER'S EXPENSE.

47. BURBANK WATER AND POWER OFFERS HIGH-SPEED, HIGH-QUALITY FIBER OPTICS-BASED SERVICES THROUGH ITS ONE BURBANK PROGRAM. FIBER SERVICE IS AVAILABLE TO THE PROJECT IF DESIRED. FOR FURTHER INFORMATION, EMAIL SUPPORT@ONEBURBANK.COM OR CALL (818) 238-3113.

48. CONTACT AT&T AT (866) 577-7726 FOR ANY PHONE COMPANY FACILITY CONFLICTS. CONTACT CHARTER COMMUNICATIONS AT (818) 847-5013 FOR ANY CABLE T.V. FACILITY CONFLICTS.

49. THE ELECTRICAL DESIGN SHALL COMPLY WITH CALIFORNIA BUILDING CODE TITLE 24 ENERGY EFFICIENCY REQUIREMENTS AND SHALL USE, WHEREVER PRACTICAL, SURGE SUPPRESSORS, FILTERS, ISOLATION TRANSFORMERS, OR OTHER AVAILABLE MEANS TO PRESERVE A QUALITY OF POWER OF ITS ELECTRICAL SERVICE AND TO PROTECT SENSITIVE ELECTRONIC AND COMPUTER-CONTROLLED EQUIPMENT FROM VOLTAGE SURGES, SAGS, AND FLUCTUATIONS. BWP ALSO RECOMMENDS THE USE OF AN UNINTERRUPTIBLE POWER SUPPLY (UPS) AND A STANDBY GENERATOR FOR CRITICAL LOADS.

50. ELECTRIC VEHICLE (EV) PARKING CAPACITY SHALL BE IN ACCORDANCE WITH TITLE 24 BUILDING CODE REQUIREMENTS. PLANS SHALL DETAIL ALL PLANNED EV CHARGER INSTALLATIONS AS WELL AS ALL EV CAPABLE PARKING SPACES. THE ELECTRICAL SERVICE PANEL SHALL INCLUDE CAPACITY TO SIMULTANEOUSLY CHARGE ALL EV CAPABLE PARKING SPOTS AT THEIR FULL-RATED AMPERAGE WHETHER INSTALLED OR NOT.

51. AS PART OF OUR EFFORTS TO REDUCE GREENHOUSE GAS EMISSIONS, IMPROVE AIR QUALITY, AND ENHANCE CUSTOMER SERVICE, BURBANK WATER AND POWER'S ELECTRIC VEHICLE CHARGING PROGRAM PROMOTES THE USE OF ELECTRIC VEHICLES BY PROVIDING REBATES FOR THE INSTALLATION OF LEVEL 2 (240V) CHARGING EQUIPMENT. BWP ALSO INSTALLS AND MAINTAINS A PUBLIC ELECTRIC VEHICLE CHARGING NETWORK, CONSISTING OF 45 LEVEL 2 CHARGING PORTS AND 2 DC FAST CHARGERS (480V), WITH NEW STATIONS ADDED EACH YEAR DEPENDING ON BUDGET AND AVAILABILITY. FOR MORE INFORMATION ON THE REBATES AND THE CHARGING NETWORK, PLEASE CONTACT DREW KIDD AT 818- 238-3653 OR DKIDD@BURBANKCA.GOV. ADDITIONALLY, INFORMATION CAN BE FOUND AT HTTPS://WWW.BURBANKWATERANDPOWER.COM/CONSERVATION/ELECTRIC-VEHICLES-REBATE

52. A FEASIBILITY STUDY AS RECOMMENDED UNDER THE AID-IN-CONSTRUCTION COMMENT ABOVE SHOULD BE REQUESTED AND COMPLETED BEFORE FINALIZING THE SITE PLAN. A PADMOUNT SWITCH MAY BE REQUIRED, AND ELECTRICAL STRUCTURES MAY AFFECT LAYOUT OF PARKING, BUILDINGS, AND LANDSCAPING.THE FEASIBILITY STUDY IS NOT REQUIRED AHEAD OF TIME, BUT IT WILL HELP THE DEVELOPER IN PLANNING FOR THE ELECTRICAL INSTALLATION. PAST PROJECTS AND EXPERIENCE HAVE SHOWN THAT A FEASIBILITY STUDY WILL HELP DETERMINE THE EXTENT OF ONSITE ELECTRICAL FACILITIES FOR THE REQUESTED LOAD AND MAY SAVE THE DEVELOPER COST AND TIME IN THE DESIGN PROCESS. BWP HIGHLY RECOMMENDS A FEASIBILITY STUDY TO REDUCE COST AND IMPROVE COORDINATION OF NEW UTILITY INSTALLATIONS WITH THE DEVELOPMENT.

53. THIS PROJECT WILL BE REQUIRED TO UNDERGROUND THE ADJACENT OVERHEAD LINES, THIS WORK WILL AFFECT ADJACENT SERVICES AND PROVISIONS TO REFEED THESE. SERVICES WILL NEED TO BE PROVIDED EITHER ON OR OFF SITE. IF PROVIDED ONSITE THESE ELECTRICAL STRUCTURES MAY AFFECT LAYOUT OF PARKING, BUILDINGS, AND LANDSCAPING. SEE SUBSTRUCTURE SECTION ABOVE.

54. BWP CAN PROVIDE ONE SINGLE-PHASE SERVICE OF 400 AMPS OR LESS OR ONE THREE-PHASE SERVICE OF 200 AMPS OR LESS FROM THE OVERHEAD DISTRIBUTION FACILITIES TO THE PROPERTY. IF THE SUBMITTED ELECTRICAL LOAD SCHEDULE IS GREATER THAN 400 AMPS SINGLE-PHASE OR 200 AMPS THREE-PHASE, THEN THE APPLICANT WILL BE REQUIRED TO INSTALL A NEW 120/240V SINGLE PHASE OR A NEW 120/208V THREE-PHASE PADMOUNT TRANSFORMER SERVICE AT THEIR EXPENSE. THE APPLICANT CAN OBTAIN ONE METER PER UNIT PROVIDED THAT PUBLIC WORKS ASSIGNS AN ADDRESS FOR EACH UNIT.

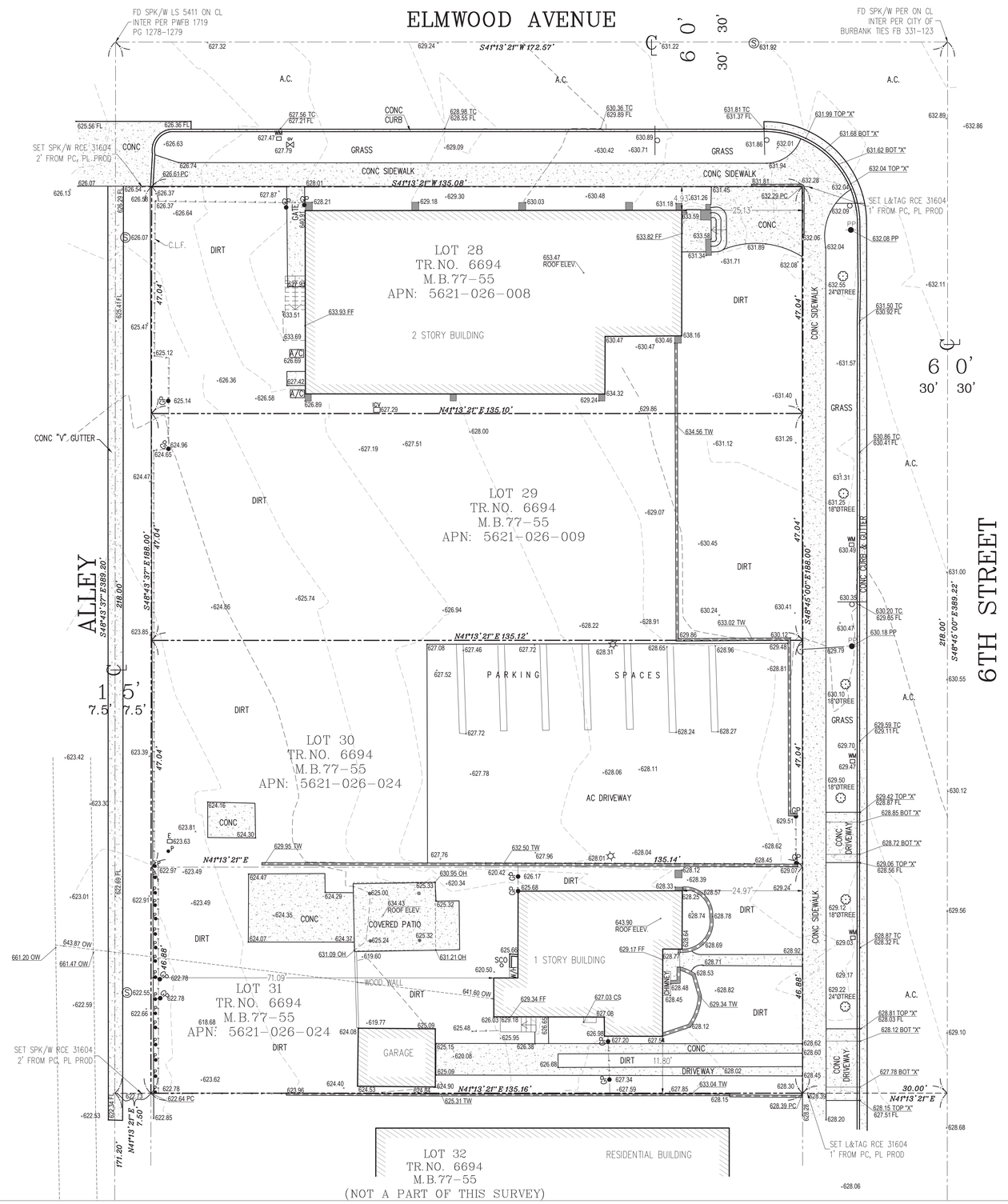
55. IF A PADMOUNT SERVICE IS REQUIRED, THE PROPOSED DEVELOPMENT MUST MEET REQUIRED CLEARANCES (REFERENCE DRAWINGS S-724 AND S-725). A LOAD SCHEDULE IS REQUIRED TO DETERMINE THE SERVICE SIZE. THE APPLICANT WILL BE RESPONSIBLE FOR INSTALLING ALL UNDERGROUND SUBSTRUCTURES AND PAYING ACTUAL COSTS INCURRED BY BWP TO PROVIDE ELECTRIC SERVICE. THE APPLICANT WILL NEED TO OBTAIN AN EXCAVATION PERMIT THROUGH PUBLIC WORKS PRIOR TO EXCAVATING IN THE ALLEY. AID-IN-CONSTRUCTION CHARGES SHALL RECOVER ALL COSTS BY BWP TO PROVIDE ELECTRIC SERVICE. EXPENSES MAY INCLUDE:
    - TRANSFORMERS
    - PRIMARY SERVICE CABLE TO THE CUSTOMER'S TRANSFORMER FACILITIES
    - NEW RISER POLE AND RISER CONDUITS
    - PRIMARY PROTECTED DEVICES AND PRIMARY CABLE SUPPORT STRUCTURES WITHIN THE VAULT
    - METERING DEVICES
    - LABOR AND EQUIPMENT TO INSTALL THE ABOVE
    - FIELD SERVICES AND INSPECTIONS
    - 8. ENGINEERING AND CONSTRUCTION DRAWINGS

55. THE DEVELOPER IS RESPONSIBLE FOR THE STREET LIGHTING SYSTEM TRAVERSING THE PROJECT. THE STREET LIGHT SYSTEM IS REQUIRED TO BE UNDERGROUND FED WITH LED LUMINAIRES. A NEW STREETLIGHT STANDARD IS REQUIRED TO BE INSTALLED BY THE DEVELOPER IN FRONT OF THE PROPOSED PROPERTY ON PALM AVE BETWEEN 529 AND 521. EXISTING STREETLIGHT STANDARD ON PALM AVE BETWEEN 537 AND 545 E PALM AVE WILL NEED TO BE MODIFIED TO INSTALL UNDERGROUND SUBSTRUCTURES TO THE NEW STREETLIGHT STANDARD. NEW STREETLIGHT MAST-ARMS WILL BE NEEDED IN THE ALLEY. STANDARDS AND LUMINARIES WILL BE SUPPLIED BY BWP AT THE DEVELOPER'S EXPENSE. A PLOT PLAN OF THE SITE MUST BE SUBMITTED TO BWP DURING THE INITIAL PLANNING STAGE OF THE PROJECT FOR STREETLIGHT DESIGN.

56. ALL METER ROOMS MUST BE LOCATED ON THE GROUND FLOOR AND HAVE TWO EXIT DOORS EQUIPPED WITH PANIC HARDWARE. AT LEAST ONE DOOR MUST LEAD DIRECTLY OUTSIDE. BWP MUST BE SUPPLIED AN ACCESS KEY TO THE ROOM, WHICH WILL BE INSTALLED IN A LOCK BOX ADJACENT TO THE DOOR. THE DEVELOPER SHALL CONSULT BWP FOR APPROVED LOCATION AND OBTAIN A SERVICE CONFIRMATION PRIOR TO ANY INSTALLATIONS.

57. FEEDER UPGRADES MAY BE REQUIRED TO SERVE THIS PROJECT LOAD. A LOAD SCHEDULE IS REQUIRED TO DETERMINE UPGRADE REQUIREMENTS.

    FOR ADDITIONAL INFORMATION OR QUESTIONS PLEASE CONTACT MINA SHEHATA, ELECTRICAL ENGINEERING ASSOCIATE II, BWP AT (818) 238-3719 OR MSHEHATA@BURBANKCA.GOV.



LEGAL DESCRIPTION:

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA:
LOTS 28, 29, 30 AND 31 OF TRACT 6694, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, CALIFORNIA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 77, PAGE(S) 55 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
MORE COMMONLY KNOWN AS: 801, 807, 817 SOUTH 6TH STREET, BURBANK, CA 91501

APN: 5621-026-008, 5621-026-009, 5621-026-024

REFERENCE DOCUMENT:

PER GRANT DEED

INSTRUMENT NO.: 20190946759

DATED AS OF: SEPTEMBER 13, 2019

LAND AREA:

LOT 28=CONTAINING AN AREA OF 6,354.70 SQ. FT., OR 0.1458 ACRES, MORE OR LESS.
LOT 29=CONTAINING AN AREA OF 6,354.70 SQ. FT., OR 0.1458 ACRES, MORE OR LESS.
LOTS 30&31=CONTAINING AN AREA OF 12,692.23 SQ. FT., OR 0.2913 ACRES, MORE OR LESS.
TOTAL=CONTAINING AN AREA OF 25,401.63 SQ. FT., OR 0.5829 ACRES, MORE OR LESS.

BENCHMARK:

BM ID: #1709-1
DESCRIPTION: 2-1/2" BRASS CAP STMP CITY OF BURBANK BM 1709-1 AT THE SOUTHWEST QUADRANT OF THE INTERSECTION OF PROVIDENCIA AVENUE AND KENNETH ROAD, ABOUT 20 FEET SOUTH OF THE CENTERLINE OF KENNETH ROAD AND ABOUT 49 FEET WEST OF THE CENTERLINE OF PROVIDENCIA AVENUE, SET IN THE TOP SOUTHWEST CORNER OF A 7x2 FOOT CATCH BASIN WITH DROP INLET ON THE SOUTH SIDE OF KENNETH ROAD AND ABOUT 0.7 FEET EAST OF THE STOP SIGN
ELEV. = 703.125 FT.

SURVEYOR'S NOTE:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS, IF ANY, ARE NOT SHOWN.

LEGEND:

APN	– ASSESSOR'S PARCEL NUMBER	OH	– OVERHANG
A.C.	– ASPHALT CONCRETE	P.C.	– PROPERTY CORNER
BM	– BENCHMARK	PG	– PAGE
BLDG	– BUILDING	R /PL	– PROPERTY LINE
℄/CL	– CENTERLINE	PROD	– PRODUCED (PROLONGED)
C.L.F.	– CHAIN LINK FENCE	PWFB	– PUBLIC WORKS FIELD BOOK
CONC.	– CONCRETE	RCE	– REGISTERED CIVIL ENGINEER
CS	– CRAWL SPACE	SMH	– SEWER MANHOLE
EST	– ESTABLISH	SPK/W	– SPIKE & WASHER
FB	– FIELD BOOK	TR.	– TRACT MAP
FD	– FOUND	TW	– TOP OF WALL ELEV.
FF	– FINISH FLOOR ELEV.		
FL	– FLOWLINE ELEV.		
INTER	– INTERSECTION		
LS	– LAND SURVEYOR		
L&T	– LEAD & TACK		
M.B.	– MAP BOOK		

PROPERTY LINE
CENTERLINE
WALL LINE
BUILDING LINE
FENCE LINE
OVERHEAD WIRE

SYMBOLS:

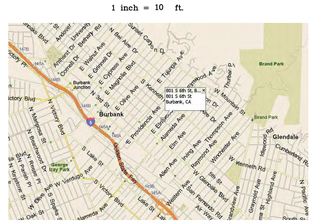
E	ELECTRIC BOX	SCO	SEWER CL OUT
A/C	AIRCONDITIONING UNIT	(S)	SEWER MANHOLE
	COLUMN		SIGN POST
GM	GAS METER		TREE
GP	GATE POST	W/H	WATER HEATER
IV	IRRIGATION VALVE	WM	WATER METER
PP	POWER POLE		
	POWER POLE ANCHOR		

COPY OF TOPOGRAPHIC SURVEY DONE 11.15.2019

REGISTERED PROFESSIONAL ENGINEER CYNTHIA A. DE LEON No. C-31604 CIVIL STATE OF CALIFORNIA

Cynthia A. de Leon
04/13/2023
(e-signed)

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.



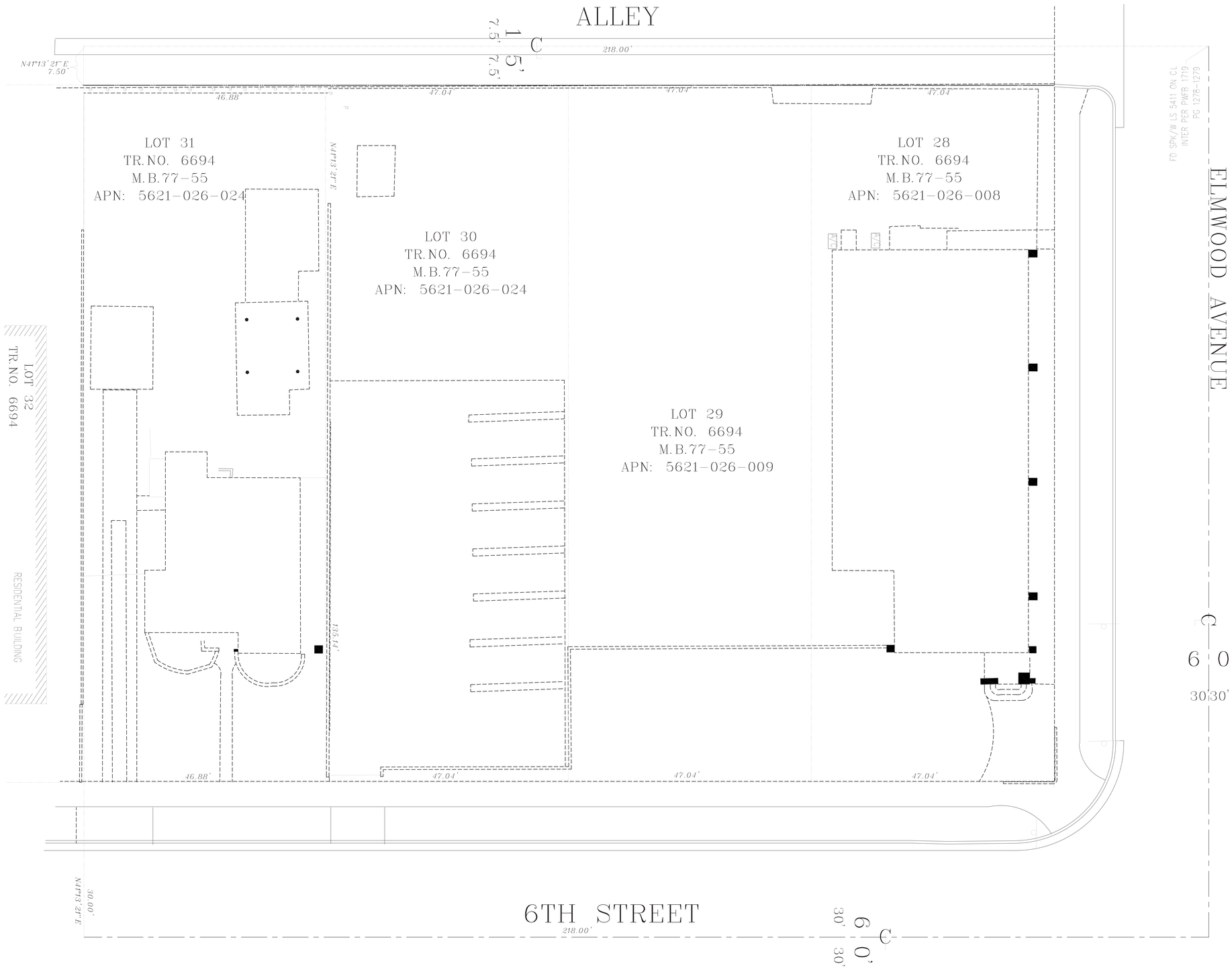
VICINITY MAP
NOT TO SCALE

M&G CIVIL ENGINEERING AND LAND SURVEYING

TOPOGRAPHIC SURVEY

North

ATTACHMENT 4 -7



NOTES

1. WHERE INFORMATION IS UNCLEAR OR CONFLICTS ARE FOUND CONTACT THE ARCHITECT FOR DIRECTION PRIOR TO PROCEEDING.
2. ALL EXISTING FENCES AND STRUCTURES TO BE REMOVED AND DEMOLISHED.
3. SEE AN-4 FOR FURTHER NOTES.

LEGEND

TO BE DEMOLSHED

SCALE : 1/8" = 1'-0"

DEMOLITION PLANS

North

BOLADarck + N. Battle A.I.A. Architect, Inc.
408 S. Pasadena Ave. #6, Pasadena CA 91105 - 626.381.9677

SIXTH STREET HOMES
SB35 FULL PLANSET - 08/21/2025

ATTACHMENT 4 -8

801-817 S. SIXTH STREET, BURBANK, CA 91501

NOTE: SHORT-TERM AND LONG-TERM BICYCLE RACKS TO BE PROVIDED PER SECTION 4.1.2 OF THE CITY OF BURBANK COMPLETE STREET OBJECTIVE DEVELOPMENT STANDARDS.

NOTES

1. WHERE INFORMATION IS UNCLEAR OR CONFLICTS ARE FOUND CONTACT THE ARCHITECT FOR DIRECTION PRIOR TO PROCEEDING.
2. ANY PLANTERS USED FOR LANDSCAPING THE FRONT YARD ARE TO BE LOW IN HEIGHT.
3. PER THE CITY'S BURBANK 2035 GENERAL PLAN MOBILITY ELEMENT, THE CITY HAS SET SPECIFIC SIDEWALK WIDTH REQUIREMENTS FOR BURBANK'S STREETS. BASED ON TABLE M-2 (PAGE 4-21) OF THE BURBANK 2035 GENERAL PLAN'S HIGH DENSITY RESIDENTIAL LAND USE DESIGNATION, THE STANDARD WIDTH OF THE STREET IS 12-FOOT WIDE SIDEWALKS (FROM EDGE OF CURB TO PROPERTY LINE). DEVELOPMENT SHALL PROVIDE SIDEWALK WIDTH OF 12 FEET.
4. BUILDING, FIRE, ELECTRICAL, PLMBG., MECH., ETC., CODE SECTIONS, PRODUCT LISTING NUMBERS, AND REFERENCE DESCRIPTIONS PROVIDED IN THE NOTES AND PLANS HEREWITH ARE ABBREVIATED AND ARE PROVIDED TO ASSIST THE CONTRACTOR AND SUB-TRADES OBTAIN COPIES OF REFERENCED SECTIONS OR LISTINGS AND INSTALL CONSTRUCTION IN CONFORMANCE SECTION OR LISTING INDICATED.
5. INSTALL ALL MANUFACTURED PRODUCTS AND ITEMS IN CONFORMANCE WITH THE MANUFACTURER'S REQUIREMENTS, RECOMMENDATIONS OR PRODUCT LISTINGS.
6. REFER TO ELECTRICAL PLANS FOR ALL EXIT SIGN, LOCATIONS, TYPE AND CIRCUITING FOR EXIT SIGNS REQUIRED PER C.B.C. SECTION 101 AND CODE SUB-SECTIONS THEREIN.
7. HARDSCAPE MATERIAL IS TO BE A COMBINATION OF GRAY STUCCO FOR PLANTER WALLS AND 4' x 4' CONCRETE PAVEMENT TILES FOR WALKWAYS. PLANTERS MUST BE CONSTRUCTED OF PERMANENT MASONRY OR CONCRETE CONSTRUCTION PER THE CITY'S ZONING CODE.
8. OPEN SPACE AREAS MUST HAVE A SLOPE NO GREATER THAN FIVE PERCENT THROUGHOUT THE PROJECT.
9. THE EXACT NUMBER AND LOCATION OF THE LIGHTING FIXTURES TO BE DETERMINED PER ELECTRICAL PLANS

LEGEND

- BUILDING FOOTPRINT
- LANDSCAPE AREA
- CONCRETE DRIVEWAY
- DEDICATION

SCALE : 1/8" = 1'-0"

1. THE PROJECT SHALL RECONSTRUCT THE CURB AT THE SOUTHWEST CORNER OF THE INTERSECTION OF ELMWOOD AVE. AND SIXTH ST. WITH A MINIMUM CURB RADIUS OF 15 FEET PER THE CRITERIA IN TABLE 3-1. THE DEVELOPER SHALL PROVIDE VEHICLE TURNING TEMPLATES USING AUTOTURN SOFTWARE OR ANY SOFTWARE THAT COMPLIES WITH AASHTO GREENBOOK'S VEHICLE MOVEMENT DESIGN GUIDELINES IN FUTURE SITE PLANS. (3.1)
2. RE-CONSTRUCTED CORNER SHALL PROVIDE A CURB RAMP AT EACH PEDESTRIAN CROSSING AT THE INTERSECTION CORNER, IN THIS INSTANCE A DUAL PEDESTRIAN RAMP. ANY CONSTRUCTION OR RECONSTRUCTION OF CURB RAMPS MUST MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) OF 1990 AND THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAA). CURB RAMPS SHALL BE DESIGNED IN CONFORMANCE WITH THE 2022 CALTRANS STANDARD PLAN A88A. (3.2)
3. RE-CONSTRUCTED CORNER SHALL INCLUDE CURB EXTENSIONS ON ELMWOOD AVE. AND SIXTH ST. IN CONFORMANCE WITH FIGURE 5-18 IN THE COMPLETE STREETS PLAN. REQUIRED CURB EXTENSIONS SHALL BE DESIGNED IN ACCORDANCE WITH THE HIGHWAY DESIGN MANUAL CHAPTER 300, TOPIC 303 – CURBS, DIKES, AND SIDE GUTTERS. (3.3)
4. THE PROJECT SHALL INSTALL A PEDESTRIAN-ACTUATED RAPID RECTANGULAR FLASHING BEACON (RRFB) AND A MARKED HIGH-VISIBILITY CROSSWALK ACROSS SIXTH STREET CONNECTING THE CORNER ABUTTING THE PROJECT TO THE OPPOSING CORNER. (3.4.2)
5. FUTURE SITE PLANS SHALL BE UPDATED TO SHOW THESE IMPROVEMENTS.

SITE PLAN

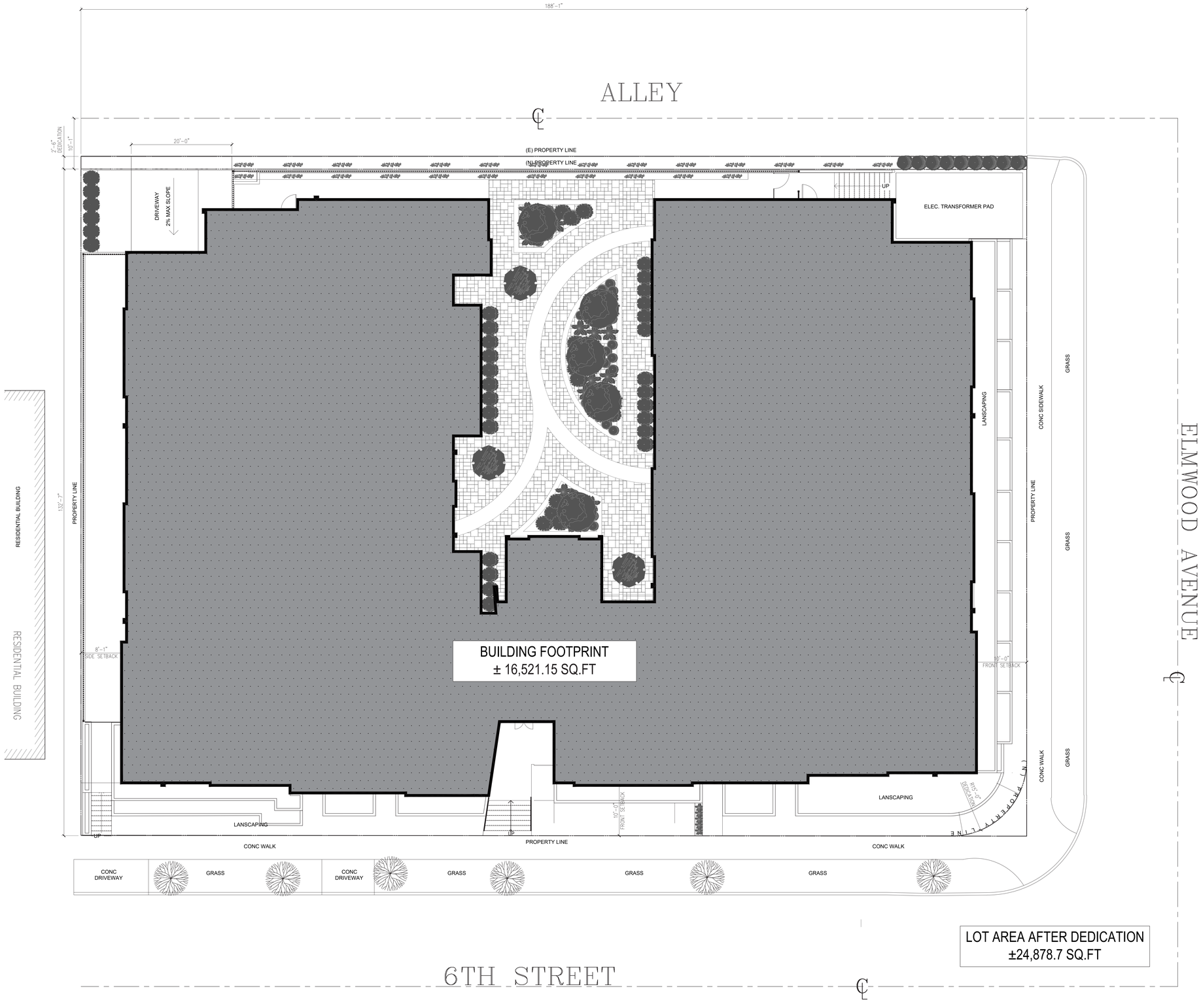
North

BOLADarck
408 S. Pasadena Ave. #6, Pasadena CA 91105 - 626.381.9677

SIXTH STREET HOMES
SB35 FULL APPLICATION - 08/07/2025

801-817 S. SIXTH STREET, BURBANK, CA 91501

ATTACHMENT 4 -9



NOTES

1. WHERE INFORMATION IS UNCLEAR OR CONFLICTS ARE FOUND CONTACT THE ARCHITECT FOR DIRECTION PRIOR TO PROCEEDING.
2. LOT COVERAGE IS CALCULATED USING THE FOOTPRINT OF ALL STRUCTURES ON THE PROPERTY EXCEPT AS EXEMPTED BELOW, AS MEASURED FROM THE EXTERIOR WALLS OR THE OUTSIDE EDGE OF SUPPORTING POSTS.
3. CANTILEVERED UPPER STORIES OF UP TO FOUR (4) FEET ARE NOT INCLUDED IN THE CALCULATION OF LOT COVERAGE. IF THE CANTILEVERED PORTION IS GREATER THAN FOUR(4) FEET OR IF THE OVERHANGING PORTION IS SUPPORTED FROM THE GROUND, THE ENTIRE CANTILEVERED PORTION MUST BE INCLUDED IN THE CALCULATION OF LOT COVERAGE.
4. THE FOLLOWING STRUCTURES ARE NOT INCLUDED IN THE CALCULATION OF LOT COVERAGE:

   A. NON-ENCLOSED PORCHES, PATIOS, PORTE-COCHERES, AND SIMILAR NON-ENCLOSED COVERED SPACES AND STRUCTURES. A SPACE IS CONSIDERED NON-ENCLOSED IF IT IS COMPLETELY OPEN ON AT LEAST TWO (2) SIDES FROM THE GROUND OR FLOOR LEVEL TO A HEIGHT OF SIX (6) FEET, EIGHT INCHES ABOVE THE GROUND OR FLOOR LEVEL.

LOT COVERAGE TABULATION

LOT AREA BEFORE DEDICATION	=> 25,401.63 SF
GROSS LOT AREA AFTER DEDICATION	=> 24,878.7 SF
BUILDING FOOTPRINT	=> 16,521.15 SF
LOT COVERAGE PRE DEDICATION	=> 64.77%
LOT COVERAGE AFTER DEDICATION	=> 66.3%

SCALE : 1/8" = 1'-0"

DIAGRAMS: LOT COVERAGE

North

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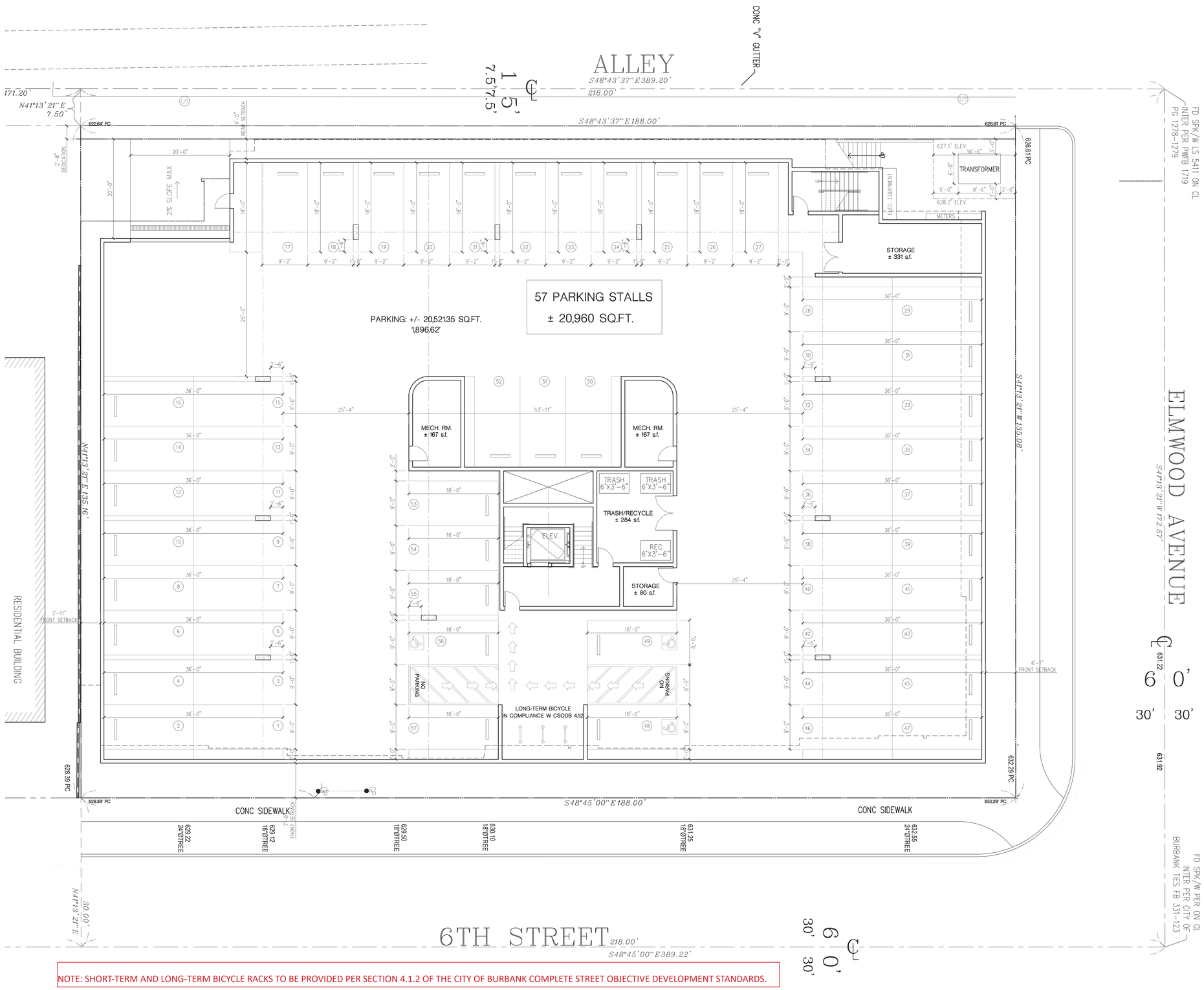
SIXTH STREET HOMES
CUP & DR FULL APPLICATION - 08/07/2025

ATTACHMENT 4 -10

801-817 S. SIXTH STREET, BURBANK, CA 91501



NOTE: SHORT-TERM AND LONG-TERM BICYCLE RACKS TO BE PROVIDED PER SECTION 4.1.2 OF THE CITY OF BURBANK COMPLETE STREET OBJECTIVE DEVELOPMENT STANDARDS.

NOTES

1. WHERE INFORMATION IS UNCLEAR OR CONFLICTS ARE FOUND CONTACT THE ARCHITECT FOR DIRECTION PRIOR TO PROCEEDING.
2. PARKING SPACES MUST BE CONSTRUCTED PER BMC 10-1-1401, 10-1-1403, 10-1-1417, 10-1-1606.
3. NO VISUAL OBSTRUCTION SHALL BE ERECTED OR MAINTAINED ABOVE 3' HIGH OR BELOW 10' HIGH IN A 10' BY 10' VISIBILITY CUT-OFF AT INTERSECTION OF STREET AND DRIVEWAY [BMC 10-1-1303(A)].
4. NO VISUAL OBSTRUCTION SHALL BE ERECTED OR MAINTAINED ABOVE 3' HIGH OR BELOW 10' HIGH IN A 10' BY 10' VISIBILITY CUT-OFF AT INTERSECTION OF STREET AND ALLEY [BMC 10-1-1303(B)].
5. NO VISUAL OBSTRUCTION SHALL BE ERECTED OR MAINTAINED ABOVE 3' HIGH OR BELOW 10' HIGH IN A 5' BY 5' VISIBILITY CUT-OFF AT INTERSECTION OF STREET AND DRIVEWAY [BMC 10-1-1303(C)].
6. TURN AREAS AND PARKING SPACES ADJACENT TO OBSTRUCTIONS MUST BE CONSTRUCTED PER BURBANK STANDARD PLAN BT-400.
7. EVERY RESIDENTIAL PARKING SPACE SHALL MAINTAIN A VERTICAL HEIGHT CLEARANCE OF 7' PER BURBANK STANDARD PLAN BT-402. PARKING STALLS #43-44 DO NOT MEET THIS REQUIREMENT.
8. END STALLS SHALL BE A MINIMUM OF 11' WIDE OR THE ACCESS AISLE MUST EXTEND 3' BEYOND THE BAY PER BURBANK STANDARD PLAN BT-400.
9. DRIVEWAY APRON MUST BE CONSTRUCTED PER BURBANK STANDARD PLAN BS-102.
10. PEDESTRIAN PATHS MUST HAVE A MINIMUM WIDTH OF 48 INCHES AND MUST BE IMPROVED WITH A DECORATIVE PAVED SURFACE, BRICK, PAVERS, OR SIMILAR MATERIAL APPROVED BY THE DIRECTOR
11. IF A PEDESTRIAN PATH IS INCLUDED ON ONE (1) OR MORE SIDES OF A VEHICLE DRIVEWAY, ACCESS AISLE, OR PARKING AREA, SUCH PATH MUST BE DIFFERENTIATED FROM THE VEHICLE CIRCULATION

LEGEND

PATH OF TRAVEL

EXIT EXIT

SCALE : 1/8" = 1'-0"

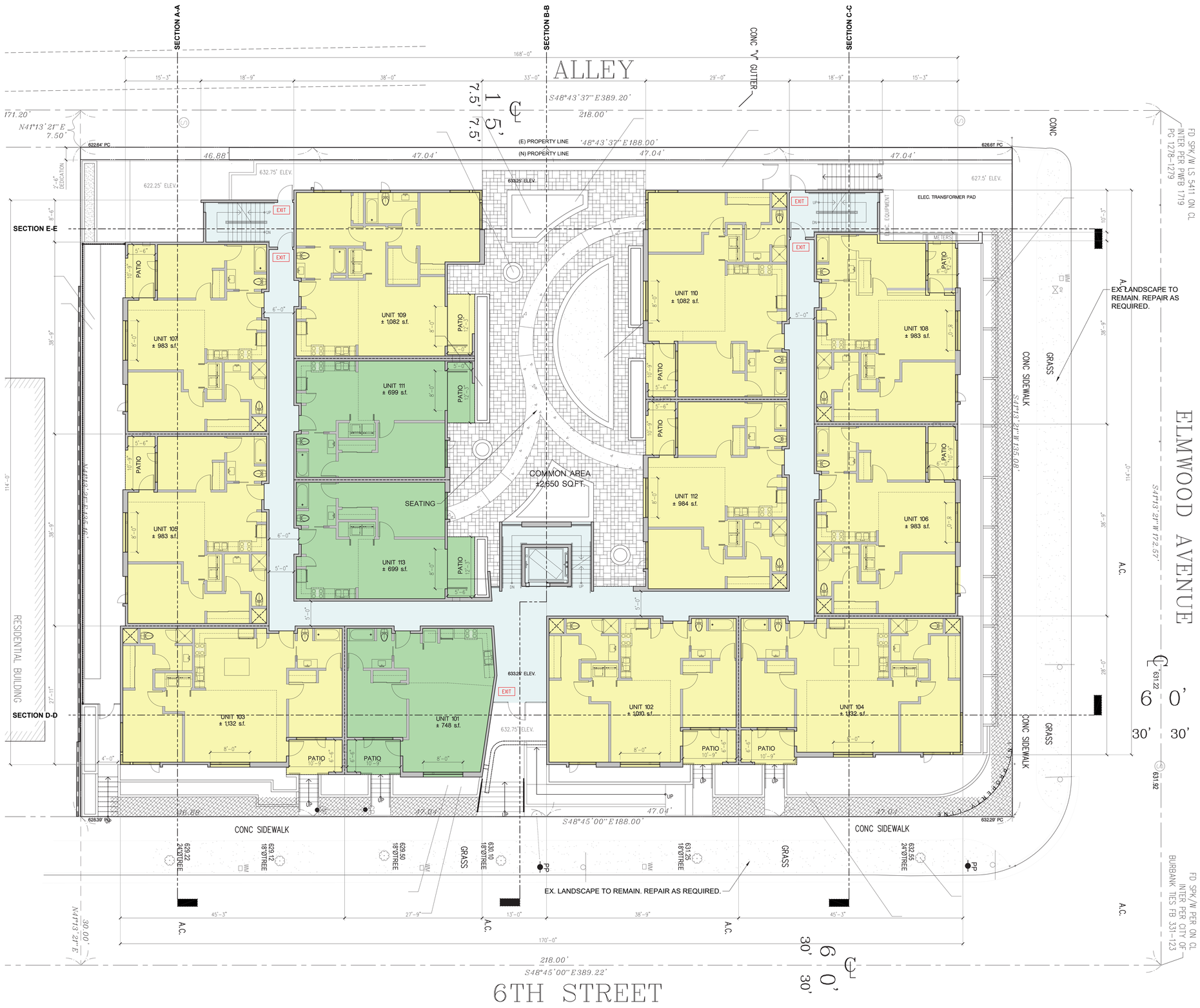
PLANS: ABOVE-GRADE PARKING

North

BOLADarck + N. Battle A.I.A. Architect, Inc.
408 S. Pasadena Ave. #6, Pasadena CA 91105 - 626.381.9677

SIXTH STREET HOMES
ZBSE FULL APPLICATION 08/07/2025

ATTACHMENT 4 -11



LEGEND

- ONE BEDROOM UNIT
- TWO BEDROOM UNIT
- CIRCULATION & SERVICE AREA

SCALE : 1/8" = 1'-0"

PLANS: FIRST FLOOR

BOLADarck + N. Battle A.I.A. Architect, Inc.
408 S. Pasadena Ave. #6, Pasadena CA 91105 - 626.381.9677

SIXTH STREET HOMES
ENTITLEMENT APPLICATION- 05/07/2025

ATTACHMENT 4 -12

801-817 S. SIXTH STREET, BURBANK, CA 91501

LEGEND

- ONE BEDROOM UNIT
- TWO BEDROOM UNIT
- CIRCULATION & SERVICE AREA

SCALE : 1/8" = 1'-0"

PLANS: SECOND FLOOR

North

BOLADarck + N. Battle A.I.A. Architect, Inc.
408 S. Pasadena Ave. #6, Pasadena CA 91105 - 626.381.9677

SIXTH STREET HOMES
ADMIN FULL APPLICATION- 05/07/2025

ATTACHMENT 4 -13

801-817 S. SIXTH STREET, BURBANK, CA 91501

LEGEND

- ONE BEDROOM UNIT
- TWO BEDROOM UNIT
- CIRCULATION & SERVICE AREA

SCALE : 1/8" = 1'-0"

PLANS: THIRD FLOOR

North

BOLADarck + N. Battle A.I.A. Architect, Inc.
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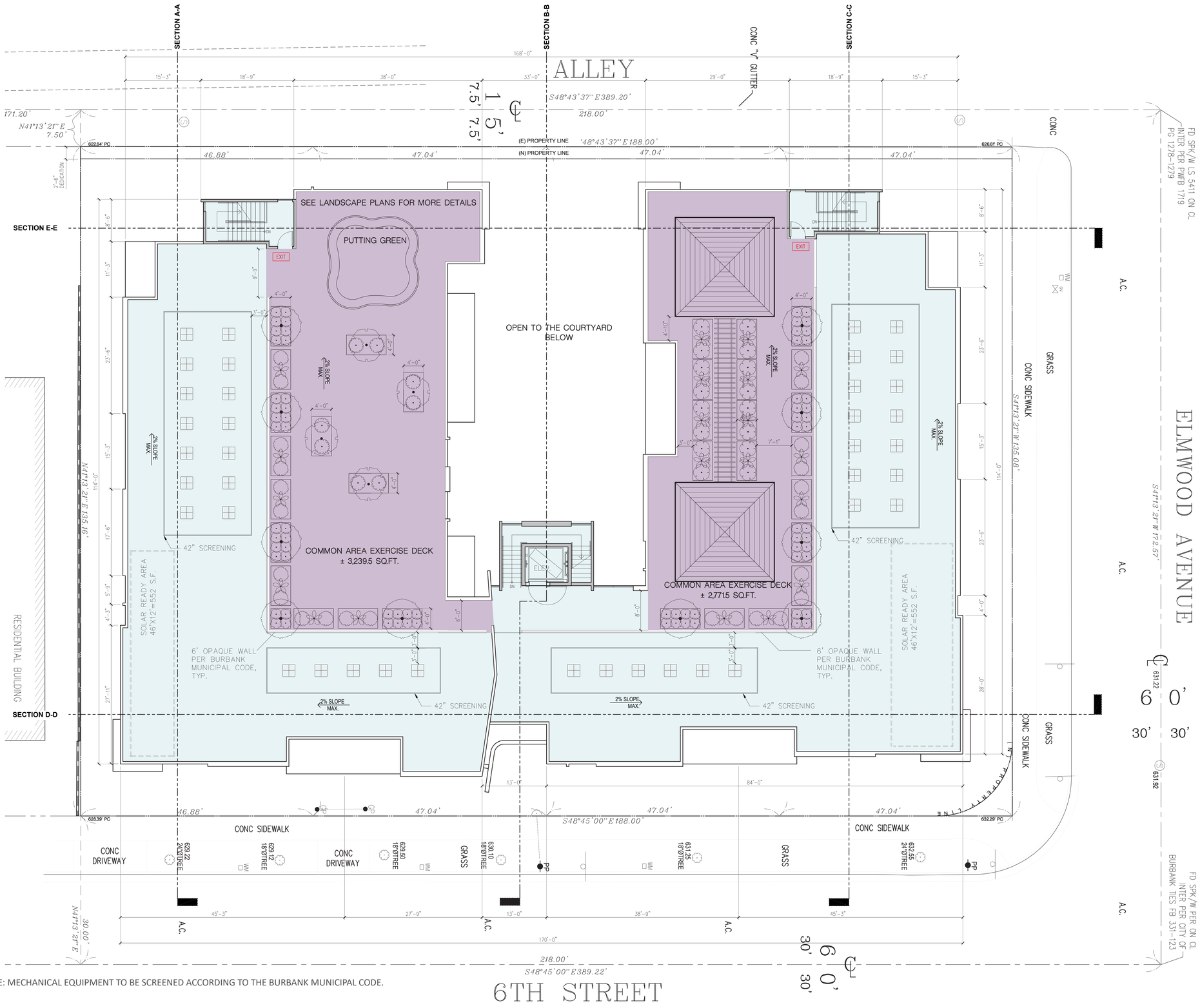

NOTE: MECHANICAL EQUIPMENT TO BE SCREENED ACCORDING TO THE BURBANK MUNICIPAL CODE.

LEGEND

- CIRCULATION & SERVICE AREA
- ROOFTOP OPEN SPACE
- TYPICAL HVAC SPLIT EQUIPMENT ROOF PLATFORM.

SCALE : 1/8" = 1'-0"

PLANS: ROOF LEVEL

North

BOLADarck + N. Battle A.I.A. Architect, Inc.
408 S. Pasadena Ave. #6, Pasadena CA 91105 - 626.381.9677

SIXTH STREET HOMES
ZONE PLAN REVIEW - 05/07/2025

ATTACHMENT 4 -15

801-817 S. SIXTH STREET, BURBANK, CA 91501

2

WEST ELEVATION ALONG ELMWOOD AVE

1

NORTH ELEVATION ALONG SIXTH ST.

NOTE: THE BALCONES WILL COMPLY WITH BMC 10-1-628 AS APPLICABLE DURING THE PLAN CHECK PROCESS.

1 CRL GLASS BALCONY RAILING

2 STUCCO BUILDING COLOR DUNN EDWARDS PAINT GLAMOUR WHITE DEW348 OR EQUAL

3 STUCCO BUILDING COLOR DUNN EDWARDS PAINT STIEGLITZ SILVER DET612 OR EQUAL

4 JAMESHARDIE FIBER CEMENT SIDING CHESTNUT BROWN ICC-ESR-2290 OR EQUAL

5 PARKING GARAGE GATE: MC NICHOLS CO. GRILL GATE OR EQUAL

6 TYP. ENTRY DOOR W/SIDELITE SIERRA PACIFIC FLUSHED DOORS OR EQUAL

7 SIERRA PACIFIC WINDOWS ALUM. CLAD WOOD FRAME ALPINE SILVER METALLIC FINISH & PATIO DOORS OR EQUAL

8 OMNIA ENTRY HARDWARE MODEL: 7.3000 ACB MATERIALS: STAINLESS STEEL OR EQUAL

9 CUSTOM WROUGH IRON GATE/FENCE

10 DECK RAIL BALCONY RAILING

11 ALPINE SILVER FOR METAL CAPS, FASCIA, DOWNSPOUTS, GUTTERS, & BALCONY RAILINGS

12 EXTERIOR SCONCE LIGHTING

13 BRICK VENEER 5/8" THICKNESS 0.75 LB/ PIECE OR EQUAL

14 EXTERIOR METAL AWNING

15 CUSTOM CUT METAL PLANE

1. REFER TO ENLARGED PLANS, DOOR/WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.
2. ALL FRAMED WALLS SHALL BE CHALKED OUT AND APPROVED PRIOR TO CONSTRUCTION.
3. EXTERIOR LIGHT FIXTURES SHALL HAVE LAMP TEMPERATURE RATING OF BETWEEN 2,700 TO 3,000 KELVIN DEGREES, FOR FOR WARM LAMP APPEARANCE
4. PARAPET FLASHING/COPING SHALL MATCH THE COLOR OF THE BUILDING WALL.

SCALE : 1/8" = 1'-0"

ELEVATIONS

BOLADarck + N. Battle A.I.A. Architect, Inc.
408 S. Pasadena Ave. #6, Pasadena CA 91105 - 626.381.9677

ATTACHMENT 4 -16

2

EAST ELEVATION

1

SOUTH ELEVATION ALONG ALLEY

NOTE: THE BALCONES WILL COMPLY WITH BMC 10-1-628 AS APPLICABLE DURING THE PLAN CHECK PROCESS.

1 CRL GLASS BALCONY RAILING

2 STUCCO BUILDING COLOR DUNN EDWARDS PAINT GLAMOUR WHITE DEW348 OR EQUAL

3 STUCCO BUILDING COLOR DUNN EDWARDS PAINT STIEGLITZ SILVER DET612 OR EQUAL

4 JAMESHARDIE FIBER CEMENT SIDING CHESTNUT BROWN ICC-ESR-2290 OR EQUAL

5 PARKING GARAGE GATE: MC NICHOLS CO. GRILL GATE OR EQUAL

6 TYP. ENTRY DOOR W/SIDELITE SIERRA PACIFIC FLUSHED DOORS OR EQUAL

7 SIERRA PACIFIC WINDOWS ALUM. CLAD WOOD FRAME ALPINE SILVER METALLIC FINISH & PATIO DOORS OR EQUAL

8 OMNIA ENTRY HARDWARE MODEL: 73000 ACB MATERIALS: STAINLESS STEEL OR EQUAL

9 CUSTOM WROUGH IRON GATE/FENCE

10 DECK RAIL BALCONY RAILING

11 ALPINE SILVER FOR METAL CAPS, FASCIA, DOWNSPOUTS, GUTTERS, & BALCONY RAILINGS

12 EXTERIOR SCONCE LIGHTING

13 BRICK VENEER 5/8" THICKNESS 0.75 LB/ PIECE OR EQUAL

14 EXTERIOR METAL AWNING

15 CUSTOM CUT METAL PLANE

1. REFER TO ENLARGED PLANS, DOOR/WINDOW SCHEDULE FOR ADDITIONAL INFORMATION.
2. ALL FRAMED WALLS SHALL BE CHALKED OUT AND APPROVED PRIOR TO CONSTRUCTION.
3. EXTERIOR LIGHT FIXTURES SHALL HAVE LAMP TEMPERATURE RATING OF BETWEEN 2,700 TO 3,000 KELVIN DEGREES, FOR FOR WARM LAMP APPEARANCE
4. PARAPET FLASHING/COPING SHALL MATCH THE COLOR OF THE BUILDING WALL.

SCALE : 1/8" = 1'-0"

ELEVATIONS

BOLADarck + N. Battle A.I.A. Architect, Inc.
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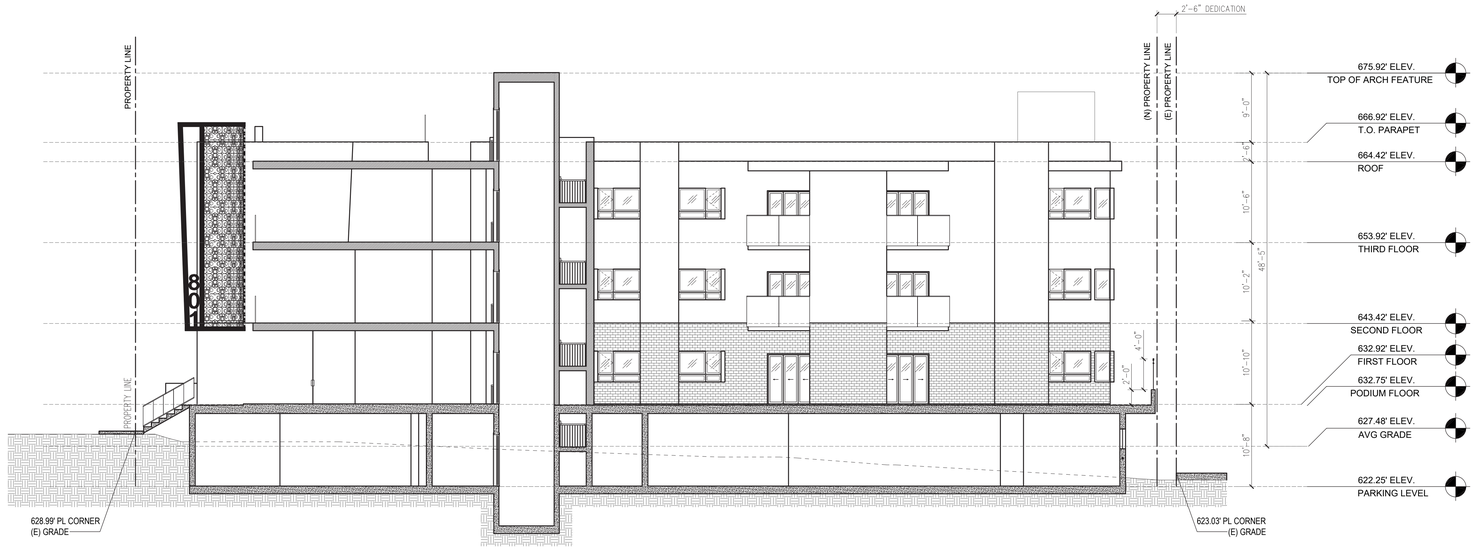
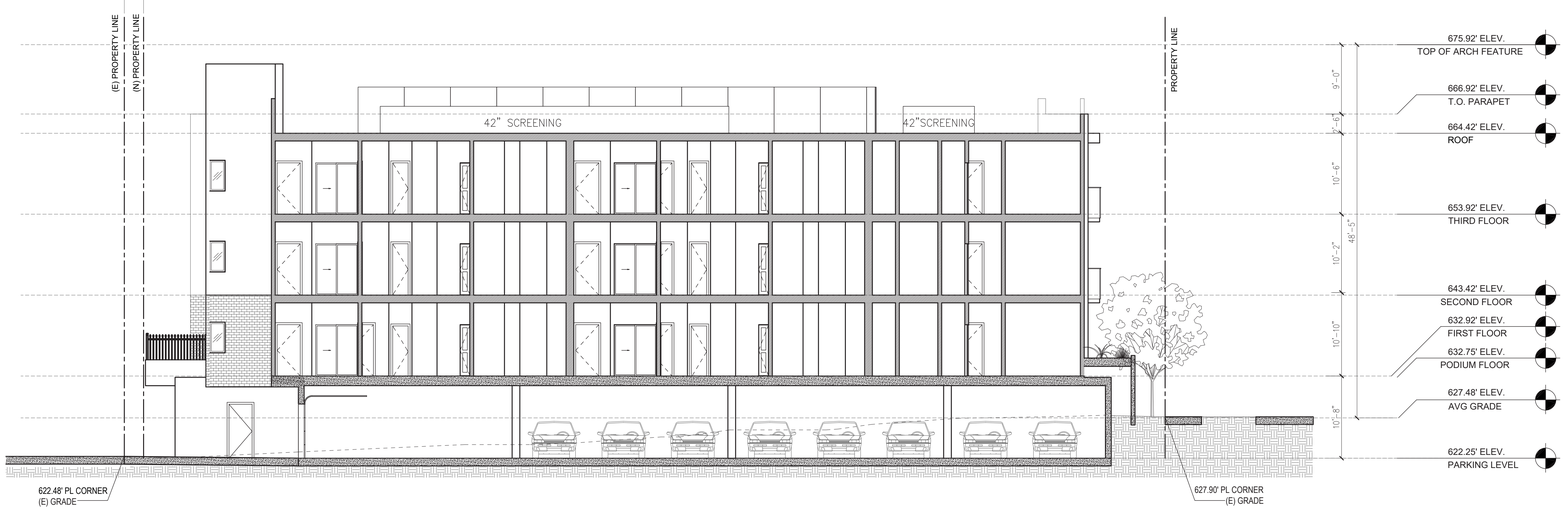
ATTACHMENT 4 -17



2 SECTION B-B

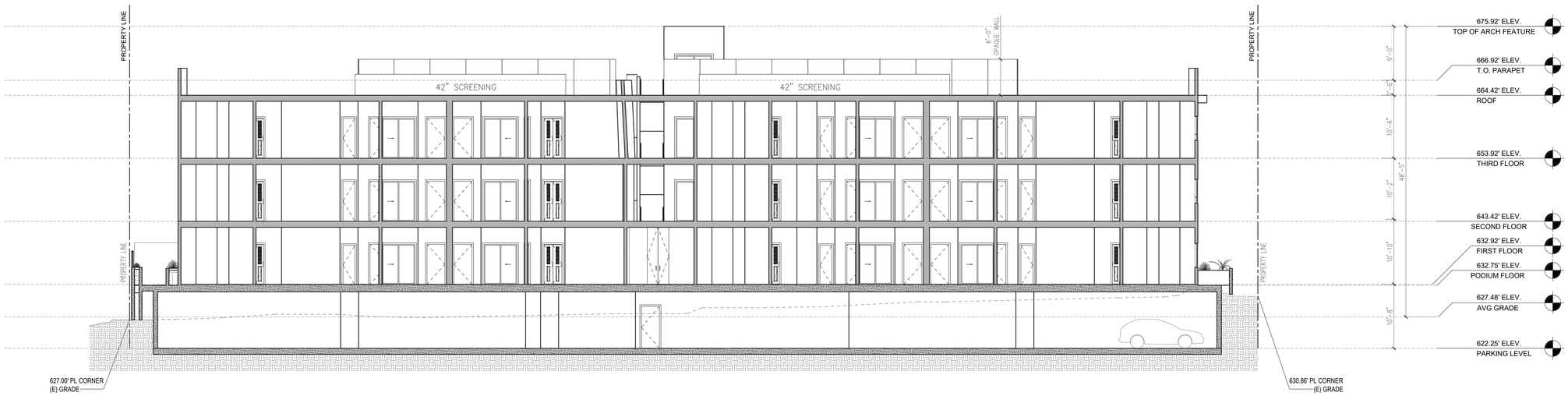


1 SECTION A-A

SCALE : 1/8" = 1'-0"

SECTIONS

BOLADarck + N. Battle A.I.A. Architect, Inc.
408 S. Pasadena Ave. #6, Pasadena CA 91105 - 626.381.9677



2

SECTION D-D

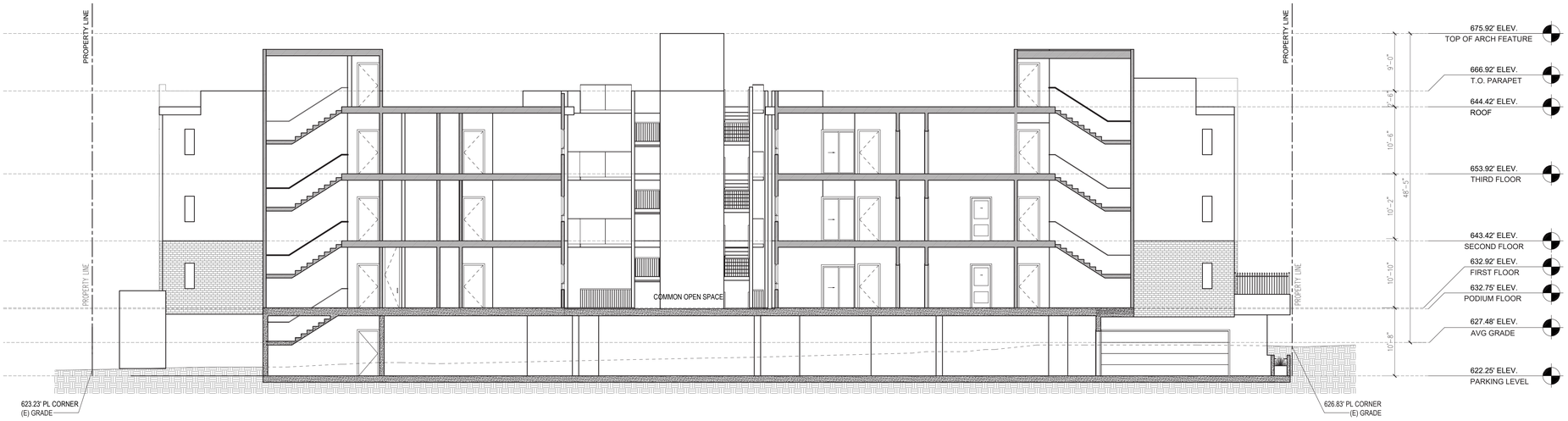
1

SECTION C-C

SCALE : 1/8” = 1’-0”

SECTIONS

BOLADarck + N. Battle A.I.A. Architect, Inc.
408 S. Pasadena Ave. #6, Pasadena CA 91105 - 626.381.9677



1

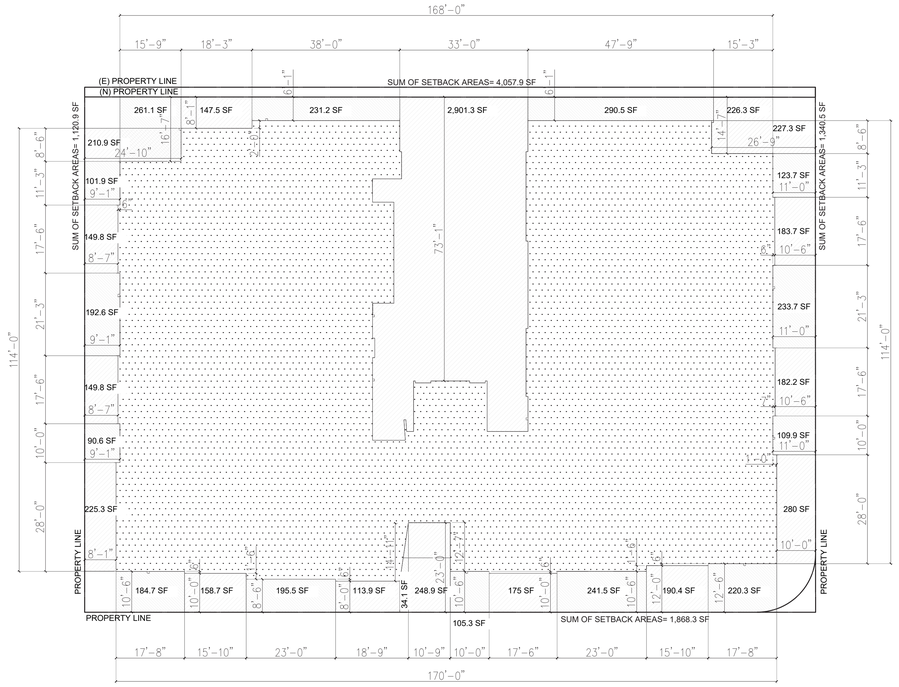
SECTION E-E

SCALE : 1/8" = 1'-0"

SECTIONS

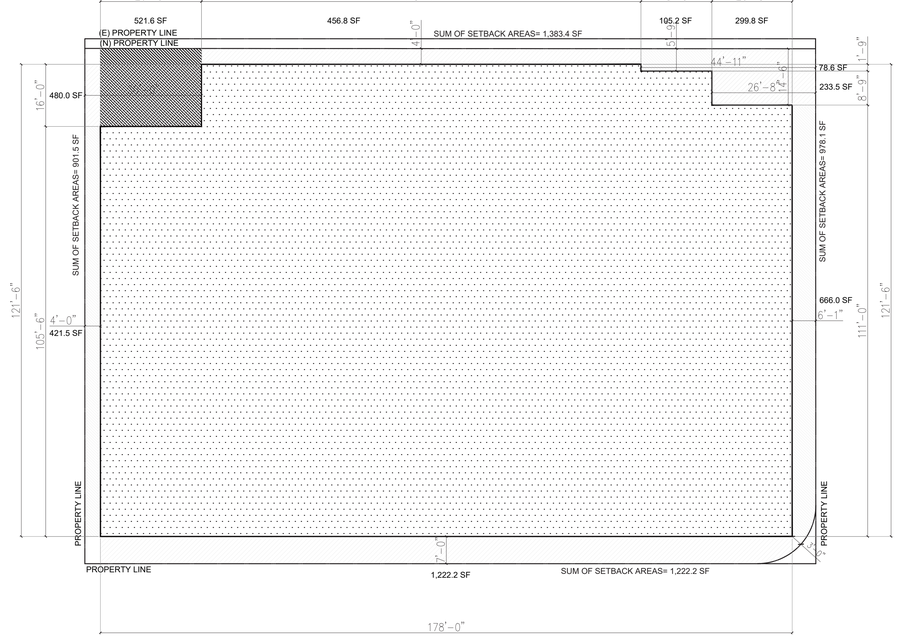
BOLADarck + N. Battle A.I.A. Architect, Inc.
408 S. Pasadena Ave. #6, Pasadena CA 91105 - 626.381.9677

ATTACHMENT 4 -20



FIRST FLOOR SETBACK	NORTH		WEST		EAST		SOUTH	
	REQ.	PROP.	REQ.	PROP.	REQ.	PROP.	REQ.	PROP.
MINIMUM	15'	8'-0"	15'	10'-0"	5'	8'-1"	5'	6'-1"
AVERAGE	17'	11'-0"	17'	11'-9"	7'	9'-9"	7'	24'-2"

2 FIRST FLOOR SETBACK DIAGRAM



ABOVE-GRADE GARAGE SETBACK	NORTH		WEST		EAST		SOUTH	
	REQ.	PROP.	REQ.	PROP.	REQ.	PROP.	REQ.	PROP.
MINIMUM	15'	7'-0"	15'	6'-1"	5'	4'-0"	5'	4'-0"
AVERAGE	17'	6'-10"	17'	8'-0"	7'	7'-5"	7'	7'-9"

1 ABOVE-GRADE GARAGE SETBACK DIAGRAM

SCALE : 1/16” = 1’-0”

DIAGRAMS: SETBACKS

North

BOLADarck + N. Battle A.I.A. Architect, Inc.
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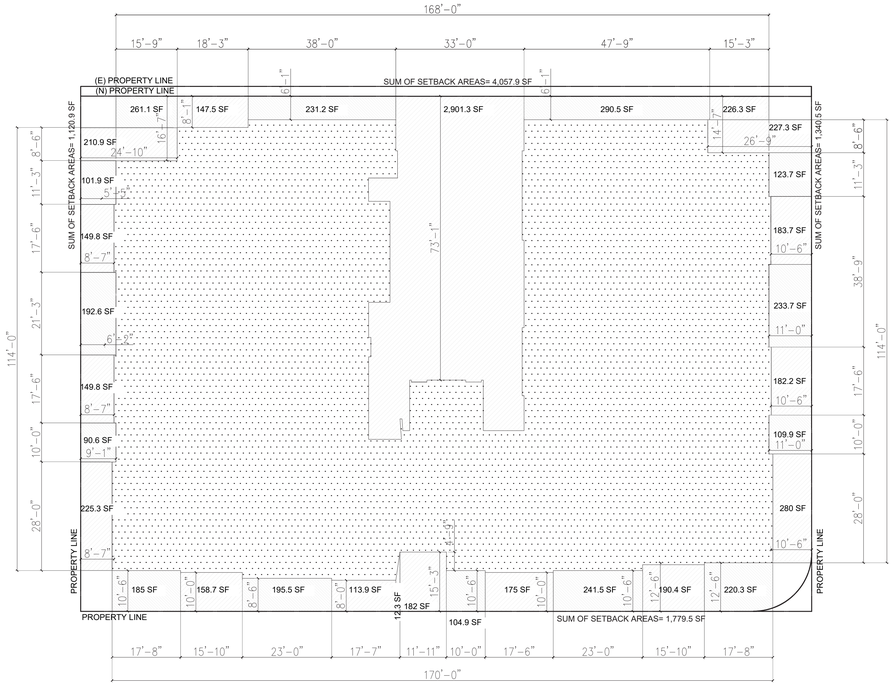
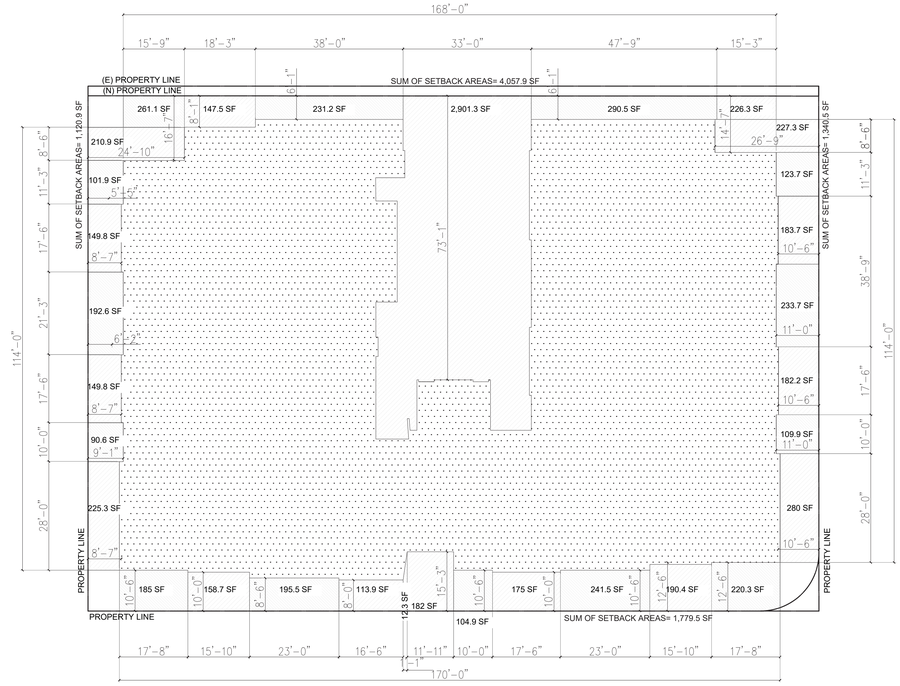


THIRD FLOOR SETBACK	NORTH		WEST		EAST		SOUTH	
	REQ.	PROP.	REQ.	PROP.	REQ.	PROP.	REQ.	PROP.
MINIMUM	15'	8'-0"	15'	10'-0"	5'	8'-1"	5'	6'-1"
AVERAGE	17'	10'-6"	17'	11-9"	7'	9'-9"	7'	24'-2"

2 THIRD FLOOR SETBACK DIAGRAM



SECOND FLOOR SETBACK	NORTH		WEST		EAST		SOUTH	
	REQ.	PROP.	REQ.	PROP.	REQ.	PROP.	REQ.	PROP.
MINIMUM	15'	8'-0"	15'	10'-0"	5'	8'-1"	5'	6'-1"
AVERAGE	17'	10'-6"	17'	11-9"	7'	9'-9"	7'	24'-2"

1 SECOND FLOOR SETBACK DIAGRAM

SCALE : 1/16" = 1'-0"

DIAGRAMS: SETBACKS

North

BOLADarck + N. Battle A.I.A. Architect, Inc.
408 S. Pasadena Ave. #6, Pasadena CA 91105 - 626.381.9677

ATTACHMENT 4 -22

ALLEY

S48°43'37"E389.20'

218.00'

CONC "V" GUTTER

171.20'

N41°13'21"E 7.50'

7.5' | 15' | 7.5'

(E) PROPERTY LINE

(N) PROPERTY LINE

S48°43'37"E188.00'

46.88' 47.04' 47.04' 47.04'

622.64' PC

626.67' PC

632.75' ELEV.

633.25' ELEV.

622.25' ELEV.

627.5' ELEV.

ELEC. TRANSFORMER PAD

UNIT 107 ± 983 s.f.

UNIT 109 ± 1,082 s.f.

UNIT 111 ± 699 s.f.

UNIT 113 ± 699 s.f.

UNIT 105 ± 983 s.f.

UNIT 103 ± 1,132 s.f.

UNIT 101 ± 748 s.f.

COMMON AREA ±2,650 SQ.FT.

UNIT 110 ± 1,082 s.f.

UNIT 112 ± 984 s.f.

UNIT 102 ± 1,010 s.f.

UNIT 104 ± 1,132 s.f.

UNIT 108 ± 983 s.f.

UNIT 106 ± 983 s.f.

PATIO

UP

DN

RESIDENTIAL BUILDING

CONC SIDEWALK

GRASS

S41°13'21"W 135.08'

A.C.

FD SPK/W LS 5411 ON CL INTER PER PWFB 1719 PG 1278-1279

ELMWOOD AVENUE

S41°13'21"W 172.57'

631.22

631.92

60' 30' 30'

CONC DRIVEWAY

629.22 24"DTREE

629.12 18"DTREE

629.50 18"DTREE

630.40 18"DTREE

631.25 18"DTREE

632.55 24"DTREE

WM

PP

628.33' PC

632.29' PC

15'-0"

5'-0"

7'-9"

15'-0"

N41°13'21"E 30.00'

218.00'

S48°45'00"E389.22'

6TH STREET

FD SPK/W PER ON CL INTER PER CITY OF BURBANK TES FB 331-123

LEGEND

MINIMUM REQUIRED SETBACK

SCALE : 1/8" = 1'-0"

DIAGRAMS: ENCROACHMENT

North

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SIXTH STREET HOMES
ADMIN SUBDIVISION - 05/07/2025

ATTACHMENT 4 -23

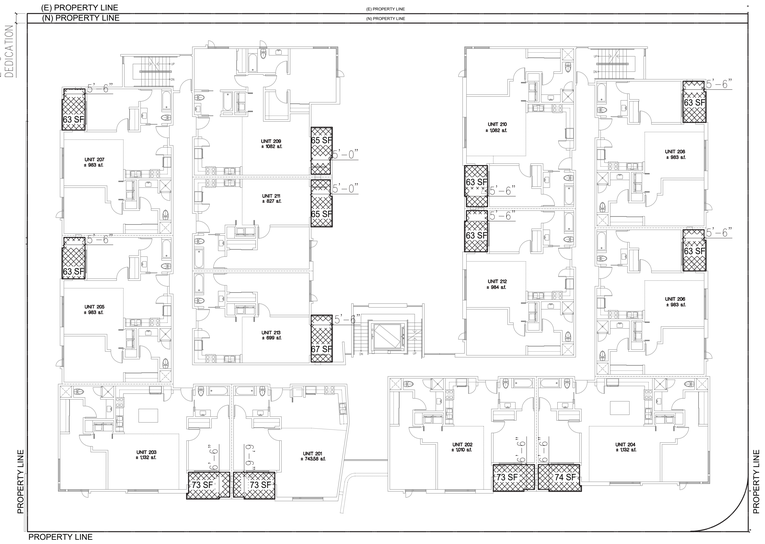
801-817 S. SIXTH STREET, BURBANK, CA 91501

ROOF LEVEL
COMMON AREA 6,040 S.F.
LANDSCAPING: 1,055.5 S.F.

ROOF LEVEL OPEN SPACE DIAGRAM

4

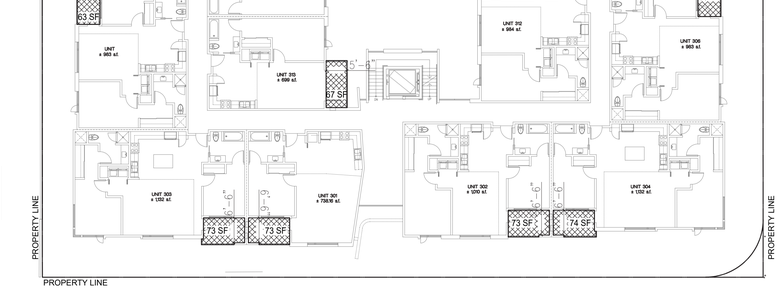
SECOND FLOOR
PRIVATE OUTDOOR SPACE: 868 S.F.



SECOND FLOOR OPEN SPACE DIAGRAM

2

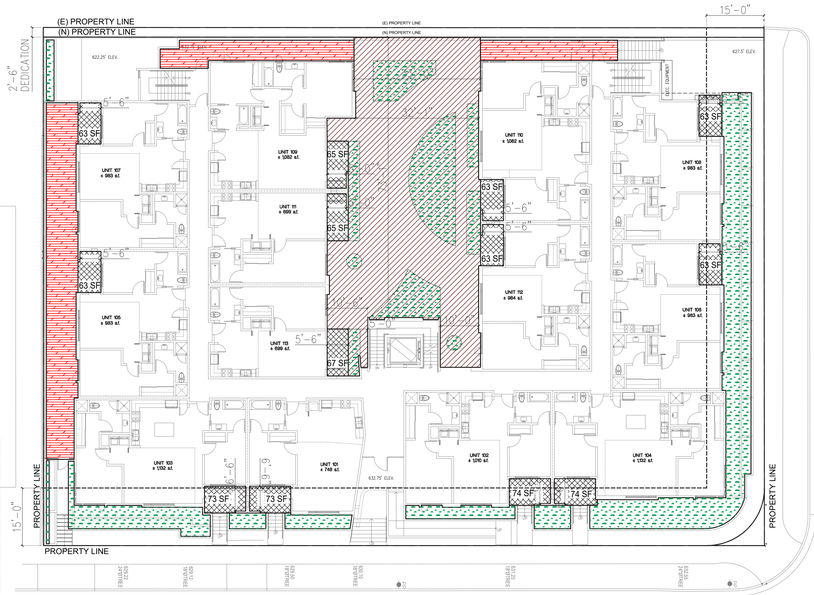
THIRD FLOOR
PRIVATE OUTDOOR SPACE: 868 S.F.



THIRD FLOOR OPEN SPACE DIAGRAM

3

FIRST FLOOR
COMMON AREA: 1,208 S.F.
COMMON OPEN SPACE: 2,901 S.F.
LANDSCAPING IN COMMON OPEN SPACE: 834.38 S.F.
TOTAL LANDSCAPING : 6,026.7 S.F.
PRIVATE OUTDOOR SPACE: 869 S.F.



FIRST FLOOR OPEN SPACE DIAGRAM

1

OPEN SPACE TABULATION

FLOOR LEVEL	PARKING	1ST FLOOR	2ND FLOOR	3RD FLOOR	ROOF	TOTAL
COMMON AREA		1,208 S.F.			6,040 S.F.	7,248 S.F.
COMMON OPEN SPACE AREA		2,901 S.F.				2,901 S.F.
LANDSCAPING IN COMMON OPEN SPACE		2,901 S.F.			1,055.5 S.F.	2,901 S.F.
PRIVATE OUTDOOR SPACE:		869 S.F.	868 S.F.	868 S.F.		2,605 SF

NOTE: ANY OPEN SPACE WITH MINIMUM DIMENSION OF LESS THAT 5 FEET IS NOT A PART OF THE CALCULATIONS.

LEGEND

- COMMON OPEN SPACE
- PRIVATE OUTDOOR SPACE
- COMMON AREA
- LANDSCAPE AREA

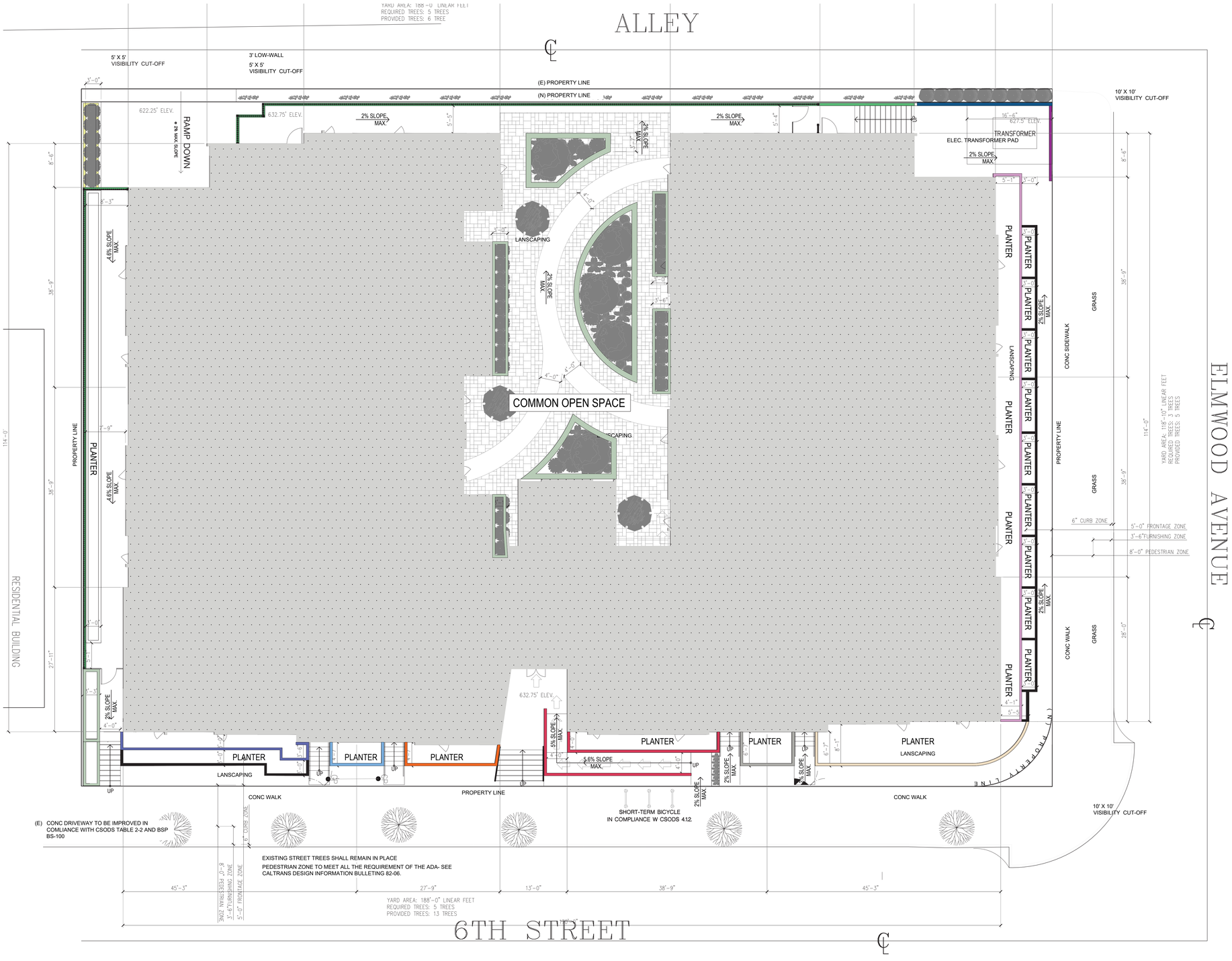
SCALE : 1/16" = 1'-0"

DIAGRAMS: OPEN SPACE

North

BOLADarck + N. Battle A.I.A. Architect, Inc.
408 S. Pasadena Ave. #6, Pasadena CA 91105 - 626.381.9677

ATTACHMENT 4 -24



NOTES

1. WHERE INFORMATION IS UNCLEAR OR CONFLICTS ARE FOUND CONTACT THE ARCHITECT FOR DIRECTION PRIOR TO PROCEEDING.
2. ANY PLANTERS USED FOR LANDSCAPING THE FRONT YARD ARE TO BE LOW IN HEIGHT. WHERE INFORMATION IS UNCLEAR OR CONFLICTS ARE FOUND CONTACT THE ARCHITECT FOR DIRECTION PRIOR TO PROCEEDING.
3. PER THE CITY'S BURBANK 2035 GENERAL PLAN MOBILITY ELEMENT, THE CITY HAS SET SPECIFIC SIDEWALK WIDTH REQUIREMENTS FOR BURBANK'S STREETS. BASED ON TABLE M-2 (PAGE 4-21) OF THE BURBANK 2035 GENERAL PLAN'S HIGH DENSITY RESIDENTIAL LAND USE DESIGNATION, THE STANDARD WIDTH OF THE STREET IS 12-FOOT WIDE SIDEWALKS (FROM EDGE OF CURB TO PROPERTY LINE). DEVELOPMENT SHALL PROVIDE SIDEWALK WIDTH OF 12 FEET.
4. HARDSCAPE MATERIAL IS TO BE A COMBINATION OF GRAY STUCCO FOR PLANTER WALLS AND 4' x 4' CONCRETE PAVEMENT TILES FOR WALKWAYS. PLANTERS MUST BE CONSTRUCTED OF PERMANENT MASONRY OR CONCRETE CONSTRUCTION PER THE CITY'S ZONING CODE.

LEGEND

- 2' HIGH PLANTER WALL – SMOOTH FINISH
- 2' HIGH PLANTER WALL ON PODIUM LEVEL – SMOOTH STUCCO FINISH
- 2'-10" HIGH PLANTER WALL ON PODIUM LEVEL – SMOOTH STUCCO FINISH
- 3'-3" HIGH PLANTER WALL – SMOOTH STUCCO FINISH
- 4' HIGH SIDE WALL-SMOOTH STUCCO FINISH
- 4' HIGH PLANTER WALL-SMOOTH STUCCO FINISH
- 4'-6" HIGH PLANTER WALL – SMOOTH STUCCO FINISH
- 5'-0" HIGH PLANTER WALL – SMOOTH STUCCO FINISH
- 6' HIGH PLANTER WALL – SMOOTH STUCCO FINISH
- 6' HIGH SIDE WALL AND FENCE ON PODIUM LEVEL -2' HIGH SIDE WALL WITH SMOOTH STUCCO FINISH AND 4' HIGH FENCE)
- 6'-6" HIGH PLANTER WALL – SMOOTH STUCCO FINISH
- 7'-0" HIGH PLANTER WALL – SMOOTH FINISH
- 8'-3" HIGH SIDE WALL-SMOOTH STUCCO FINISH

SCALE : 1/8" = 1'-0"

DIAGRAMS: SITE WALLS AND FENCES

North

BOLADarck + N. Battle A.I.A. Architect, Inc.
408 S. Pasadena Ave. #6, Pasadena CA 91105 - 626.381.9677

NOTES

1. LIGHTING MUST BE PROVIDED IN ALL COMMON AREAS INCLUDING, BUT LIMITED TO: PARKING GARAGES, OUTDOOR PARKING AREAS, COMMON OPEN SPACE AREAS, PEDESTRIAN PATHS, STAIRWAYS, AND HALLWAYS.
2. OUTDOOR LIGHTING FIXTURES MUST BE POSITIONED AND DIRECTED SO AS NOT TO SHINE OR CAUSE GLARE ONTO ADJACENT PROPERTIES OR PUBLIC RIGHTS-OF-WAY.
3. FREE-STANDING LIGHTING FIXTURES MUST BE NO TALLER THAN EIGHT (8) FEET AS MEASURED FROM THE ABUTTING GROUND SURFACE OR FLOOR LEVEL.
4. ALL LIGHTING FIXTURES MUST BE CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE BUILDING.

LEGEND

- WALL MOUNTED LIGHTING FIXTURE (SEE AD-1 FOR DETAILS)
- LANDSCAPE LIGHTING (SEE AD-1 FOR DETAILS)
- SURFACE-MOUNT MAINTENANCE-FREE STRIP LIGHTING (SEE AD-1 FOR DETAILS)

SCALE : 1/8" = 1'-0"

COMMON SPACE LIGHTING PLAN- GARAGE LEVEL

North

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NOTES

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LEGEND

- WALL MOUNTED LIGHTING FIXTURE (SEE AD-1 FOR DETAILS)
- LANDSCAPE LIGHTING (SEE AD-1 FOR DETAILS)
- SURFACE-MOUNT MAINTENANCE-FREE STRIP LIGHTING (SEE AD-1 FOR DETAILS)

SCALE : 1/8” = 1’-0”

COMMON SPACE LIGHTING PLANS- TYPICAL

North

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SIXTH STREET HOMES
ZB25-FUL-APPLICATION-05/07/2025

ATTACHMENT 4 -27

801-817 S. SIXTH STREET, BURBANK, CA 91501

ATLANTIS

MEDIUM WALL MOUNT LANTERN

1648BZ-LED

Atlantis features a minimalist design for the ultimate in urban sophistication. Constructed of solid aluminum and Dark Sky compliant, Atlantis provides a chic solution to eco-conscious homeowners.

FINISH: Bronze
GLASS: Etched Lens
WIDTH: 6"
HEIGHT: 16"
DEPTH: 0
LIGHT SOURCE: Integrated LED
WATTAGE: 15w LED *Included

HINKLEY

HINKLEY
33000 Pin Oak Parkway
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

hinkley.com

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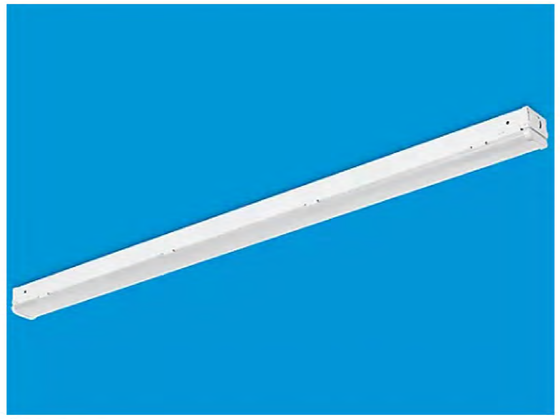
Avon Lake, OH 44012

PHONE: (440) 653-5500
Toll Free: 1 (800) 446-5539

hinkley.com

LED Strip Light - 4,300 Lumens



More Images

LITHONIA LIGHTING®

Permanent, maintenance-free light fixtures last 50,000 hours and save energy.

- For task lighting and storage closets.
- Mounts directly to ceiling. **Hard wiring required.**
- Steel construction with white enamel finish.

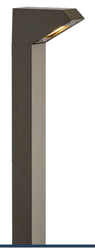
UL/C-UL Liste

MODEL NO.	DESCRIPTION	DIMENSIONS L x W x H	WATTS	LUMENS	COLOR	RATED HOURS	VOLTAGE	PRICE EACH		ADD TO CART
								1	3+	
H-10965	Strip	48 x 3 x 2"	35	4,000	Cool (4000K)	100,000	120-277	$79	$75	1 ADD

CSA Certifie

FXLuminaire

LED Path Lights



PROJECT

CATALOG #

TYPE

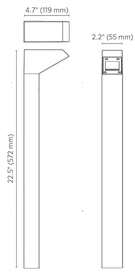
NOTES

M-PK Path Light DESIGNER PLUS

Made with durable die-cast aluminum, the stylish M-PK path light adds elegance and sophistication to modern lighting installations.

Quick Facts

- Tamper-resistant features
- Die-cast aluminum
- Two-layer marine-grade anodization and powder coat finish
- Cree® integrated LEDs
- Compatible with Luxor® technology
- Phase and PWM dimmable
- Input voltage: 10–15 V



LANDSCAPE LIGHTING

M-PK Path Light SPECIFICATIONS

Lamp	1 LED	3LED	ZDC
Total Lumens*	67	152	110
Input Voltage	10 to 15V	10 to 15V	11 to 15V
Input Power (W)	2.0	4.2	6.0
VA Total	2.4	4.5	7.2
Lumens per Watt (Efficacy)	34	36	18
CRI (Ra)	80+	80+	80+
Max Candela	60	143	74
Dimming	PWM, Phase	PWM, Phase	--
RGBW Available	No	No	Yes
Luxor Compatibility			
Default	Zoning	Zoning	--
ZD Option	Zoning/Dimming	Zoning/Dimming	--
ZDC Option	--	--	Zoning/Dimming /Color
Minimum Rated Life (L90/B10)	55,000 Hrs	55,000 Hrs	55,000 Hrs

*Measured using the 3,900K CCT lens. Multipliers for other CCTs include 0.80 (2,700K), 0.65 (4,500K), and 0.65 (5,200K).

FX Luminaire
FX Luminaire is an industry-leading manufacturer of landscape and architectural lighting products with a focus on the advancement of LED technology and digital lighting control with zoning, dimming, and color adjustment capabilities. We offer a full spectrum of specification-driven lighting fixtures that can be utilized to create elegant, cutting-edge landscape lighting systems for commercial or residential applications. Our products are available exclusively via our extensive professional distributor network.

Materials
Die-cast A380 aluminum body with stainless steel hardware.

Power
Input 10-15 VAC/VDC, 50/60 Hz. Remote transformer required (specify separately).

Lamp
Integrated module with Cree LEDs. Gold-plated connectors and conformal coating for maximum reliability and corrosion resistance. Proprietary onboard intelligent driver uses firmware-controlled temperature regulation, maximizing LED life. Field upgradeable and replaceable, the LEDs are rated to 50,000 hrs. Maximum drive current: 1 A.

Socket
Socket contains MoistureBlock™ technology, preventing moisture from wicking up into sealed areas of the fixture.

Optics
Polycarbonate color temperature adjustment lenses included with luminaire: 2,700K (preinstalled), 3,900K (no lens), 4,500K, and 5,200K. Photometry is calculated using LM-79 method for SSL fixtures.

Wiring
18 AWG (1 mm); SPT-1W; 220°F (105°C); 300V; 10' (3 m) length

Housing
Die-cast A380 aluminum body with capacity for 1LED, 3LED, or ZDC integrated LEDs.

Lens
UV-stabilized acrylic lens with shock resistance and high tolerance for thermal expansion and stress.

Finish
Two-layer protection of sulfuric acid anodization and polyester TGIC powder coat, providing superior outdoor weathering in all conditions. Tested to ASTM standards.

Weight
1.0 lb. (0.5 kg)

Manufacturing
ISO 9001:2015 certified facility

Hardware
Stainless steel machine screws. Ships with 30" (762 mm) length of 1" (25 mm) conduit for mounting.

Ambient Operating Temperature
0°F to 122°F (-18°C to 50°C)

Control
ZD or **ZDC** utilizes Luxor technology to zone fixtures in up to 250 groups, dim each group in 1% increments between 0 and 100%, or change to one of 30,000 colors with RGBW LEDs. Select the ZD option for zoning/dimming or ZDC for zoning/dimming/color. Standard fixture is zoneable with **Luxor.**

Sustainability
Innovation meets conservation in the design and manufacturing of our products. Where we can, we use recycled materials while maintaining superior functionality. Our LED products provide high-quality light at optimal energy efficiency, lifespan, and durability.

Installation Requirements
Designed for installation in the downward lighting direction only.

International Compliance
Compliant per IEC 60598-1 and IEC 60598-2-7 by selecting "e" option in parts builder.

Warranty
10-year limited warranty.

Listings
cULus LISTED 3Y38 · RoHS COMPLIANT · CE · IP66

Learn more. Visit: fxl.com | +1760.744.5240

M-PK Path Light ORDERING INFORMATION

Fixture Size	Luxor Option	Lamp	Compliance	Finish
M-PK*	[default] Zone	1LED 67 Lumens	[default] North America (UL Listed)	BZ Bronze · SB Sedona Brown
	ZD Zone/Dim	3LED 152 Lumens	e Int'l (CE Certified)	SV Silver · AL Almond
	ZDC Zone/Dim/Color	[default ZDC option] 110 Lumens		FB Black · WG White Gloss
				DG Desert Granite · FW Flat White
				WI Weathered Iron

EXAMPLE FIXTURE CONFIGURATION:
M-PK-ZD-1LED-SV
* Ships with 30" (762 mm) length of 1" (25 mm) conduit

M-PK - [ ] - [ ] - [ ] - [ ]

MOUNTING OPTIONS: Specify Separately

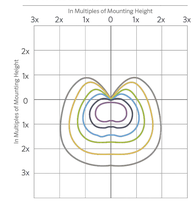
Mounts	Catalog No.
M-PL DECK MOUNT 2.2" x 1.6" x 1.7" (55 mm x 41 mm x 51 mm)	M-PL-DM-XX**

**XX = Power coat color code

LANDSCAPE LIGHTING

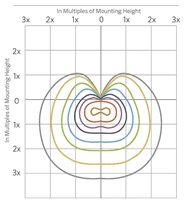
M-PK Path Light PHOTOMETRICS

M-PK 1LED Isofootcandle Plot



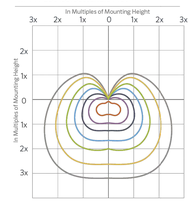
Distance in units of mounting height: 2.0' (610 mm)
Total LLF: 1.0

M-PK 3LED Isofootcandle Plot



Distance in units of mounting height: 2.0' (610 mm)
Total LLF: 1.0

M-PK ZDC Isofootcandle Plot



Distance in units of mounting height: 2.0' (610 mm)
Total LLF: 1.0

Cree is a registered trademark of Cree Inc. MoistureBlock is a trademark of DSM&T Co. Inc.
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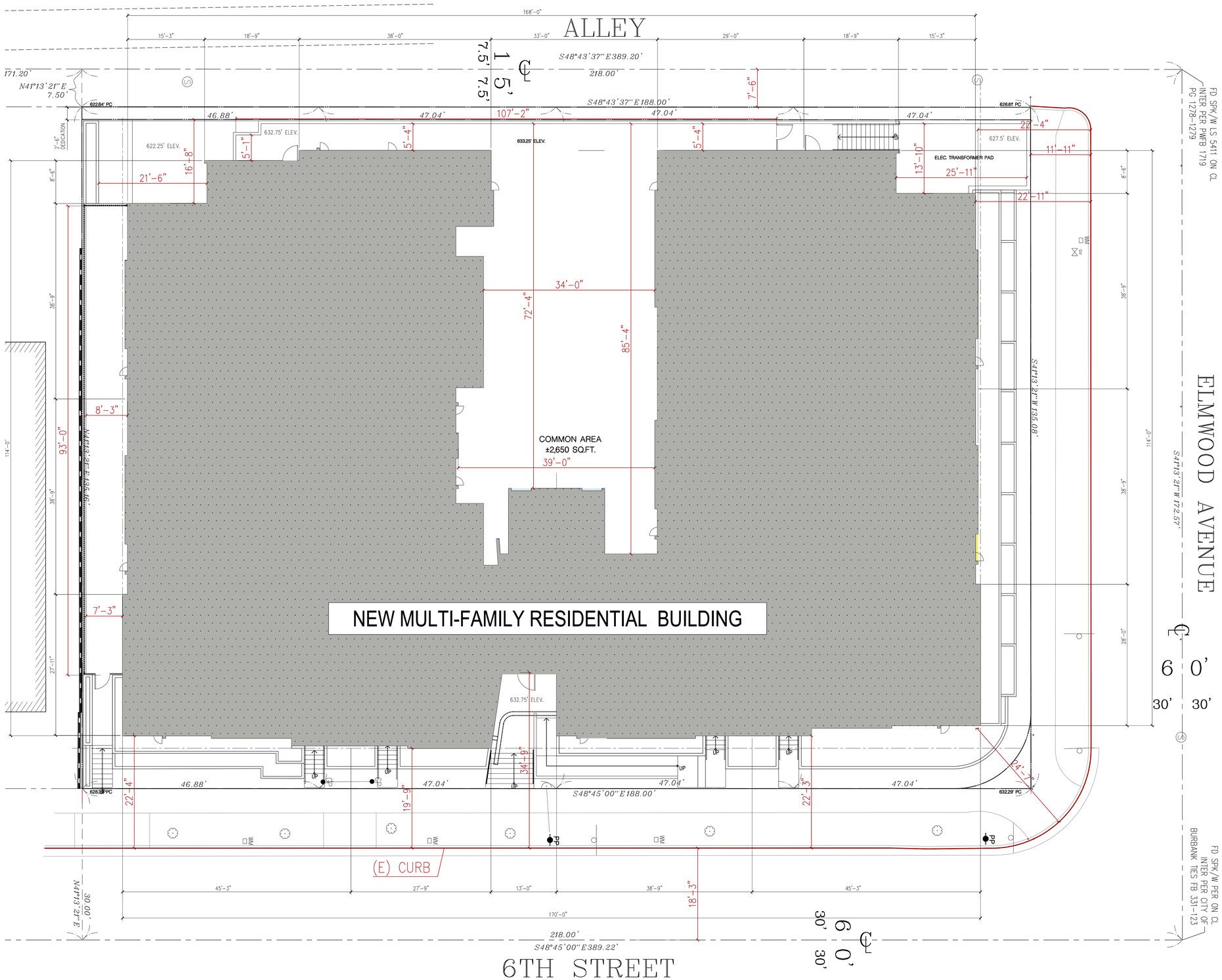
Learn more. Visit: fxl.com | +1760.744.5240



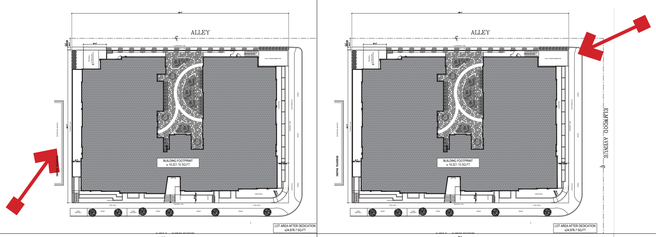
SUPPLEMENTAL DIAGRAM

North

BOLADarck + N. Battle A.I.A. Architect, Inc.
408 S. Pasadena Ave. #6, Pasadena CA 91105 - 626.381.9677

SIXTH STREET HOMES
SB35 FULL APPLICATION - 05/07/2025

ATTACHMENT 4 -29



3D VIEWS: MASSING STUDIES

ATTACHMENT 4 -31

SEED GROUP
landscape architecture
1505 border avenue
torrance ca 90501
T 310.787.1055 F 310.787.9291

LICENSED LANDSCAPE ARCHITECT
PAUL C. NANIZ No. 5504
SIGNATURE
11-30-2021
RENEWAL DATE
STATE OF CALIFORNIA

DATE	08-11-20
SCALE	AS SHOWN
DRAWN BY	SH
CHECKED BY	AA

REVISIONS/PLAN LOG

PROJECT AND CLIENT NAME

6TH STREET RESIDENCE

801-817 6TH STREET
BURBANK, CA 91501

SHEET DESCRIPTION

GROUND FLOOR
LANDSCAPE PLAN

SHEET NUMBER L-1.0 OF 3
PROJECT NUMBER

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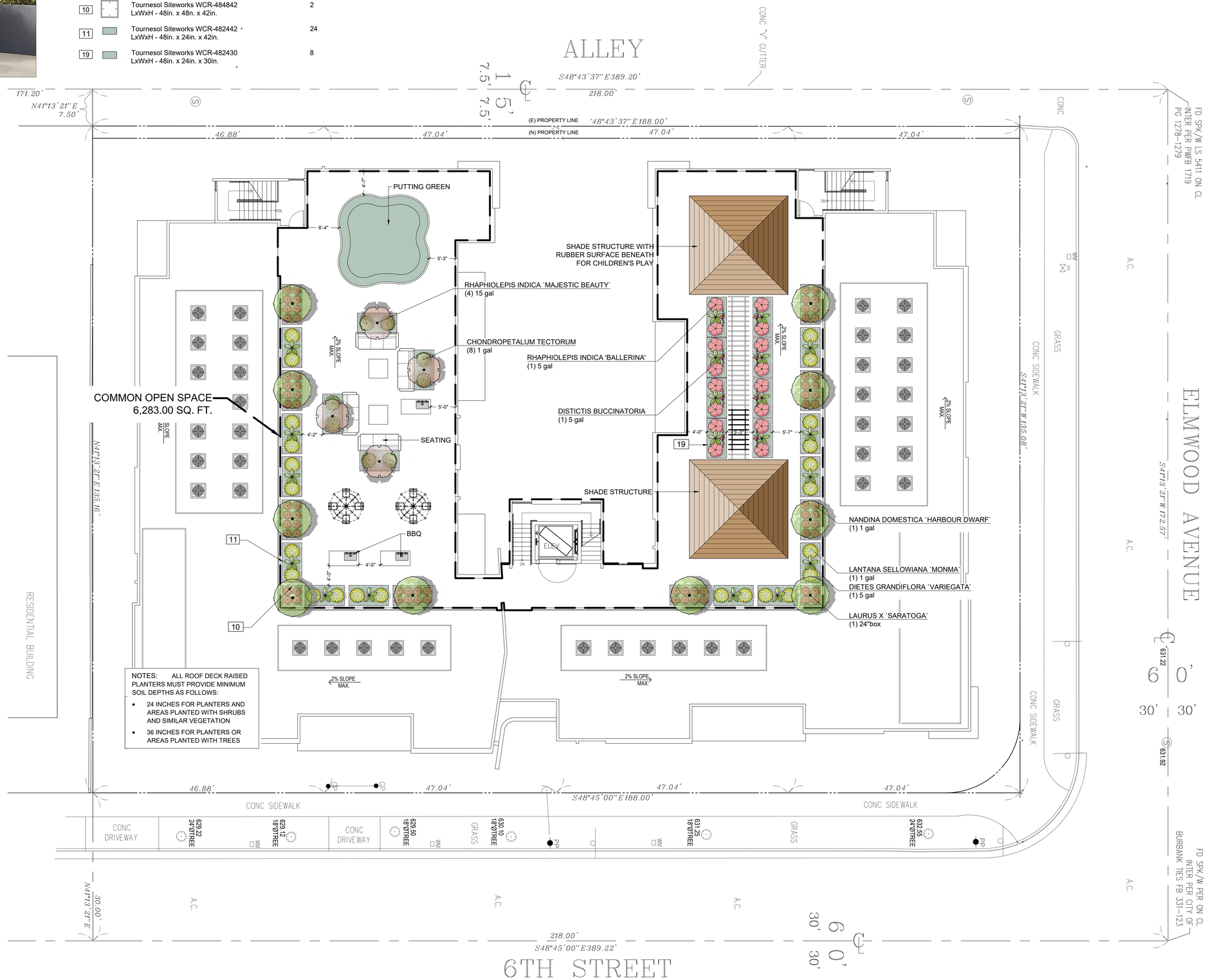
ROOF DECK RISED PLANTER BOX SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
10	Tournesol Siteworks WCR-484842 LxWxH - 48in. x 48in. x 42in.	2	
11	Tournesol Siteworks WCR-482442 + LxWxH - 48in. x 24in. x 42in.	24	
19	Tournesol Siteworks WCR-482430 LxWxH - 48in. x 24in. x 30in.	8	



0 8 16 24 feet

1/8" = 1'-0"

ATTACHMENT 4 -32

SEED GROUP
landscape architecture
1505 border avenue
torrance ca 90501
T 310.787.1055 F 310.787.9291

LICENSED LANDSCAPE ARCHITECT
WADE C. NANTZ NO. 5534
SIGNATURE
11-30-2021
RENEWAL DATE
STATE OF CALIFORNIA

DATE	08-11-20
SCALE	AS SHOWN
DRAWN BY	SH
CHECKED BY	AA

REVISIONS/PLAN LOG

PROJECT AND CLIENT NAME

6TH STREET RESIDENCE

801-817 6TH STREET
BURBANK, CA 91501

SHEET DESCRIPTION

ROOF DECK
LANDSCAPE PLAN

SHEET NUMBER L-1.1 OF 3
PROJECT NUMBER

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PLANT SCHEDULE FIRST FLOOR

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY	REMARKS
TREES						
	Agonis flexuosa `Jervis Bay Afterdark`	Red Peppermint Tree	24"box	Low	4	
	Agonis flexuosa `Jervis Bay Afterdark`	Red Peppermint Tree	48"box	Low	11	
	Cercis occidentalis	Western Redbud	24"box	Low	5	
	Laurus x `Saratoga`	Saratoga Hybrid Laurel	24"box	Low	5	
	Rhaphiolepis indica `Majestic Beauty`	Majestic Beauty Indian Hawthorn	15 gal	Low	3	
	Rhaphiolepis indica `Majestic Beauty`	Majestic Beauty Indian Hawthorn	24"box	Low	7	
EXISTING						
	Existing Tree		Existing	Moderate	6	
SHRUBS						
	Agave attenuata `Huntington Blue`	Century Plant	5 gal	Low	20	
	Callistemon viminalis `Little John`	Dwarf Weeping Bottlebrush	5 gal	Low	90	
	Carex tumulicola	Foothill Sedge	1 gal	Low	29	
	Chondropetalum tectorum	Cape Rush	1 gal	Low	15	
	Dietes grandiflora `Variegata`	Striped Fortnight Lily	5 gal	Low	21	
	Hardenbergia violacea	Lilac Vine	5 gal	Low	36	
	Nandina domestica `Harbour Dwarf`	Harbour Dwarf Heavenly Bamboo	1 gal	Low	35	
	Phormium tenax 'Jack Spratt'	New Zealand Flax	1 gal	Low	301	
	Rhaphiolepis indica 'Conor'	Eleanor Tabor Indian Hawthorn	5 gal	Low	31	

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING	QTY	REMARKS
GROUND COVERS							
	Senecio mandraliscae `Blue Chalk Sticks`	Senecio	1 gal	Low	18" o.c.	537	Space 18" o.c.

Agonis flexuosa 'Jervis Bay Afterdark'

Cercis occidentalis

Laurus 'Saratoga'

Rhaphiolepis 'Majestic Beauty'

Agave attenuata

Callistemon viminalis 'Little John'

Carex tumulicola

Chondropetalum tectorum

Dietes variegata

Distictus buccinatoria

Hardenbergia 'Happy Wanderer'

Lantana 'White Lightning'

Nandina 'Harbor Dwarf'

Phormium t. 'Jack Spratt'

Rhaphiolepis indica

Senecio 'Blue Chalk Sticks'

PLANT SCHEDULE ROOF DECK

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY
TREES					
	Laurus x `Saratoga`	Saratoga Hybrid Laurel	24"box	Low	10
	Rhaphiolepis indica `Majestic Beauty`	Majestic Beauty Indian Hawthorn	15 gal	Low	4
SHRUBS					
	Chondropetalum tectorum	Cape Rush	1 gal	Low	8
	Dietes grandiflora `Variegata`	Striped Fortnight Lily	5 gal	Low	20
	Distictis buccinatoria	Blood Red Trumpet Vine	5 gal	Moderate	8
	Lantana sellowiana `Monma`	White Lightnin`® Trailing Lantana	1 gal	Very Low	24
	Nandina domestica `Harbour Dwarf`	Harbour Dwarf Heavenly Bamboo	1 gal	Low	72
	Rhaphiolepis indica 'Ballerina'	Ballerina Indian Hawthorn	5 gal	Low	16

LANDSCAPE AREA	
REQUIRED PRIVATE OUTDOOR SPACE	50 SQ. FT. PER UNIT = 39 X 50 = 1,950 SQ. FT. MIN.
PROVIDED PRIVATE OUTDOOR SPACE	2,620.83 SQ. FT.
REQUIRED COMMON OPEN SPACE	150 SQ FT. PER UNIT = 39 X 150 = 5,850 SQ. FT.
PROVIDED COMMON OPEN SPACE FIRST FLOOR)	2,628.80 SQ. FT
PROVIDED OPEN SPACE (ROOF FLOOR)	6,283.00 SQ.FT.
TOTAL PROVIDED OPEN SPACE AREA	8,911.80 SQ. FT
REQUIRED LANDSCAPE ON LOT	25,400 X 15% = 3,810 SQ. FT. MIN.
PROVIDED LANDSCAPE ON LOT (FIRST FLOOR)	4,082.62 SQ. FT
PROVIDED LANDSCAPE ON LOT (ROOF FLOOR)	1,081.10 SQ. FT
TOTAL PROVIDED LANDSCAPE ON LOT	5,163.72 SQ. FT.
REQUIRED LANDSCAPE IN COMMON SPACE	5,850 X 15% +877.5 SQ. FT.
PROVIDED LANDSCAPE IN COMMON SPACE (FIRST FLOOR)	834.38 SQ. FT.
PROVIDED LANDSCAPE ON ROOF FLOOR	1,081.10 SQ. FT.
TOTAL PROVIDED LANDSCAPE	1,915.48 SQ. FT.

NOTE : PROVIDE MINIMUM SOIL DEPTH OF 24" FOR ALL PLANTERS, AND 36" FOR PLANTERS WITH TREES. LID PLANTERS TO BE DESIGNED BY CIVIL ENGINEER.

NOTE : TREES MUST BE PROVIDED IN COMMON OPEN SPACE AREAS AT A RATE OF ONE (1) TREE PER 600 SQUARE FEET OF OPEN SPACE AREA, SUBJECT TO NORMAL ROUNDING PROCEDURES.

TOTAL PROVIDED COMMON OPEN SPACE AREA :	834.38 SQ. FT.
REQUIRED TREES :	2 TREES
PROVIDED TREES :	8 TREES

NOTE : AT LEAST 50 PERCENT OF THE TOTAL LANDSCAPE AREA OF THE LOT AS A WHOLE MUST BE PLANTED WITH SHRUBS AT A RATE OF ONE (1) SHRUB PER 10 SQUARE FEET.

TOTAL LANDSCAPE AREA ON LOT :	5,163.72 SQ. FT.
50% OF TOTAL LANDSCAPE AREA ON LOT :	2,582.00 SQ. FT.
REQUIRED SHRUBS :	259 SHRUBS
PROVIDED SHRUBS :	726 SHRUBS

ATTACHMENT 4 -33

SEED GROUP
landscape architecture
1505 border avenue
torrance ca 90501
T 310.787.1055 F 310.787.9291

LICENSED LANDSCAPE ARCHITECT
PHILIP C. NANTZ NO. 5504
SIGNATURE
11-30-2021
RENEWAL DATE
STATE OF CALIFORNIA

DATE	08-11-20
SCALE	AS SHOWN
DRAWN BY	SH
CHECKED BY	AA

REVISIONS/PLAN LOG

PROJECT AND CLIENT NAME

6TH STREET RESIDENCE

801-817 6TH STREET
BURBANK, CA 91501

SHEET DESCRIPTION

PLANT LEGENDS AND GALLERY

SHEET NUMBER L-1.2 OF 3
PROJECT NUMBER

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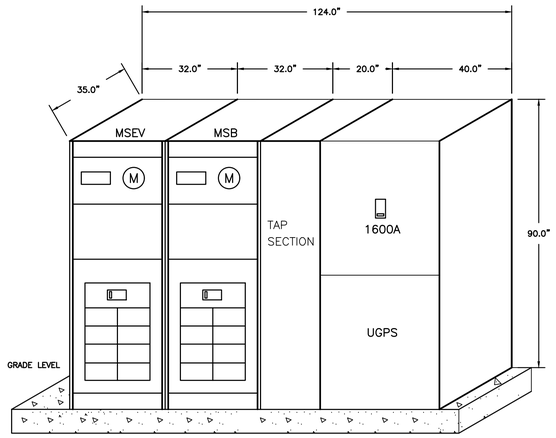

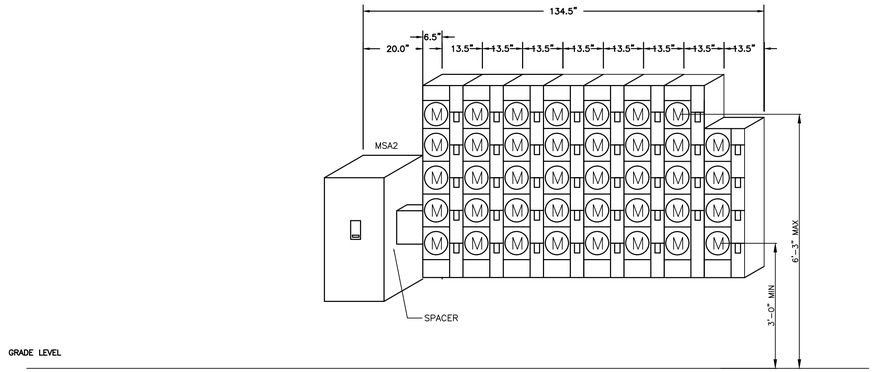

1 SERVICE EQUIPMENT ELEVATION
SCALE:NONE

REV.	DATE	BY	DESCRIPTION
1	X		
2	X		
3			
4			

	DATE	BY
PLUMB CHKD	X	X
MECH CHKD	X	X
LID CHKD	X	X
CUST. OK'D	X	X

ABRARI
ASSOCIATES
ELECTRICAL ENGINEERS

1713 STANDARD AVE.
GLENDALE, CA 91201
W 818.956.1900
MAIL@ABRARI.COM

PROJECT
39 UNITS-MULTI RESIDENTIAL
801-817 6TH ST.,
BURBANK, CA 91501

REGISTERED PROFESSIONAL ENGINEER
HAMID R. ABRARI
NO. 13294
EXP. 03-31-26
ELECTRICAL
STATE OF CALIFORNIA

DATE SIGNED: 04-25-24

SHEET TITLE
PANEL SCHEDULES

PROJECT NO.:	16-
SCALE:	NONE
DATE:	04-25-24
BY:	AM
CHECKED:	HRA

DRAWING NO.
E-2.1

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ALLEY

171.20'
N41°13'21"E
7.50'
622.64' PC
2'-6" DEDICATION
(E) PROPERTY LINE
(N) PROPERTY LINE
S48°43'37"E188.00'
46.88'
47.04'
47.04'
47.04'
626.61' PC
622.25' ELEV.
632.75' ELEV.
633.25' ELEV.
8'-6"X6' TRANSFORMER PAD
2-4"CONDUITS STUB-OUT
5'
8'-6"
3'
3'
6'
3'
ELEC. TRANSFORMER PAD
18'X30' STAGING AREA
MS
MSA
4-4"CONDUITS
FD SPK/W LS 5411 ON CL
INTER PER PWFB 1719
PG 1278-1279
ELMWOOD AVENUE
EXIT
UP
DN
PATIO
UNIT 107
± 983 s.f.
UNIT 109
± 1,082 s.f.
UNIT 111
± 699 s.f.
UNIT 113
± 699 s.f.
UNIT 105
± 983 s.f.
UNIT 103
± 1,132 s.f.
UNIT 101
± 748 s.f.
UNIT 110
± 1,082 s.f.
UNIT 112
± 984 s.f.
UNIT 102
± 1,010 s.f.
UNIT 108
± 983 s.f.
UNIT 106
± 983 s.f.
UNIT 104
± 1,132 s.f.
8'-0"
6'-0"
10'-9"
COMMON AREA
±2,650 SQ.FT.
RESIDENTIAL BUILDING
CONC SIDEWALK
CONC DRIVEWAY
GRASS
PROPERTY LINE
N41°13'21"E 135.16'
N41°13'21"E
30.00'
628.39' PC
632.29' PC
S48°45'00"E188.00'
FD SPK/W PER ON CL
INTER PER CITY OF
BURBANK TIES FB 331-123

1 FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/8"=1'-0"

ATTACHMENT 4 -35

REV.	DATE	BY	DESCRIPTION
A	X		
A			
A			
A			

	DATE	BY
PLUMB CHKD	X	X
MECH CHKD	X	X
LID CHKD	X	X
CUST. OK'D	X	X

ABRARI
ASSOCIATES
ELECTRICAL ENGINEERS

1713 STANDARD AVE.
GLENDALE, CA 91201
W 818.956.1900
MAIL@ABRARI.COM

PROJECT

39 UNITS-MULTI RESIDENTIAL
801-817 6TH ST.,
BURBANK, CA 91501

REGISTERED PROFESSIONAL ENGINEER
HAMID R. ABRARI
NO. 13294
EXP. 03-31-26
ELECTRICAL
STATE OF CALIFORNIA

Hamy R. Abrari

DATE SIGNED: 04-25-24

SHEET TITLE

FIRST FLOOR ELECTRICAL PLAN

PROJECT NO.:	16-
SCALE:	1/8"=1'-0"
DATE:	04-25-24
BY:	AM
CHECKED:	HRA
DRAWING NO.	E-4.0

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY ABRARI AND ASSOCIATES AND WERE CREATED AND DEVELOPED FOR USE AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN AUTHORIZATION OF ABRARI AND ASSOCIATES INC

CITY OF BURBANK
GRADING AND DRAINAGE PLAN
801-817 S 6TH STREET

GENERAL NOTES:

1. ALL WORK SHALL BE DONE UNDER THE DIRECTION OF A REGISTERED CIVIL ENGINEER. DURING AND UPON COMPLETION OF THE WORK, A CERTIFICATE SIGNED BY A REGISTERED CIVIL ENGINEER SHALL BE FILED WITH THE CITY ENGINEER CERTIFYING THAT ALL WORK HAS BEEN COMPLETED IN ACCORDANCE WITH THIS PERMIT AND THE WHITTIER MUNICIPAL CODE. INCLUDED WITH THIS CERTIFICATE SHALL BE A MAP SHOWING THE ELEVATIONS OF THE LOTS AND SLOPES OF ALL BANKS, AS CONSTRUCTED.
2. DURING ALL GRADING OPERATIONS, ADEQUATE PROTECTION SHALL BE PROVIDED FOR ADJOINING PROPERTY OR PROPERTY LOCATED AT LOWER ELEVATIONS WHERE EROSION MAY CAUSE DAMAGE OR NUISANCE. PROTECTION SHALL ALSO BE PROVIDED FOR ADJOINING PUBLIC WAYS. A DESILTING BASIN SHALL BE MAINTAINED ON THE PROPERTY AT ALL TIMES TO RETAIN ALL DIRT AND SILT WITHIN THE PROPOSED DEVELOPMENT BOUNDARIES. THE APPLICANT SHALL SUBMIT A PLAN IN WRITING SPECIFYING THE MANNER IN WHICH PROTECTION WILL BE PROVIDED FOR THE ADJOINING PROPERTIES.
3. A COMPREHENSIVE GENERAL LIABILITY INSURANCE CERTIFICATE SHALL BE PRESENTED TO THE CITY ENGINEER SHOWING SAME TO BE IN EFFECT FOR NOT LESS THAN $500,000 COMBINED SINGLE LIMIT OCCURRENCE. THE APPLICANT SHALL FURNISH THE CITY WITH A CERTIFICATE CONTAINING A THIRTY (30) DAY CANCELLATION NOTICE CLAUSE AND SHALL NAME THE CITY AS ADDITIONAL INSURED.
4. A SURETY BOND OR CASH DEPOSIT IN THE SUM OF $_____ SHALL BE PROVIDED TO THE CITY ENGINEER GUARANTEEING THE COMPLETION OF THE EXCAVATION WORK SHOWN ON THE GRADING PLAN AND IN THE MANNER THE COMPLETION OF THE EXCAVATION WORK SHOWN ON THE GRADING PLAN AND IN THE MANNER SPECIFIED IN THE GRADING PERMIT. THE FOLLOWING WORK SHALL BE COVERED BY THIS BOND:

   a. THE COMPLETION OF THE EXCAVATION WORK AS SHOWN ON THE GRADING PLAN AND IN THE MANNER SPECIFIED IN THE GRADING PERMIT AND UNDER THE CONDITIONS SET FOR THE APPROVAL OF THE DEVELOPMENT.
   b. INSTALLATION OF PAVED DRAINS AS SHOWN ON THE APPROVED GRADING PLAN.
   c. CONSTRUCTION OF DRAINAGE PIPES, CONDUITS, AND DRAINAGE STRUCTURES AS SHOWN ON THE APPROVED GRADING PLAN AND AS REQUIRED BY THE GRADING PERMIT.
   d. THE PROTECTION OF ALL SLOPES IMMEDIATELY UPON COMPLETION WITH SEEDING OR OTHER FORMS OF APPROVED EROSION CONTROL DEVICE.
   e. THE IMPROVEMENT OF ALL STREETS AS REQUIRED BY THE TENTATIVE APPROVAL OF THE DEVELOPMENT.

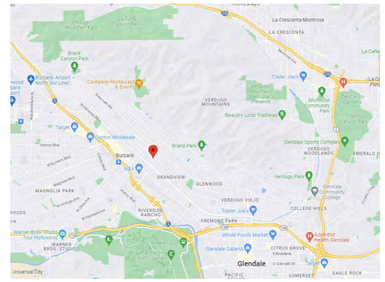
5. THE GRANTING OF THIS PERMIT SHALL NOT BE CONSTRUED TO AUTHORIZE APPLICANT TO DO GRADING WORK OUTSIDE THE BOUNDARIES OF THE PROPERTY OWNED BY THE APPLICANT. EVIDENCE OF PERMISSION TO WORK ON ADJOINING PROPERTIES SHALL BE SUBMITTED IN WRITING TO THE CITY ENGINEER BEFORE DOING ANY WORK ON SUCH PROPERTY.
6. NO WORK SHALL BE DONE BETWEEN THE HOURS OF 6:00 P.M. AND 7:00 A.M. OR ON SUNDAYS.
7. ALL RETAINING WALLS SHALL BE CONSTRUCTED UNDER PERMIT FROM THE CITY OF WHITTIER BUILDING DEPARTMENT.
8. ALL DRIVEWAY APRONS SHALL BE APPROVED BY THE TRAFFIC ENGINEER AND CONSTRUCTED UNDER PERMIT FROM THE CITY OF WHITTIER PUBLIC WORKS DEPARTMENT.
9. DUST SHALL BE CONTROLLED BY SPRINKLING AS REQUIRED BY THE CITY ENGINEER.
10. BEFORE EXPORTING ANY DIRT FROM THE SITE, A PERMIT SHALL BE OBTAINED FROM THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF WHITTIER.
11. ADDITIONAL CONDITIONS MAY BE IMPOSED FROM TIME TO TIME BY THE CITY ENGINEER TO ALLEVIATE TRAFFIC AND NUISANCE CONDITIONS.
12. CUT SLOPES: THE MAXIMUM ALLOWABLE STEEPNESS OF CUT SLOPES IS 2:1. STEEPER SLOPES MAY BE PERMITTED BY THE CITY ENGINEER ONLY AFTER INVESTIGATION AND RECOMMENDATION BY A SOILS ENGINEER OR GEOLOGIST THAT THE PROPOSED STEEPER SLOPE WILL BE STABLE AND NOT CREATE HAZARD. AN APPROVED DRAINAGE DITCH SHALL BE CONSTRUCTED ACROSS THE TOP OF ALL CUT SLOPES.
13. FILL SLOPES: THE ALLOWABLE SLOPE FOR FILL BANKS IS 2:1 MAXIMUM.
14. COMPACTION OF FILLS:
   a. ALL FILLS SHALL BE COMPACTED TO A MINIMUM OF 90% OF THE MAXIMUM DRY DENSITY OF THE SOIL AND CERTIFICATES FROM AN ACCREDITED LABORATORY OR CIVIL ENGINEER SHOWING THE DEGREE OF COMPACTION SHALL BE PROVIDED THE CITY ENGINEER AND BUILDING SUPERINTENDENT, TOGETHER WITH A TABULATION OF THE PERCENT COMPACTION OBTAINED IN THEIR VARIOUS TESTS AND A PLAN SHOWING THE LOCATION OF THE TESTS.
   b. COMPACTION MAY BE REDUCED TO A MINIMUM OF 85% WITHIN THE OUTER EIGHT INCHES OF FILL SLOPE SURFACES, WHEN COMPARATIVE EFFORT SIMILAR TO GRID ROLLING IS USED ON THE SURFACE, OR
   c. COMPACTION MAY BE LESS THAN 90% IF THE FILL IS NOT INTENDED TO SUPPORT STRUCTURES AND COMPACTION IS NOT OTHERWISE REQUIRED FOR SAFETY. PRIOR APPROVAL WILL BE REQUIRED FROM THE CITY ENGINEER FOR COMPACTION OF LESS THAN 90%.
   d. SLOPE SURFACES MAY BE SCARIFIED OR TOP SOIL ADDED, PROVIDED SUCH LOOSE MATERIALS ARE NOT OVER THREE INCHES THICK.
15. DRAINAGE FROM ALL LOTS SHALL BE CARRIED TO THE CURB LINE IN A MANNER THAT WILL PREVENT DAMAGE TO THE PROPOSED IMPROVEMENTS.
16. COMPACTION METHODS:
   a. THE SPACE OVER WHICH FILLS ARE TO BE MADE SHALL FIRST BE CLEARED OF ALL TRASH, BRUSH, TREES, STUMPS, TIMBER, OR DEBRIS AND SHALL BE SCARIFIED.
   b. WHEN AN EXISTING FILL IS TO BE WIDENED OR A NEW FILL IS TO BE MADE, THE NEW MATERIAL SHALL BE BONDED TO THE OLD BY PLOWING DEEP LONGITUDINAL FURROWS.
   c. ALL FILLING SHALL BE DONE WITH GOOD SOUND EARTH OR GRAVEL, AND NO OIL CAKE, MACADAM, BITUMINOUS PAVEMENT, CONCRETE OR OTHER LUMPY MATERIAL SHALL BE USED IN THE FULL UNLESS THE SAME IS SCATTERED AND THE LUMPS DO NOT EXCEED FOUR (4) INCHES IN DIAMETER AND ARE NOT PLACED WITHIN ONE (1) FOOT OF SUB-GRADE.
   d. SLOPE BENCHING (5 FEET MINIMUM WIDTH) SHALL BE REQUIRED WHERE FILLS ARE PLACED ON A NATURAL GRADE EXCEEDING FIVE (5) FEET HORIZONTAL TO ONE (1) FOOT VERTICAL.

BEST MANAGEMENT PRACTICE NOTES

1. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORMWATER FROM THE PROJECT SITE AT ALL TIMES.
2. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
3. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
4. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
8. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
9. "I CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ENSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SUBMITTED IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT SUBMITTING FALSE AND/ OR INACCURATE INFORMATION, FAILING TO UPDATE THE ESCP TO REFLECT CURRENT CONDITIONS, OR FAILING TO PROPERLY AND/ OR ADEQUATELY IMPLEMENT THE ESCP MAY RESULT IN REVOCATION OF GRADING AND/ OR OTHER PERMITS OR OTHER SANCTIONS PROVIDED BY LAW."

PRINT NAME _____
(OWNER OR AUTHORIZED AGENT OF THE OWNER)

SIGNATURE _____ DATE _____
(OWNER OR AUTHORIZED AGENT OF THE OWNER)



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

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

LOTS 28, 29, 30 AND 31 OF TRACT 6694, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES AS SHOWN ON MAP RECORDED IN BOOK 77 PAGE 55 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN : 5621-026-008, 5621-026-009, 5621-026-024

LAND AREA:

CONTAINING A TOTAL AREA OF 25,404.67 SQ. FT., OR 0.5832 ACRES, MORE OR LESS.

BASIS OF BEARINGS:

THE BEARING NORTH 48° 45' 00" WEST, ON THE CENTERLINE OF 6TH STREET AS SHOWN ON TRACT NUMBER 6694 MAP BOOK 77 PAGE 55, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

INDEX OF DRAWINGS:

TITLE SHEET	C-1
GRADING & DRAINAGE PLAN, SECTIONS & DETAILS	C-2
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GRADING & DRAINAGE PLAN, SECTIONS & DETAILS	C-4
EROSION & SEDIMENT CONTROL NOTES	ESCP-1
EROSION & SEDIMENT CONTROL PLAN	ESCP-2
EROSION & SEDIMENT CONTROL DETAIL (CASQA BMP # WM-8 & WM-3)	ESCP-3
EROSION & SEDIMENT CONTROL DETAIL (CASQA BMP # SE-5 & SE-7)	ESCP-4
EROSION & SEDIMENT CONTROL DETAIL (CASQA BMP # TC-1)	ESCP-5
EROSION & SEDIMENT CONTROL DETAIL (CASQA BMP # WE-1)	ESCP-6

UNDERGROUND SERVICE ALERT
CALL BEFORE YOU DIG
CALL TOLL FREE 1-800 227-2600 TWO WORKING DAYS BEFORE YOU DIG

SOIL ENGINEER & ENGINEERING GEOLOGIST
NAME:
ADDRESS:
TEL. NO.:

SOIL ENGINEER APPROVAL
THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO THE RECOMMENDATIONS OF SOILS ENGINEERING/GEOLOGIC REPORTS DATED:
_____ DATE

APPROVED BY: CITY OF BURBANK
_____ DATE
CITY ENGINEER
R.C.E._____ EXP. _____

NO.	DATE	REVISIONS

OWNER : MR. JOHN M. GERRO

PROJECT ADDRESS : 801 S 6TH STREET BURBANK, CALIFORNIA 91501

GENERAL GRADING NOTES
INDEX OF SHEET

ZENITH
ENGINEERING & SURVEYING, INC
CIVIL ENGINEERING • STRUCTURAL • LAND SURVEYING
5122 KATELLA AVENUE SUITE 210, LOS ALAMITOS, CA 90720
TEL NO. : 714-576-7725 EMAIL : info@zenithcels.com

PREPARED UNDER THE DIRECT SUPERVISION OF:

REGISTERED PROFESSIONAL ENGINEER
GIL BERETTO
No. 86264
Exp. 03-31-23
CIVIL
STATE OF CALIFORNIA

03/30/25
DATE

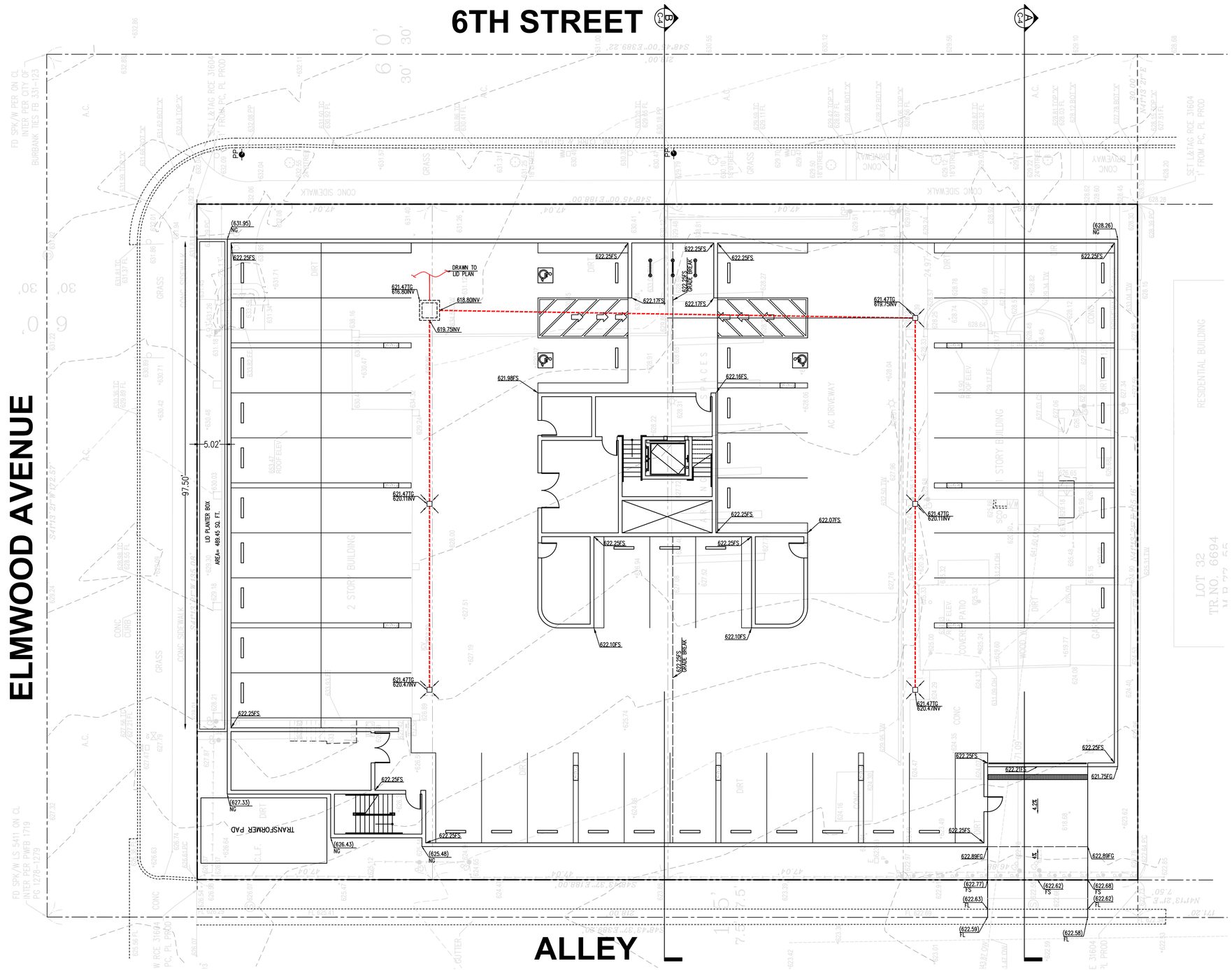
DESIGNED BY:	M.D.
CHECKED BY:	G.B.B.
JOB NO. :	Z-23-0430
SCALE:	AS SHOWN
DATE:	03/30/23
SHEET NAME	C-1
SHEET :	1 OF 10

ATTACHMENT 4 -36

6TH STREET

ELMWOOD AVENUE

ALLEY



PARKING LEVEL
SCALE: 1" : 10'

GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1 inch = 10 ft.

NO.	REVISIONS	DATE

OWNER :
MR. JOHN M. GERRO

PROJECT ADDRESS :
801 S 6TH STREET
BURBANK, CALIFORNIA 91501

GRADING & DRAINAGE PLAN

ZENITH
ENGINEERING & SURVEYING, INC
CIVIL ENGINEERING • • STRUCTURAL • • LAND SURVEYING
5122 KATELLA AVENUE SUITE 210, LOS ALAMITOS, CA 90720
TEL. NO. : 714-576-7725 EMAIL : info@zenithceis.com

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CIVIL
No. 86264
Exp. 03-31-23
STATE OF CALIFORNIA

03/30/25
DATE

DESIGNED BY:	M.D.
CHECKED BY:	G.B.B.
JOB NO. :	Z-23-0430
SCALE:	AS SHOWN
DATE:	03/30/23
SHEET NAME	C-2
SHEET :	2 OF 10

UNDERGROUND SERVICE ALERT
CALL BEFORE YOU DIG
CALL TOLL FREE 1-800 227-2600 TWO WORKING DAYS BEFORE YOU DIG

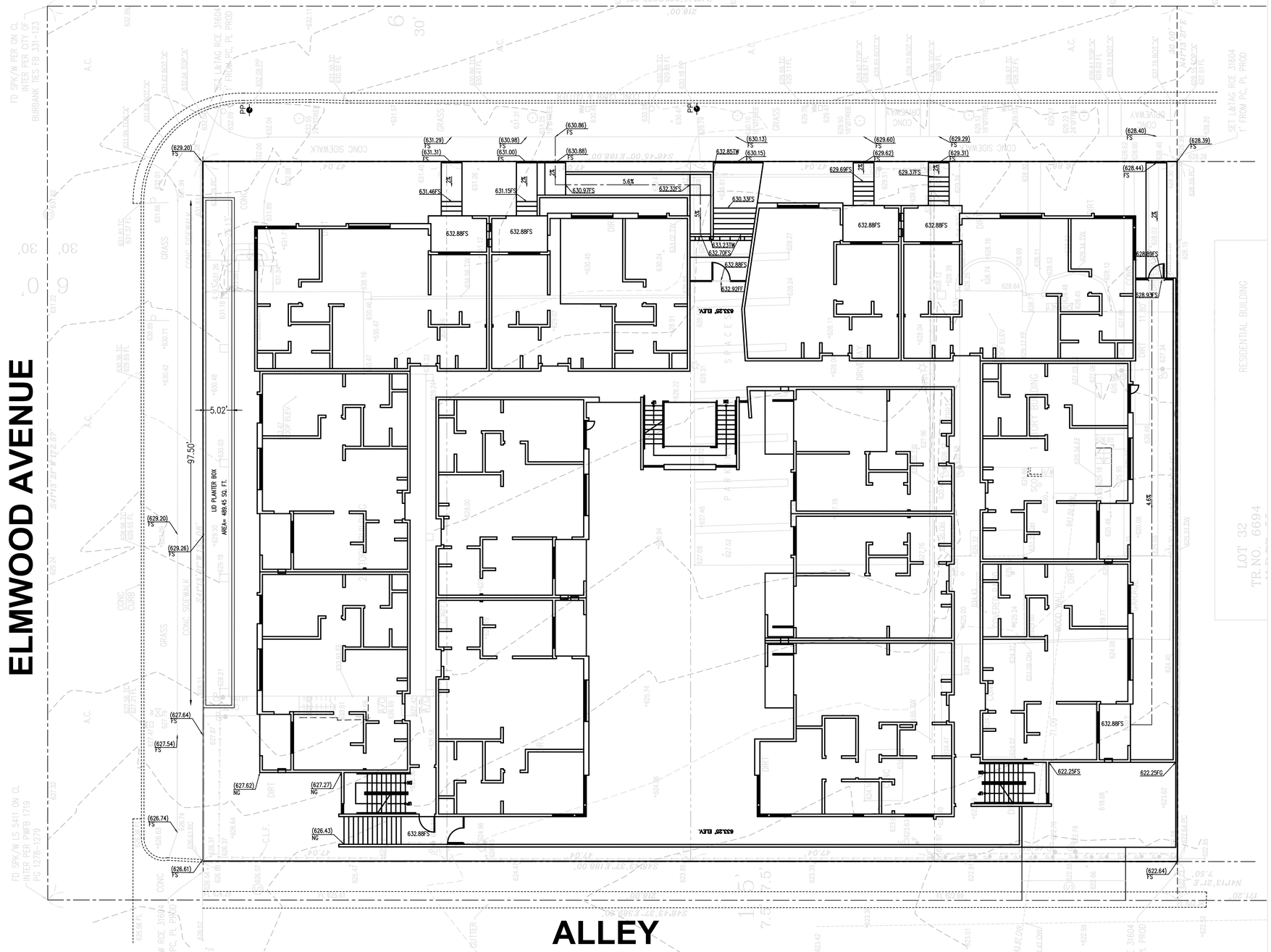
SOIL ENGINEER & ENGINEERING GEOLOGIST
NAME:
ADDRESS:
TEL. NO.:

SOIL ENGINEER APPROVAL
THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO THE RECOMMENDATIONS OF SOILS ENGINEERING/GEOLOGIC REPORTS DATED:
DATE

APPROVED BY: CITY OF BURBANK
CITY ENGINEER DATE
R.C.E. EXP.

ATTACHMENT 4 -37

6TH STREET



GROUND LEVEL
SCALE: 1" : 10'

GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1 inch = 10 ft.

UNDERGROUND SERVICE ALERT	SOIL ENGINEER & ENGINEERING GEOLOGIST	SOIL ENGINEER APPROVAL	APPROVED BY: CITY OF BURBANK
CALL BEFORE YOU DIG CALL TOLL FREE 1-800 227-2600 TWO WORKING DAYS BEFORE YOU DIG	NAME: ADDRESS: TEL. NO.:	THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO THE RECOMMENDATIONS OF SOILS ENGINEERING/GEOLOGIC REPORTS DATED: DATE	CITY ENGINEER DATE R.C.E. EXP.

NO.	REVISIONS	DATE

OWNER:
MR. JOHN M. GERRO

PROJECT ADDRESS:
801 S 6TH STREET
BURBANK, CALIFORNIA 91501

GRADING & DRAINAGE PLAN

ZENITH
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CIVIL ENGINEERING • STRUCTURAL • LAND SURVEYING
5122 KATELLA AVENUE SUITE 210, LOS ALAMITOS, CA 90720
TEL. NO.: 714-576-7725 EMAIL: info@zenithcels.com

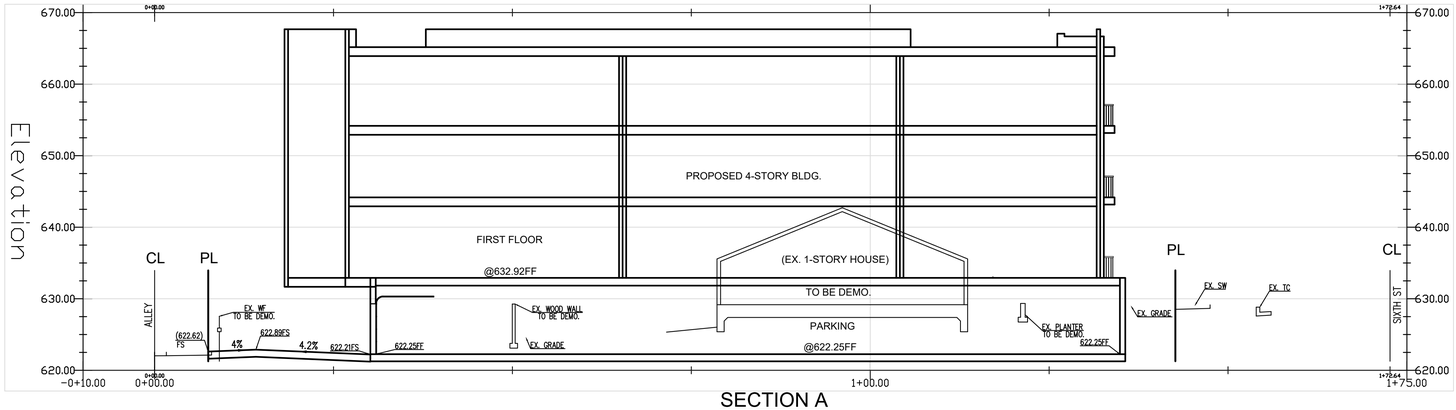
PREPARED UNDER THE DIRECT SUPERVISION OF:

REGISTERED PROFESSIONAL ENGINEER
GIL BERMUDEZ
No. 86264
Exp. 03-31-23
CIVIL
STATE OF CALIFORNIA

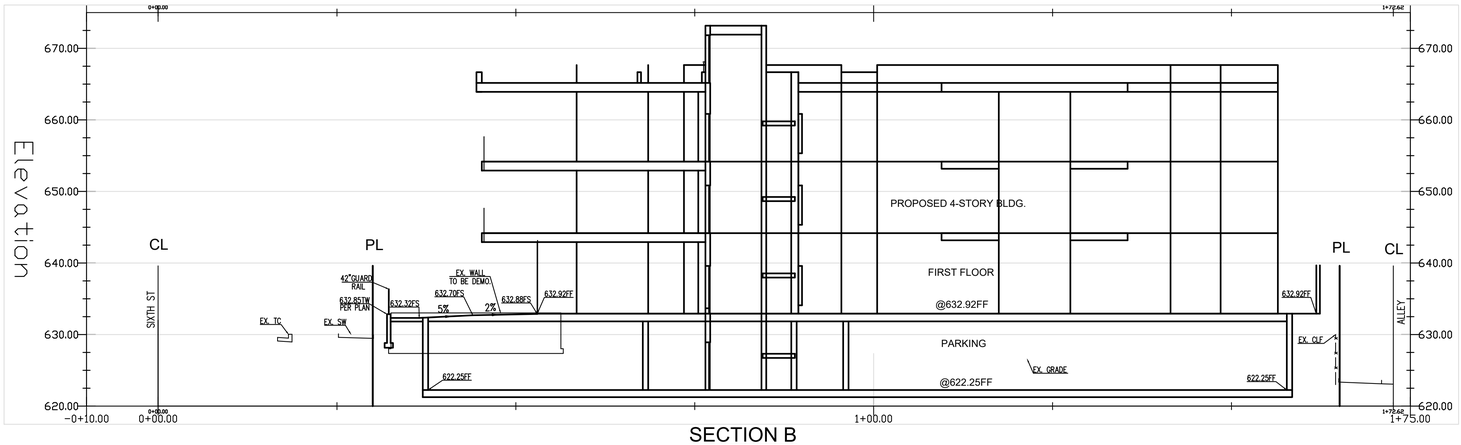
03/30/25
DATE

DESIGNED BY:	M.D.
CHECKED BY:	G.B.B.
JOB NO. :	Z-23-0430
SCALE:	AS SHOWN
DATE:	03/30/23
SHEET NAME	C-3
SHEET :	3 OF 10

ATTACHMENT 4 -38



SECTION A
SCALE: 1" : 10'



SECTION B
SCALE: 1" : 10'

GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1 inch = 10 ft.

NO.	REVISIONS	DATE

OWNER :
MR. JOHN M. GERRO

PROJECT ADDRESS :
801 S 6TH STREET
BURBANK, CALIFORNIA 91501

SECTIONS AND DETAILS

ZENITH
ENGINEERING & SURVEYING, INC
CIVIL ENGINEERING • STRUCTURAL • LAND SURVEYING
5122 KATELLA AVENUE SUITE 210, LOS ALAMITOS, CA 90720
TEL. NO. : 714-576-7725 EMAIL : info@zenithcels.com

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G.L. BERRETO
No. 86264
Exp. 03-31-23
CIVIL
STATE OF CALIFORNIA

03/30/25
DATE

DESIGNED BY:	M.D.
CHECKED BY:	G.B.B.
JOB NO. :	Z-23-0430
SCALE:	AS SHOWN
DATE:	03/30/23
SHEET NAME	C-4
SHEET :	4 OF 10

UNDERGROUND SERVICE ALERT
CALL BEFORE YOU DIG
CALL TOLL FREE 1-800 227-2600 TWO WORKING DAYS BEFORE YOU DIG

SOIL ENGINEER & ENGINEERING GEOLOGIST
NAME:
ADDRESS:
TEL. NO.:

SOIL ENGINEER APPROVAL
THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO THE RECOMMENDATIONS OF SOILS ENGINEERING/GEOLOGIC REPORTS DATED:
DATE

APPROVED BY: CITY OF BURBANK
CITY ENGINEER DATE
R.C.E. EXP.

EROSION AND SEDIMENT CONTROL PLAN (ESCP) GENERAL NOTES

1. IN CASE OF EMERGENCY, CALL GIL B. BERMEJO AT PHONE NO. 714-576-7725

2. TOTAL DISTURBED AREA 0.5832 AC WDID # N/A

I. RISK LEVEL MORE THAN 1 ACRE 1 2 3 (CIRCLE ONE AS DETERMINED BY STATE GENERAL PERMIT FOR SITES GREATER THAN 1 ACRE

3. A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOVEMBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
4. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE BUILDING OFFICIAL IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
5. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS.
6. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
7. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY MUST COMPLY WITH THE APPROPRIATE BMP FOR DEWATERING OPERATIONS.
8. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES AS NEEDED SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE.
9. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMBER 1 AND APRIL 15 OF THE FOLLOWING YEAR WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
10. STORM WATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED, AS NEEDED, AS THE PROJECT PROGRESSES, THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE FIELD ENGINEER. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL IF REQUESTED BY THE BUILDING OFFICIAL.
11. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORM WATER FROM THE PROJECT SITES AT ALL TIMES.
12. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
13. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
14. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOILS AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
15. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
16. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPS ARE INSTALLED AND FUNCTIONING PROPERLY IF THERE IS A 50% OR GREATER PROBABILITY OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL (COPIES OF THE SELF-INSPECTION CHECK LIST AND INSPECTION LOGS ARE AVAILABLE UPON REQUEST).
17. TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
18. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
19. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
20. AS THE ENGINEER/QSD OF RECORD, I HAVE SELECTED APPROPRIATE BMPS TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMPS MUST BE INSTALLED, MONITORED, AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS.

GIL B. BERMEJO
CIVIL ENGINEER/QSD SIGNATURE _____ DATE

21. THE FOLLOWING NOTES MUST BE ON PLANS.

AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, "I CERTIFY THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH THE SYSTEM DESIGNED TO ENSURE THAT A QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION SUBMITTED IS TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT SUBMITTING FALSE AND/ OR INACCURATE INFORMATION, FAILING TO UPDATE THE ESCP TO REFLECT CURRENT CONDITIONS, OR FAILING TO PROPERLY AND/OR ADEQUATELY IMPLEMENT THE ESCP MAY RESULT IN REVOCATION OF GRADING AND/OR OTHER PERMITS OR OTHER SANCTIONS PROVIDED BY LAW."

OWNER OR AUTHORIZED REPRESENTATIVE(PERMITTEE) _____ DATE

22. DEVELOPERS/CONTRACTORS ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPS ARE INSTALLED AND FUNCTIONING PROPERLY AS REQUIRED BY THE STATE CONSTRUCTION GENERAL PERMIT. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL.

BEST MANAGEMENT PRACTICE NOTES

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PRINT NAME _____
(OWNER OR AUTHORIZED AGENT OF THE OWNER)

SIGNATURE _____ DATE _____
(OWNER OR AUTHORIZED AGENT OF THE OWNER)

THE FOLLOWING BMP'S AS OUTLINED IN, BUT NOT LIMITED TO, THE BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORMWATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA 2009, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT(ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY COUNTY INSPECTORS.)

EROSION CONTROL

EC1 - SCHEDULING
EC2 - PRESERVATION OF EXISTING VEGETATION
EC3 - HYDRAULIC MULCH
EC4 - HYDROSEEDING
EC5 - SOIL BINDERS
EC6 - STRAW MULCH
EC7 - GEOTEXTILES AND MATS
EC8 - WOOD MULCHING
EC9 - EARTH DIKES AND DRAINAGE SWALES
EC10 - VELOCITY DISSIPATION DEVICE
EC11 - SLOPE DRAINS
EC12 - STREAMBANK STABILIZATION
EC13 - POLYACRYLAMIDE

TEMPORARY SEDIMENTS CONTROL

SE1 - SILT FENCE
SE2 - SEDIMENT BASIN
SE3 - SEDIMENT TRAP
SE4 - CHECK DAM
SE5 - FIBER ROLLS
SE6 - GRAVEL BAG BERM
SE7 - STREET SWEEPING AND VACCUMING
SE8 - SAND BAG BARRIER
SE9 - STORM DRAIN INLET PROTECTION

WIND EROTION CONTROL

WE1 - WIND EROSION CONTROL

EQUIPMENT TRACKING CONTROL

TC1 - STABILIZED CONSTRUCTION ENTRANCE
TC2 - STABILIZED CONSTRUCTION ROADWAY
TC3 - ENTRANCE/OUTLET TIRE TRASH

NON-STORMWATER MANAGEMENT

NS1 - WATER CONSTRUCTION PRACTICE
NS2 - DEWATERING OPERATIONS
NS3 - PAVING AND GRINDING OPERATIONS
NS4 - TEMPORARY STREAM CROSSING
NS5 - CLEAR WATER DIVERSION
NS6 - ILLICIT CONNECTION/DISCHARGE
NS7 - POTABLE WATER/ IRRIGATION
NS8 - VEHICLE AND EQUIPMENT CLEANING
NS9 - VEHICLE AND EQUIPMENT FUELING
NS10 - VEHICLE AND EQUIPMENT MAINTENANCE
NS11 - PILE DRIVING OPERATIONS
NS12 - CONCRETE CURING
NS13 - CONCRETE FINISHING
NS14 - MATERIAL AND EQUIPMENT USE
NS15 - DEMOLISION ADJACET TO WATER
NS16 - TEMPORARY BATCH PLANTS

WASTE MANAGEMENT AND MATERIAL POLLUTION CONTROL

WM1 - MATERIAL DELIVERY AND STORAGE
WM2 - MATERIAL USE
WM3 - STOCKPILE MANAGEMENT
WM4 - SPILL PRESERVATION AND CONTROL
WM5 - SOLID WASTE MANAGEMENT
WM6 - HAZARDOUS WASTE MANAGEMENT
WM7 - CONTAMINATION SOIL MANAGEMENT
WM8 - CONCRETE WASTE MANAGEMENT
WM9 - SANITARY/SEPTIC WASTE MANAGEMENT
WM10 - LIQUID WASTE MANAGEMENT

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APPROVED BY: CITY OF BURBANK
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NO.	REVISIONS	DATE

OWNER : MR. JOHN M. GERRO

PROJECT ADDRESS : 801 S 6TH STREET BURBANK, CALIFORNIA 91501

TEMPORARY EROSION AND SEDIMENT CONTROL NOTES

ZENITH
ENGINEERING & SURVEYING, INC
CIVIL ENGINEERING • STRUCTURAL • LAND SURVEYING
5122 KATELLA AVENUE SUITE 210, LOS ALAMITOS, CA 90720
TEL NO. : 714-576-7725 EMAIL : info@zenithcels.com

PREPARED UNDER THE DIRECT SUPERVISION OF:

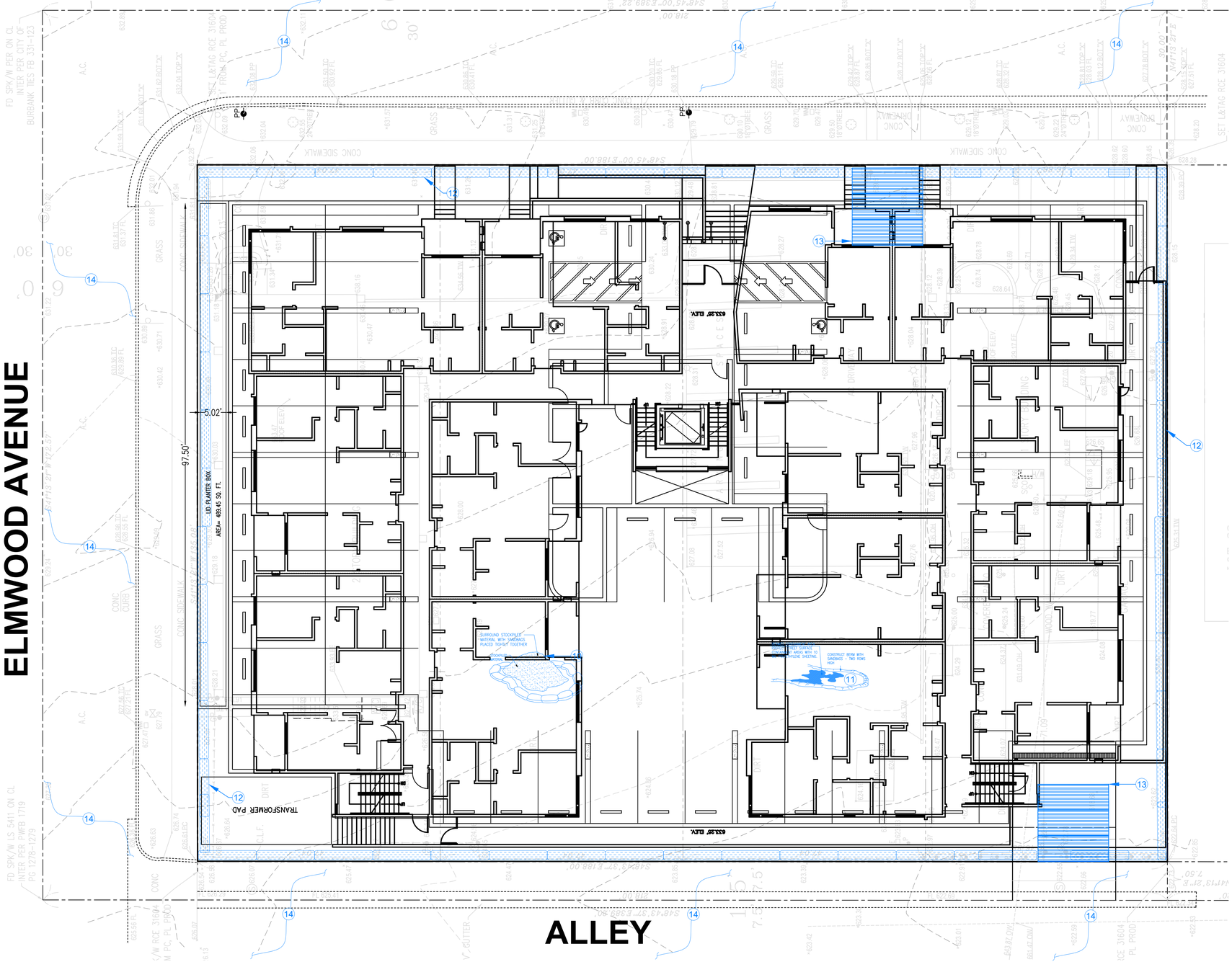
REGISTERED PROFESSIONAL ENGINEER
GIL B. BERMEJO
No. 86264
Exp. 03-31-23
CIVIL
STATE OF CALIFORNIA

03/30/25
DATE

DESIGNED BY:	M.D.
CHECKED BY:	G.B.B.
JOB NO. :	Z-23-0430
SCALE:	AS SHOWN
DATE:	03/30/23
SHEET NAME	ESCP-1
SHEET :	5 OF 10

ATTACHMENT 4 -40

6TH STREET



BMP CONSTRUCTION NOTES:

(10)— PROTECT STOCKPILED MATERIALS FROM EROSION PER CASQA BMP # WM-3 (SEE DETAIL ON SHEET ESCP-3)

(11)— PROVIDE BERMED CONCRETE AND MORTAR WASHOUT CONTAINMENT AREA PER CASQA BMP # WM-8 (SEE DETAIL ON SHEET ESCP-3)

(12)— INSTALL SAND BAG BERM PER CASQA BMP # SE-8 (SEE DETAIL ON SHEET ESCP-4)

(13)— INSTALL STABILIZED CONSTRUCTION ENTRANCE PER CASQA BMP # TC-1 (SEE DETAIL ON SHEET ESCP-5).

(14)— PROVIDE STREET SWEEPING AND VACUUMING PER CASQA BMP # SE-7 (SEE DETAIL ON ESCP-4).

(15)— PROVIDE WIND EROSION CONTROL/DUST CONTROL PER CASQA BMP # WE-1 (SEE DETAIL ON ESCP-6).

GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1 inch = 10 ft.

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CITY ENGINEER DATE
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NO.	REVISIONS	DATE

OWNER: MR. JOHN M. GERRO

PROJECT ADDRESS : 801 S 6TH STREET BURBANK, CALIFORNIA 91501

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

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5122 KATELLA AVENUE SUITE 210, LOS ALAMITOS, CA 90720
TEL NO. : 714-574-7725 EMAIL : info@zenithcels.com

PREPARED UNDER THE DIRECT SUPERVISION OF:

REGISTERED PROFESSIONAL ENGINEER — GIL BERMEJO — No. 86264 Exp. 03-31-23 — CIVIL — STATE OF CALIFORNIA

03/30/25
DATE

DESIGNED BY:	M.D.
CHECKED BY:	G.B.B.
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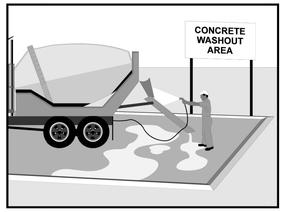
DATE:	03/30/23
SHEET NAME	ESCP-2
SHEET :	6 OF 10

ATTACHMENT 4 -41

Concrete Waste Management WM-8



Categories

EC	Erosion Control	
SE	Sediment Control	
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☒
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	☑
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

None

Description and Purpose

Prevent the discharge of pollutants to stormwater from concrete waste by conducting washout onsite or offsite in a designated area, and by employee and subcontractor training.

The General Permit incorporates Numeric Effluent Limits (NEL) and Numeric Action Levels (NAL) for pH (see Section 2 of this handbook to determine your project's risk level and if you are subject to these requirements).

Many types of construction materials, including mortar, concrete, stucco, cement and block and their associated wastes have basic chemical properties that can raise pH levels outside of the permitted range. Additional care should be taken when managing these materials to prevent them from coming into contact with stormwater flows and raising pH to levels outside the accepted range.

Suitable Applications

Concrete waste management procedures and practices are implemented on construction projects where:

- Concrete is used as a construction material or where concrete dust and debris result from demolition activities.
- Slurries containing portland cement concrete (PCC) are generated, such as from saw cutting, coring, grinding, grooving, and hydro-concrete demolition.

Concrete Waste Management WM-8

- Concrete trucks and other concrete-coated equipment are washed onsite.
- Mortar-mixing stations exist.
- Stucco mixing and spraying .
- See also NS-8, Vehicle and Equipment Cleaning.

Limitations

- Offsite washout of concrete wastes may not always be possible.
- Multiple washouts may be needed to assure adequate capacity and to allow for evaporation.

Implementation

The following steps will help reduce stormwater pollution from concrete wastes:

- Incorporate requirements for concrete waste management into material supplier and subcontractor agreements.
- Store dry and wet materials under cover, away from drainage areas. Refer to WM-1, Material Delivery and Storage for more information.
- Avoid mixing excess amounts of concrete.
- Perform washout of concrete trucks in designated areas only, where washout will not reach stormwater.
- Do not wash out concrete trucks into storm drains, open ditches, streets, streams or onto the ground. Trucks should always be washed out into designated facilities.
- Do not allow excess concrete to be dumped onsite, except in designated areas.
- For onsite washout:
  - On larger sites, it is recommended to locate washout areas at least 50 feet from storm drains, open ditches, or water bodies. Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste.
  - Washout wastes into the temporary washout where the concrete can set, be broken up, and then disposed properly.
  - Washout should be lined so there is no discharge into the underlying soil.
- Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile or dispose in the trash.
- See typical concrete washout installation details at the end of this fact sheet.

Education

- Educate employees, subcontractors, and suppliers on the concrete waste management techniques described herein.

Concrete Waste Management WM-8

- Arrange for contractor's superintendent or representative to oversee and enforce concrete waste management procedures.
- Discuss the concrete management techniques described in this BMP (such as handling of concrete waste and washout) with the ready-mix concrete supplier before any deliveries are made.

Concrete Demolition Wastes

- Stockpile concrete demolition waste in accordance with BMP WM-3, Stockpile Management.
- Dispose of or recycle hardened concrete waste in accordance with applicable federal, state or local regulations.

Concrete Slurry Wastes

- PCC and AC waste should not be allowed to enter storm drains or watercourses.
- PCC and AC waste should be collected and disposed of or placed in a temporary concrete washout facility (as described in Onsite Temporary Concrete Washout Facility, Concrete Transit Truck Washout Procedures, below).
- A foreman or construction supervisor should monitor onsite concrete working tasks, such as saw cutting, coring, grinding and grooving to ensure proper methods are implemented.
- Saw-cut concrete slurry should not be allowed to enter storm drains or watercourses. Residue from grinding operations should be picked up by means of a vacuum attachment to the grinding machine or by sweeping. Saw cutting residue should not be allowed to flow across the pavement and should not be left on the surface of the pavement. See also NS-3, Paving and Grinding Operations; and WM-10, Liquid Waste Management.
- Concrete slurry residue should be disposed in a temporary washout facility (as described in Onsite Temporary Concrete Washout Facility, Concrete Transit Truck Washout Procedures, below) and allowed to dry. Dispose of dry slurry residue in accordance with WM-5, Solid Waste Management.

Onsite Temporary Concrete Washout Facility, Transit Truck Washout Procedures

- Temporary concrete washout facilities should be located a minimum of 50 ft from storm drain inlets, open drainage facilities, and watercourses. Each facility should be located away from construction traffic or access areas to prevent disturbance or tracking.
- A sign should be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.
- Temporary concrete washout facilities should be constructed above grade or below grade at the option of the contractor. Temporary concrete washout facilities should be constructed and maintained in sufficient quantity and size to contain all liquid and concrete waste generated by washout operations.

Concrete Waste Management WM-8

- Temporary washout facilities should have a temporary pit or bermed areas of sufficient volume to completely contain all liquid and waste concrete materials generated during washout procedures.
- Temporary washout facilities should be lined to prevent discharge to the underlying ground or surrounding area.
- Washout of concrete trucks should be performed in designated areas only.
- Only concrete from mixer truck chutes should be washed into concrete wash out.
- Concrete washout from concrete pumper bins can be washed into concrete pumper trucks and discharged into designated washout area or properly disposed of or recycled offsite.
- Once concrete wastes are washed into the designated area and allowed to harden, the concrete should be broken up, removed, and disposed of per WM-5, Solid Waste Management. Dispose of or recycle hardened concrete on a regular basis.
- Temporary Concrete Washout Facility (Type Above Grade)
  - Temporary concrete washout facility (type above grade) should be constructed as shown on the details at the end of this BMP, with a recommended minimum length and minimum width of 10 ft; however, smaller sites or jobs may only need a smaller washout facility. With any washout, always maintain a sufficient quantity and volume to contain all liquid and concrete waste generated by washout operations.
  - Materials used to construct the washout area should conform to the provisions detailed in their respective BMPs (e.g., SE-8 Sandbag Barrier).
  - Plastic lining material should be a minimum of 10 mil in polyethylene sheeting and should be free of holes, tears, or other defects that compromise the impermeability of the material.
  - Alternatively, portable removable containers can be used as above grade concrete washouts. Also called a "roll-off"; this concrete washout facility should be properly sealed to prevent leakage, and should be removed from the site and replaced when the container reaches 75% capacity.
- Temporary Concrete Washout Facility (Type Below Grade)
  - Temporary concrete washout facilities (type below grade) should be constructed as shown on the details at the end of this BMP, with a recommended minimum length and minimum width of 10 ft. The quantity and volume should be sufficient to contain all liquid and concrete waste generated by washout operations.
  - Lath and flagging should be commercial type.
  - Plastic lining material should be a minimum of 10 mil polyethylene sheeting and should be free of holes, tears, or other defects that compromise the impermeability of the material.

Concrete Waste Management WM-8

  - The base of a washout facility should be free of rock or debris that may damage a plastic liner.

Removal of Temporary Concrete Washout Facilities

- When temporary concrete washout facilities are no longer required for the work, the hardened concrete should be removed and properly disposed or recycled in accordance with federal, state or local regulations. Materials used to construct temporary concrete washout facilities should be removed from the site of the work and properly disposed or recycled in accordance with federal, state or local regulations..
- Holes, depressions or other ground disturbance caused by the removal of the temporary concrete washout facilities should be backfilled and repaired.

Costs

All of the above are low cost measures. Roll-off concrete washout facilities can be more costly than other measures due to removal and replacement; however, provide a cleaner alternative to traditional washouts. The type of washout facility, size, and availability of materials will determine the cost of the washout.

Inspection and Maintenance

- BMPs must be inspected in accordance with General Permit requirements for the associated project type and risk level. It is recommended that at a minimum, BMPs be inspected weekly, prior to forecasted rain events, daily during extended rain events, and after the conclusion of rain events.
- Temporary concrete washout facilities should be maintained to provide adequate holding capacity with a minimum freeboard of 4 in. for above grade facilities and 12 in. for below grade facilities. Maintaining temporary concrete washout facilities should include removing and disposing of hardened concrete and returning the facilities to a functional condition. Hardened concrete materials should be removed and properly disposed or recycled in accordance with federal, state or local regulations.
- Washout facilities must be cleaned, or new facilities must be constructed and ready for use once the washout is 75% full.
- Inspect washout facilities for damage (e.g. torn liner, evidence of leaks, signage, etc.). Repair all identified damage.

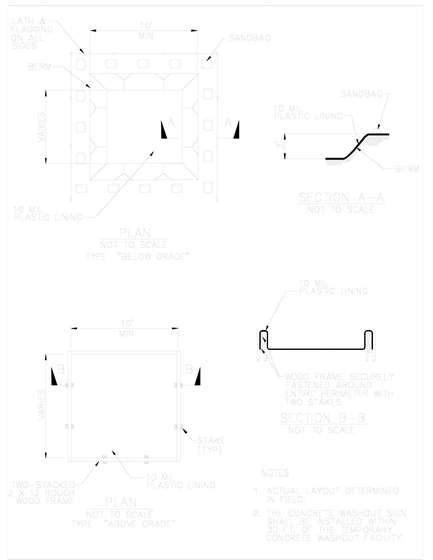
References

Blueprint for a Clean Bay: Best Management Practices to Prevent Stormwater Pollution from Construction Related Activities; Santa Clara Valley Nonpoint Source Pollution Control Program, 1995.

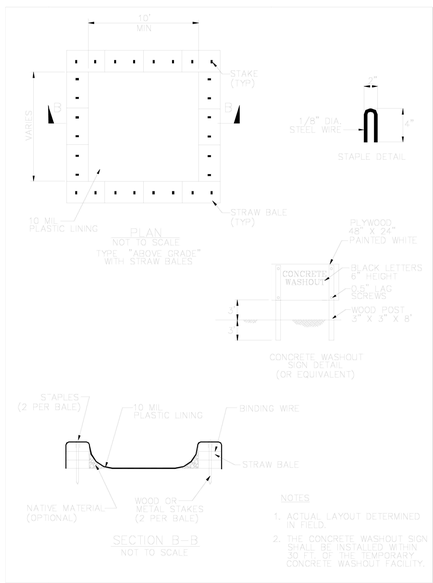
Stormwater Quality Handbooks - Construction Site Best Management Practices (BMPs) Manual, State of California Department of Transportation (Caltrans), November 2000, Updated March 2003.

Stormwater Management for Construction Activities; Developing Pollution Prevention Plans and Best Management Practice, EPA 832-R-92005; USEPA, April 1992.

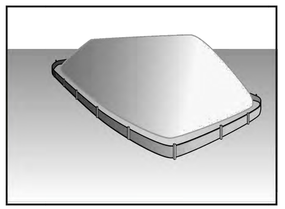
Concrete Waste Management WM-8



Concrete Waste Management WM-8



Stockpile Management WM-3



Categories

EC	Erosion Control	
SE	Sediment Control	☒
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	☒
WM	Waste Management and Materials Pollution Control	☑

Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents

Sediment	☑
Nutrients	☑
Trash	☑
Metals	☑
Bacteria	
Oil and Grease	☑
Organics	☑

Potential Alternatives

None

Description and Purpose

Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, soil amendments, sand, paving materials such as portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub base or pre-mixed aggregate, asphalt minder (so called "cold mix" asphalt), and pressure treated wood.

Suitable Applications

Implement in all projects that stockpile soil and other loose materials.

Limitations

- Plastic sheeting as a stockpile protection is temporary and hard to manage in windy conditions. Where plastic is used, consider use of plastic tarps with nylon reinforcement which may be more durable than standard sheeting.
- Plastic sheeting can increase runoff volume due to lack of infiltration and potentially cause perimeter control failure.
- Plastic sheeting breaks down faster in sunlight.
- The use of Plastic materials and photodegradable plastics should be avoided.

Implementation

Protection of stockpiles is a year-round requirement. To properly manage stockpiles:

OWNER : MR. JOHN M. GERRO

PROJECT ADDRESS : 801 S 6TH STREET BURBANK, CALIFORNIA 91501

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EORION & SEDIMENT CONTROL DETAILS (CASQA BMP # WM-8)

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5122 KATELLA AVENUE SUITE 210, LOS ALAMITOS, CA 90720
TEL. NO. : 714-576-7725 EMAIL : info@zenithcals.com

PREPARED UNDER THE DIRECT SUPERVISION OF:

REGISTERED PROFESSIONAL ENGINEER GIL BERMEJO No. 86264 Exp. 03-31-23 CIVIL STATE OF CALIFORNIA

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ATTACHMENT 4 -42

Stockpile Management WM-3

- On larger sites, a minimum of 50 ft separation from concentrated flows of stormwater, drainage courses, and inlets is recommended.
- All stockpiles are required to be protected immediately if they are not scheduled to be used within 14 days.
- Protect all stockpiles from stormwater runon using temporary perimeter sediment barriers such as compost berms (SE-13), temporary silt dikes (SE-12), fiber rolls (SE-5), silt fences (SE-1), sandbags (SE-8), gravel bags (SE-6), or biofilter bags (SE-14). Refer to the individual fact sheet for each of these controls for installation information.
- Implement wind erosion control practices as appropriate on all stockpiled material. For specific information, see WE-1, Wind Erosion Control.
- Manage stockpiles of contaminated soil in accordance with WM-7, Contaminated Soil Management.
- Place bagged materials on pallets and under cover.
- Ensure that stockpile coverings are installed securely to protect from wind and rain.
- Some plastic covers withstand weather and sunlight better than others. Select cover materials or methods based on anticipated duration of use.

Protection of Non-Active Stockpiles

Non-active stockpiles of the identified materials should be protected further as follows:

Soil stockpiles

- Soil stockpiles should be covered or protected with soil stabilization measures and a temporary perimeter sediment barrier at all times.
- Temporary vegetation should be considered for topsoil piles that will be stockpiled for extended periods.

Stockpiles of Portland cement concrete rubble, asphalt concrete, asphalt concrete rubble, aggregate base, or aggregate sub base

- Stockpiles should be covered and protected with a temporary perimeter sediment barrier at all times.

Stockpiles of "cold mix"

- Cold mix stockpiles should be placed on and covered with plastic sheeting or comparable material at all times and surrounded by a berm.

Stockpiles of fly ash, stucco, hydrated lime

- Stockpiles of materials that may raise the pH of runoff (i.e., basic materials) should be covered with plastic and surrounded by a berm.

Stockpile Management WM-3

Stockpiles/Storage of wood (Pressure treated with chromated copper arsenate or ammoniacal copper zinc arsenate

- Treated wood should be covered with plastic sheeting or comparable material at all times and surrounded by a berm.

Protection of Active Stockpiles

Active stockpiles of the identified materials should be protected as follows:

- All stockpiles should be covered and protected with a temporary linear sediment barrier prior to the onset of precipitation.
- Stockpiles of "cold mix" and treated wood, and basic materials should be placed on and covered with plastic sheeting or comparable material and surrounded by a berm prior to the onset of precipitation.
- The downstream perimeter of an active stockpile should be protected with a linear sediment barrier or berm and runoff should be diverted around or away from the stockpile on the upstream perimeter.

Costs

For cost information associated with stockpile protection refer to the individual erosion or sediment control BMP fact sheet considered for implementation (For example, refer to SE-1 Silt Fence for installation of silt fence around the perimeter of a stockpile.)

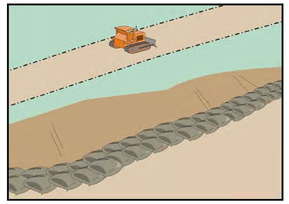
Inspection and Maintenance

- Stockpiles must be inspected in accordance with General Permit requirements for the associated project type and risk level. It is recommended that at a minimum, BMPs be inspected weekly, prior to forecasted rain events, daily during extended rain events, and after the conclusion of rain events.
- It may be necessary to inspect stockpiles covered with plastic sheeting more frequently during certain conditions (for example, high winds or extreme heat).
- Repair and/or replace perimeter controls and covers as needed to keep them functioning properly.
- Sediment shall be removed when it reaches one-third of the barrier height.

References

Stormwater Quality Handbooks - Construction Site Best Management Practices (BMPs) Manual, State of California Department of Transportation (Caltrans), March 2003.

Sandbag Barrier SE-8



Categories

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SE	Sediment Control	☑
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Legend:
☑ **Primary Category**
☒ **Secondary Category**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

SE-1 Silt Fence
SE-5 Fiber Rolls
SE-6 Gravel Bag Berm
SE-14 Biofilter Bags

Description and Purpose

A sandbag barrier is a series of sand-filled bags placed on a level contour to intercept or to divert sheet flows. Sandbag barriers placed on a level contour pond sheet flow runoff, allowing sediment to settle out.

Suitable Applications

Sandbag barriers may be suitable:

- As a linear sediment control measure:
  - Below the toe of slopes and erodible slopes.
  - As sediment traps at culvert/pipe outlets.
  - Below other small cleared areas.
  - Along the perimeter of a site.
  - Down slope of exposed soil areas.
  - Around temporary stockpiles and spoil areas.
  - Parallel to a roadway to keep sediment off paved areas.
  - Along streams and channels.
- As linear erosion control measure:
  - Along the face and at grade breaks of exposed and erodible slopes to shorten slope length and spread runoff as sheet flow.

Sandbag Barrier SE-8

- At the top of slopes to divert runoff away from disturbed slopes.
- As check dams across mildly sloped construction roads.

Limitations

- It is necessary to limit the drainage area upstream of the barrier to 5 acres.
- Sandbags are not intended to be used as filtration devices.
- Easily damaged by construction equipment.
- Degraded sandbags may rupture when removed, spilling sand.
- Sand is easily transported by runoff if bag is damaged or ruptured.
- Installation can be labor intensive.
- Durability of sandbags is somewhat limited and bags may need to be replaced when installation is required for longer than 6 months. When used to detain concentrated flows, maintenance requirements increase.
- Burlap should not be used for sandbags.

Implementation

General

A sandbag barrier consists of a row of sand-filled bags placed on a level contour. When appropriately placed, a sandbag barrier intercepts and slows sheet flow runoff, causing temporary ponding. The temporary ponding allows sediment to settle. Sand-filled bags have limited porosity, which is further limited as the fine sand tends to quickly plug with sediment, limiting or completely blocking the rate of flow through the barrier. If a porous barrier is desired, consider SE-1, Silt Fence, SE-5, Fiber Rolls, SE-6, Gravel Bag Berms or SE-14, Biofilter Bags. Sandbag barriers also interrupt the slope length and thereby reduce erosion by reducing the tendency of sheet flows to concentrate into rivulets which erode rills, and ultimately gullies, into disturbed, sloped soils. Sandbag barriers are similar to gravel bag berms, but less porous. Generally, sandbag barriers should be used in conjunction with temporary soil stabilization controls up slope to provide effective erosion and sediment control.

Design and Layout

- Locate sandbag barriers on a level contour.
- When used for slope interruption, the following slope/sheet flow length combinations apply:
  - Slope inclination of 4:1 (H:V) or flatter: Sandbags should be placed at a maximum interval of 20 ft, with the first row near the slope toe.
  - Slope inclination between 4:1 and 2:1 (H:V): Sandbags should be placed at a maximum interval of 15 ft. (a closer spacing is more effective), with the first row near the slope toe.

    Slope inclination 2:1 (H:V) or greater: Sandbags should be placed at a maximum interval of 10 ft. (a closer spacing is more effective), with the first row near the slope toe.

Sandbag Barrier SE-8

- Turn the ends of the sandbag barrier up slope to prevent runoff from going around the barrier.
- Allow sufficient space up slope from the barrier to allow ponding, and to provide room for sediment storage.
- For installation near the toe of the slope, sand bag barriers should be set back from the slope toe to facilitate cleaning. Where specific site conditions do not allow for a set-back, the sand bag barrier may be constructed on the toe of the slope. To prevent flows behind the barrier, bags can be placed perpendicular to a berm to serve as cross barriers.
- Drainage area should not exceed 5 acres.
- Stack sandbags at least three bags high.
- Butt ends of bags tightly.
- Overlap butt joints of row beneath with each successive row.
- Use a pyramid approach when stacking bags.
- In non-traffic areas
  - Height = 18 in. maximum
  - Top width = 24 in. minimum for three or more layer construction
  - Side slope = 2:1 (H:V) or flatter
- In construction traffic areas
  - Height = 12 in. maximum
  - Top width = 24 in. minimum for three or more layer construction.
  - Side slopes = 2:1 (H:V) or flatter.
- See typical sandbag barrier installation details at the end of this fact sheet.

Materials

- ***Sandbag Material:*** Sandbag should be woven polypropylene, polyethylene or polyamide fabric, minimum unit weight of 4 ounces/yd², Mullen burst strength exceeding 300 lb/in² in conformance with the requirements in ASTM designation D3786, and ultraviolet stability exceeding 70% in conformance with the requirements in ASTM designation D4355. Use of burlap is not an acceptable substitute, as sand can more easily mobilize out of burlap.
- ***Sandbag Size:*** Each sand-filled bag should have a length of 18 in., width of 12 in., thickness of 3 in., and mass of approximately 33 lbs. Bag dimensions are nominal, and may vary based on locally available materials.

Sandbag Barrier SE-8

- ***Fill Material:*** All sandbag fill material should be non-cohesive, Class 3 (Caltrans Standard Specification, Section 25) permeable material free from clay and deleterious material, such as recycled concrete or asphalt..

Costs

Empty sandbags cost $0.25 - $0.75. Average cost of fill material is $8 per yd³. Additional labor is required to fill the bags. Pre-filled sandbags are more expensive at $1.50 - $2.00 per bag. These costs are based upon vendor research.

Inspection and Maintenance

- BMPs must be inspected in accordance with General Permit requirements for the associated project type and risk level. It is recommended that at a minimum, BMPs be inspected weekly, prior to forecasted rain events, daily during extended rain events, and after the conclusion of rain events.
- Sandbags exposed to sunlight will need to be replaced every two to three months due to degradation of the bags.
- Reshape or replace sandbags as needed.
- Repair washouts or other damage as needed.
- Sediment that accumulates behind the BMP should be periodically removed in order to maintain BMP effectiveness. Sediment should be removed when the sediment accumulation reaches one-third of the barrier height.
- Remove sandbags when no longer needed and recycle sand fill whenever possible and properly dispose of bag material. Remove sediment accumulation, and clean, re-grade, and stabilize the area.

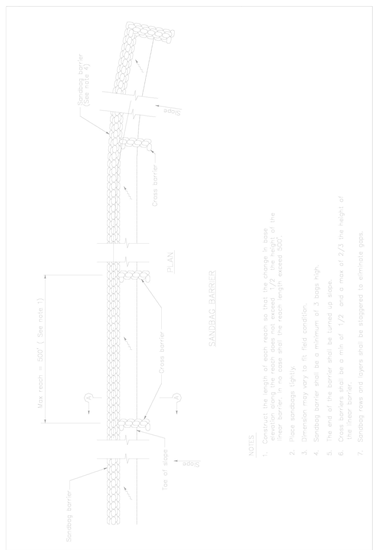
References

Standard Specifications for Construction of Local Streets and Roads, California Department of Transportation (Caltrans), July 2002.

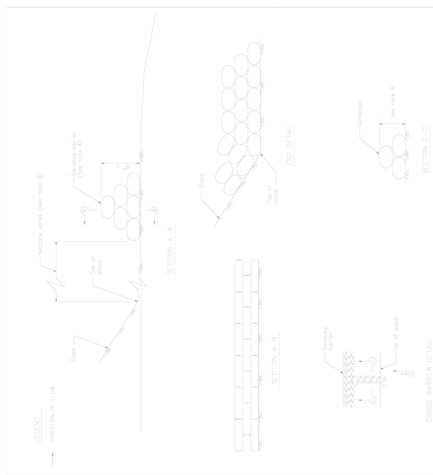
Stormwater Quality Handbooks - Construction Site Best Management Practices (BMPs) Manual, State of California Department of Transportation (Caltrans), March 2003.

Erosion and Sediment Control Manual, Oregon Department of Environmental Quality, February 2005.

Sandbag Barrier SE-8



Sandbag Barrier SE-8



NO.	DATE
REVISIONS	

OWNER : MR. JOHN M. GERRO

PROJECT ADDRESS : 801 S 6TH STREET BURBANK, CALIFORNIA 91501

EORION & SEDIMENT CONTROL DETAILS (CASQA BMP # WM-3 & SE-8)

ZENITH ENGINEERING & SURVEYING, INC
CIVIL ENGINEERING • STRUCTURAL • LAND SURVEYING
5122 KATELLA AVENUE SUITE 210, LOS ALAMITOS, CA 90720
TEL. NO. : 714-576-7725 EMAIL : info@zenithcels.com

PREPARED UNDER THE DIRECT SUPERVISION OF:

REGISTERED PROFESSIONAL ENGINEER — GIL BERMEJO — No. 86264 Exp. 03-31-23 — CIVIL — STATE OF CALIFORNIA

03/30/25
DATE

DESIGNED BY:	M.D.
CHECKED BY:	G.B.B.
JOB NO. :	Z-23-0430
SCALE:	AS SHOWN
DATE:	03/30/23
SHEET NAME	ESCP- 4
SHEET :	8 OF 10

UNDERGROUND SERVICE ALERT

CALL BEFORE YOU DIG

CALL TOLL FREE 1-800 227-2600 TWO WORKING DAYS BEFORE YOU DIG

SOIL ENGINEER & ENGINEERING GEOLOGIST	SOIL ENGINEER APPROVAL	APPROVED BY: CITY OF BURBANK
NAME:	THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO THE RECOMMENDATIONS OF SOILS ENGINEERING/GEOLOGIC REPORTS DATED:	
ADDRESS:		CITY ENGINEER _____ DATE
TEL. NO.:	DATE	R.C.E. _____ EXP. _____

ATTACHMENT 4 -43

Street Sweeping and Vacuuming SE-7

Categories

EC	Erosion Control	
SE	Sediment Control	☒
TC	Tracking Control	☑
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Objective**
☒ **Secondary Objective**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	☑
Metals	
Bacteria	
Oil and Grease	☑
Organics	

Potential Alternatives

None

Description and Purpose

Street sweeping and vacuuming includes use of self-propelled and walk-behind equipment to remove sediment from streets and roadways, and to clean paved surfaces in preparation for final paving. Sweeping and vacuuming prevents sediment from the project site from entering storm drains or receiving waters.

Suitable Applications

Sweeping and vacuuming are suitable anywhere sediment is tracked from the project site onto public or private paved streets and roads, typically at points of egress. Sweeping and vacuuming are also applicable during preparation of paved surfaces for final paving.

Limitations

Sweeping and vacuuming may not be effective when sediment is wet or when tracked soil is caked (caked soil may need to be scraped loose).

Implementation

- Controlling the number of points where vehicles can leave the site will allow sweeping and vacuuming efforts to be focused, and perhaps save money.
- Inspect potential sediment tracking locations daily.
- Visible sediment tracking should be swept or vacuumed on a daily basis.
- Do not use kick brooms or sweeper attachments. These tend to spread the dirt rather than remove it.

Street Sweeping and Vacuuming SE-7

- If not mixed with debris or trash, consider incorporating the removed sediment back into the project

Costs

Rental rates for self-propelled sweepers vary depending on hopper size and duration of rental. Expect rental rates from $58/hour (3 yd³ hopper) to $88/hour (9 yd³ hopper), plus operator costs. Hourly production rates vary with the amount of area to be swept and amount of sediment. Match the hopper size to the area and expect sediment load to minimize time spent dumping.

Inspection and Maintenance

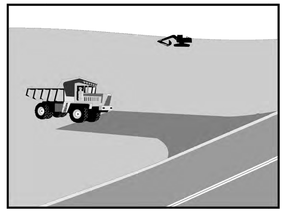
- Inspect BMPs prior to forecast rain, daily during extended rain events, after rain events, weekly during the rainy season, and at two-week intervals during the non-rainy season.
- When actively in use, points of ingress and egress must be inspected daily.
- When tracked or spilled sediment is observed outside the construction limits, it must be removed at least daily. More frequent removal, even continuous removal, may be required in some jurisdictions.
- Be careful not to sweep up any unknown substance or any object that may be potentially hazardous.
- Adjust brooms frequently; maximize efficiency of sweeping operations.
- After sweeping is finished, properly dispose of sweeper wastes at an approved dumpsite.

References

Stormwater Quality Handbooks - Construction Site Best Management Practices (BMPs) Manual, State of California Department of Transportation (Caltrans), November 2000.

Labor Surcharge and Equipment Rental Rates, State of California Department of Transportation (Caltrans), April 1, 2002 – March 31, 2003.

Stabilized Construction Entrance/Exit TC-1



Categories

EC	Erosion Control	
SE	Sediment Control	☒
TC	Tracking Control	☑
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Objective**
☒ **Secondary Objective**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

None

Description and Purpose

A stabilized construction access is defined by a point of entrance/exit to a construction site that is stabilized to reduce the tracking of mud and dirt onto public roads by construction vehicles.

Suitable Applications

Use at construction sites:

- Where dirt or mud can be tracked onto public roads.
- Adjacent to water bodies.
- Where poor soils are encountered.
- Where dust is a problem during dry weather conditions.

Limitations

- Entrances and exits require periodic top dressing with additional stones.
- This BMP should be used in conjunction with street sweeping on adjacent public right of way.
- Entrances and exits should be constructed on level ground only.
- Stabilized construction entrances are rather expensive to construct and when a wash rack is included, a sediment trap of some kind must also be provided to collect wash water

Stabilized Construction Entrance/Exit TC-1

runoff.

Implementation

General

A stabilized construction entrance is a pad of aggregate underlain with filter cloth located at any point where traffic will be entering or leaving a construction site to or from a public right of way, street, alley, sidewalk, or parking area. The purpose of a stabilized construction entrance is to reduce or eliminate the tracking of sediment onto public rights of way or streets. Reducing tracking of sediments and other pollutants onto paved roads helps prevent deposition of sediments into local storm drains and production of airborne dust.

Where traffic will be entering or leaving the construction site, a stabilized construction entrance should be used. NPDES permits require that appropriate measures be implemented to prevent tracking of sediments onto paved roadways, where a significant source of sediments is derived from mud and dirt carried out from unpaved roads and construction sites.

Stabilized construction entrances are moderately effective in removing sediment from equipment leaving a construction site. The entrance should be built on level ground. Advantages of the Stabilized Construction Entrance/Exit is that it does remove some sediment from equipment and serves to channel construction traffic in and out of the site at specified locations. Efficiency is greatly increased when a washing rack is included as part of a stabilized construction entrance/exit.

Design and Layout

- Construct on level ground where possible.
- Select 3 to 6 in. diameter stones.
- Use minimum depth of stones of 12 in. or as recommended by soils engineer.
- Construct length of 50 ft minimum, and 30 ft minimum width.
- Rumble racks constructed of steel panels with ridges and installed in the stabilized entrance/exit will help remove additional sediment and to keep adjacent streets clean.
- Provide ample turning radii as part of the entrance.
- Limit the points of entrance/exit to the construction site.
- Limit speed of vehicles to control dust.
- Properly grade each construction entrance/exit to prevent runoff from leaving the construction site.
- Route runoff from stabilized entrances/exits through a sediment trapping device before discharge.
- Design stabilized entrance/exit to support heaviest vehicles and equipment that will use it.

Stabilized Construction Entrance/Exit TC-1

- Select construction access stabilization (aggregate, asphaltic concrete, concrete) based on longevity, required performance, and site conditions. Do not use asphalt concrete (AC) grindings for stabilized construction access/roadway.
- If aggregate is selected, place crushed aggregate over geotextile fabric to at least 12 in. depth, or place aggregate to a depth recommended by a geotechnical engineer. A crushed aggregate greater than 3 in. but smaller than 6 in. should be used.
- Designate combination or single purpose entrances and exits to the construction site.
- Require that all employees, subcontractors, and suppliers utilize the stabilized construction access.
- Implement SE-7, Street Sweeping and Vacuuming, as needed.
- All exit locations intended to be used for more than a two-week period should have stabilized construction entrance/exit BMPs.

Inspection and Maintenance

- Inspect and verify that activity–based BMPs are in place prior to the commencement of associated activities. While activities associated with the BMPs are under way, inspect weekly during the rainy season and of two-week intervals in the non-rainy season to verify continued BMP implementation.
- Inspect local roads adjacent to the site daily. Sweep or vacuum to remove visible accumulated sediment.
- Remove aggregate, separate and dispose of sediment if construction entrance/exit is clogged with sediment.
- Keep all temporary roadway ditches clear.
- Check for damage and repair as needed.
- Replace gravel material when surface voids are visible.
- Remove all sediment deposited on paved roadways within 24 hours.
- Remove gravel and filter fabric at completion of construction

Costs

Average annual cost for installation and maintenance may vary from $1,200 to $4,800 each, averaging $2,400 per entrance. Costs will increase with addition of washing rack, and sediment trap. With wash rack, costs range from $1,200 - $6,000 each, averaging $3,600 per entrance.

References

Manual of Standards of Erosion and Sediment Control Measures, Association of Bay Area Governments, May 1995.

Stabilized Construction Entrance/Exit TC-1

National Management Measures to Control Nonpoint Source Pollution from Urban Areas, USEPA Agency, 2002.

Proposed Guidance Specifying Management Measures for Sources of Nonpoint Pollution in Coastal Waters, Work Group Working Paper, USEPA, April 1992.

Stormwater Quality Handbooks Construction Site Best Management Practices (BMPs) Manual, State of California Department of Transportation (Caltrans), November 2000.

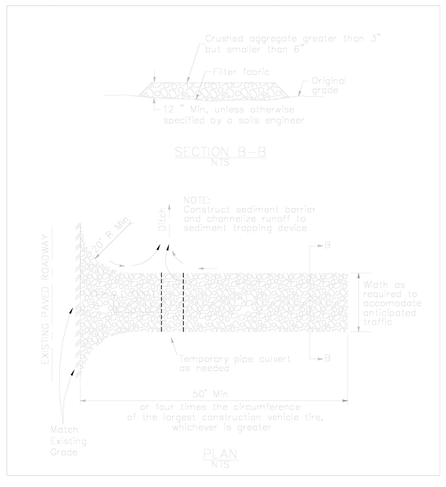
Stormwater Management of the Puget Sound Basin, Technical Manual, Publication #91-75, Washington State Department of Ecology, February 1992.

Virginia Erosion and Sedimentation Control Handbook, Virginia Department of Conservation and Recreation, Division of Soil and Water Conservation, 1991.

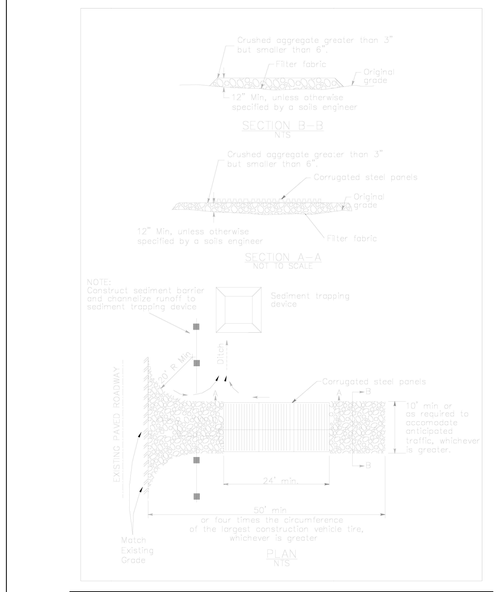
Guidance Specifying Management Measures for Nonpoint Pollution in Coastal Waters, EPA 840-B-9-002, USEPA, Office of Water, Washington, DC, 1993.

Water Quality Management Plan for the Lake Tahoe Region, Volume II, Handbook of Management Practices, Tahoe Regional Planning Agency, November 1988.

Stabilized Construction Entrance/Exit TC-1



Stabilized Construction Entrance/Exit TC-1



NO.	DATE	REVISIONS

OWNER : MR. JOHN M. GERRO

PROJECT ADDRESS : 801 S 6TH STREET BURBANK, CALIFORNIA 91501

EROSION & SEDIMENT CONTROL DETAILS (CASQA BMP # SE-7 & TC-1)

ZENITH ENGINEERING & SURVEYING, INC
CIVIL ENGINEERING • STRUCTURAL • LAND SURVEYING
5122 KATELLA AVENUE SUITE 210, LOS ALAMITOS, CA 90720
TEL. NO. : 714-576-7725 EMAIL : info@zenithcels.com

PREPARED UNDER THE DIRECT SUPERVISION OF:

REGISTERED PROFESSIONAL ENGINEER — GIL BERMEJO — No. 86264 Exp. 03-31-23 — CIVIL — STATE OF CALIFORNIA

03/30/25
DATE

DESIGNED BY:	M.D.
CHECKED BY:	G.B.B.
JOB NO. :	Z-23-0430
SCALE:	AS SHOWN
DATE:	03/30/23
SHEET NAME	ESCP-5
SHEET :	9 OF 10

UNDERGROUND SERVICE ALERT
CALL TOLL FREE 1-800 227-2600 TWO WORKING DAYS BEFORE YOU DIG

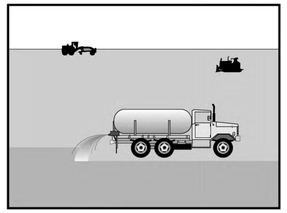
SOIL ENGINEER & ENGINEERING GEOLOGIST
NAME:
ADDRESS:
TEL. NO.:

SOIL ENGINEER APPROVAL
THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO THE RECOMMENDATIONS OF SOILS ENGINEERING/GEOLOGIC REPORTS DATED:
DATE

APPROVED BY: CITY OF BURBANK
CITY ENGINEER DATE
R.C.E. EXP.

ATTACHMENT 4 -44

Wind Erosion Control WE-1



Objectives

EC	Erosion Control	
SE	Sediment Control	☒
TC	Tracking Control	
WE	Wind Erosion Control	☑
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ **Primary Objective**
☒ **Secondary Objective**

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

None

Description and Purpose

Wind erosion or dust control consists of applying water or other dust palliatives as necessary to prevent or alleviate dust nuisance generated by construction activities. Covering small stockpiles or areas is an alternative to applying water or other dust palliatives.

Suitable Applications

Wind erosion control BMPs are suitable during the following construction activities:

- Construction vehicle traffic on unpaved roads
- Drilling and blasting activities
- Sediment tracking onto paved roads
- Soils and debris storage piles
- Batch drop from front-end loaders
- Areas with unstabilized soil
- Final grading/site stabilization

Limitations

- Watering prevents dust only for a short period and should be applied daily (or more often) to be effective.
- Over watering may cause erosion.

- Oil or oil-treated subgrade should not be used for dust control because the oil may migrate into drainageways and/or seep into the soil.
- Effectiveness depends on soil, temperature, humidity, and wind velocity.
- Chemically treated sub grades may make the soil water repellant, interfering with long-term infiltration and the vegetation/re-vegetation of the site. Some chemical dust suppressants may be subject to freezing and may contain solvents and should be handled properly.
- Asphalt, as a mulch tack or chemical mulch, requires a 24-hour curing time to avoid adherence to equipment, worker shoes, etc. Application should be limited because asphalt surfacing may eventually migrate into the drainage system.
- In compacted areas, watering and other liquid dust control measures may wash sediment or other constituents into the drainage system.

Implementation

General

California's Mediterranean climate, with short wet seasons and long hot dry seasons, allows the soils to thoroughly dry out. During these dry seasons, construction activities are at their peak, and disturbed and exposed areas are increasingly subject to wind erosion, sediment tracking and dust generated by construction equipment.

Dust control, as a BMP, is a practice that is already in place for many construction activities. Los Angeles, the North Coast, and Sacramento, among others, have enacted dust control ordinances for construction activities that cause dust to be transported beyond the construction project property line.

Recently, the State Air Resources Control Board has, under the authority of the Clean Air Act, started to address air quality in relation to inhalable particulate matter less than 10 microns (PM-10). Approximately 90 percent of these small particles are considered to be dust. Existing dust control regulations by local agencies, municipal departments, public works department, and public health departments are in place in some regions within California.

Many local agencies require dust control in order to comply with local nuisance laws, opacity laws (visibility impairment) and the requirements of the Clean Air Act. The following are measures that local agencies may have already implemented as requirements for dust control from contractors:

- Construction and Grading Permits: Require provisions for dust control plans.
- Opacity Emission Limits: Enforce compliance with California air pollution control laws.
- Increase Overall Enforcement Activities: Priority given to cases involving citizen complaints.
- Maintain Field Application Records: Require records of dust control measures from contractor;
- Stormwater Pollution Prevention Plan: (SWPPP): Integrate dust control measures into SWPPP.

Dust Control Practices

Dust control BMPs generally stabilize exposed surfaces and minimize activities that suspend or track dust particles. The following table shows dust control practices that can be applied to site conditions that cause dust. For heavily traveled and disturbed areas, wet suppression (watering), chemical dust suppression, gravel asphalt surfacing, temporary gravel construction entrances, equipment wash-out areas, and haul truck covers can be employed as dust control applications. Permanent or temporary vegetation and mulching can be employed for areas of occasional or no construction traffic. Preventive measures would include minimizing surface areas to be disturbed, limiting onsite vehicle traffic to 15 mph, and controlling the number and activity of vehicles on a site at any given time.

SITE CONDITION	DUST CONTROL PRACTICES								
	Permanent Vegetation	Mulching	Wet Suppression (Watering)	Chemical Dust Suppression	Gravel or Asphalt	Silt Fences	Temporary Gravel Construction Entrances/Equipment Wash Down	Haul Truck Covers	Minimize Extent of Disturbed Area
Disturbed Areas not Subject to Traffic	X	X	X	X	X				X
Disturbed Areas Subject to Traffic			X	X	X		X		X
Material Stock Pile Stabilization			X	X		X			X
Demolition			X				X	X	
Clearing/ Excavation			X	X		X			X
Truck Traffic on Unpaved Roads			X	X	X		X	X	
Mud/Dirt Carry Out					X		X		

Additional preventive measures include:

- Schedule construction activities to minimize exposed area (EC-1, Scheduling).
- Quickly stabilize exposed soils using vegetation, mulching, spray-on adhesives, calcium chloride, sprinkling, and stone/gravel layering.
- Identify and stabilize key access points prior to commencement of construction.
- Minimize the impact of dust by anticipating the direction of prevailing winds.
- Direct most construction traffic to stabilized roadways within the project site.
- Water should be applied by means of pressure-type distributors or pipelines equipped with a spray system or hoses and nozzles that will ensure even distribution.
- All distribution equipment should be equipped with a positive means of shutoff.
- Unless water is applied by means of pipelines, at least one mobile unit should be available at all times to apply water or dust palliative to the project.

- If reclaimed waste water is used, the sources and discharge must meet California Department of Health Services water reclamation criteria and the Regional Water Quality Control Board requirements. Non-potable water should not be conveyed in tanks or drain pipes that will be used to convey potable water and there should be no connection between potable and non-potable supplies. Non-potable tanks, pipes, and other conveyances should be marked, "NON-POTABLE WATER - DO NOT DRINK."
- Materials applied as temporary soil stabilizers and soil binders also generally provide wind erosion control benefits.
- Pave or chemically stabilize access points where unpaved traffic surfaces adjoin paved roads.
- Provide covers for haul trucks transporting materials that contribute to dust.
- Provide for wet suppression or chemical stabilization of exposed soils.
- Provide for rapid clean up of sediments deposited on paved roads. Furnish stabilized construction road entrances and vehicle wash down areas.
- Stabilize inactive construction sites using vegetation or chemical stabilization methods.
- Limit the amount of areas disturbed by clearing and earth moving operations by scheduling these activities in phases.

For chemical stabilization, there are many products available for chemically stabilizing gravel roadways and stockpiles. If chemical stabilization is used, the chemicals should not create any adverse effects on stormwater, plant life, or groundwater.

Costs

Installation costs for water and chemical dust suppression are low, but annual costs may be quite high since these measures are effective for only a few hours to a few days.

Inspection and Maintenance

- Inspect and verify that activity-based BMPs are in place prior to the commencement of associated activities. While activities associated with the BMP are under way, inspect weekly during the rainy season and at two-week intervals in the non-rainy season to verify continued BMP implementation.
- Check areas protected to ensure coverage.
- Most dust control measures require frequent, often daily, or multiple times per day attention.

References

Best Management Practices and Erosion Control Manual for Construction Sites, Flood Control District of Maricopa County, Arizona, September 1992.

California Air Pollution Control Laws, California Air Resources Board, 1992.

Caltrans, Standard Specifications, Sections 10, "Dust Control"; Section 17, "Watering"; and Section 18, "Dust Palliative".

Prospects for Attaining the State Ambient Air Quality Standards for Suspended Particulate Matter (PM10), Visibility Reducing Particles, Sulfates, Lead, and Hydrogen Sulfide, California Air Resources Board, April 1991.

Stormwater Quality Handbooks Construction Site Best Management Practices (BMPs) Manual, State of California Department of Transportation (Caltrans), November 2000.

NO.	DATE

REVISIONS

OWNER : MR. JOHN M. GERRO

PROJECT ADDRESS : 801 S 6TH STREET BURBANK, CALIFORNIA 91501

EORION & SEDIMENT CONTROL DETAILS (CASQA BMP # WE-1)

ZENITH ENGINEERING & SURVEYING, INC
CIVIL ENGINEERING • STRUCTURAL • LAND SURVEYING
5122 KATELLA AVENUE SUITE 210, LOS ALAMITOS, CA 90720
TEL. NO. : 714-576-7725 EMAIL : info@zenithceis.com

PREPARED UNDER THE DIRECT SUPERVISION OF:

REGISTERED PROFESSIONAL ENGINEER GIL BERNARDO No. 86264 Exp. 03-31-23 CIVIL STATE OF CALIFORNIA

03/30/25
DATE

DESIGNED BY:	M.D.
CHECKED BY:	G.B.B.
JOB NO. :	Z-23-0430
SCALE:	AS SHOWN
DATE:	03/30/23
SHEET NAME	ESCP-6
SHEET :	10 OF 10

UNDERGROUND SERVICE ALERT
CALL BEFORE YOU DIG
CALL TOLL FREE 1-800 227-2600 TWO WORKING DAYS BEFORE YOU DIG

SOIL ENGINEER & ENGINEERING GEOLOGIST	SOIL ENGINEER APPROVAL	APPROVED BY: CITY OF BURBANK
NAME:	THIS PLAN HAS BEEN REVIEWED AND CONFORMS TO THE RECOMMENDATIONS OF SOILS ENGINEERING/GEOLOGIC REPORTS DATED:	
ADDRESS:		
TEL. NO.:	DATE	CITY ENGINEER DATE
		R.C.E. EXP.

ATTACHMENT 4 -45

(ATTACHMENT 5)
SB 35 NOI APPLICATION

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):

Application Type (check all that apply):	**Items to be Submitted:**
☑ SB 35 ☐ Subdivision ☐ Other Permits _____	☑ 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 ELMWOOD VENTURE, LLC.	**Applicant Name (if different from owner)** JEAN-PIERRE BOLADIAN
Mailing Address 530 S. GLENOAKS BLVD., #200, BURBANK, CA 91502	**Mailing Address** 408 SOUTH PASADENA, CA, 91105
Telephone (818) 840-0000	**Telephone** (626) 381-9677
Email john@gerrolaw.com	**Email** jp@boladarck.com ; farnoosh@boladarck.com
I hereby certify that I am the legally authorized owner of the property involved in this application or have been empowered to sign as the owner on behalf of a corporation, partnership, or business as evidenced by the documents attached hereto. I hereby grant to the applicant of this form full power to sign all documents related to this application, including any conditions or mitigation measures as may be deemed necessary. I declare under penalty of perjury that the foregoing is true and correct. ***The Planning Division cannot accept an application without property owner signature.***	I hereby certify that the information furnished in this application and the attached materials are true and correct to the best of my knowledge and belief. Further, should the stated information be found false or insufficient, I agree to revise the information as appropriate. I understand that the City of Burbank cannot process this application until all required information is provided. I understand there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully investigated and the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions. I understand that I have the burden of proof in the matter arising under this application made by me. I declare under penalty of perjury that the foregoing is true and correct.
Property Owner Signature (*must be original wet signature*) John M Gerro, Mgr. **Date** 4-6-23	**Applicant Signature** _____ **Date** 04/06/2023
For Planning Division Use: PL #: _____ Enforceable Agreement # _____ Dated: _____ Notes:	**SB 35 Application Date Submitted:**

Jan. 2022

ATTACHMENT 5-1

City of Burbank – Planning Division

SB 35 - NOTICE OF INTENT TO SUBMIT A STREAMLINED MINISTERIAL APPLICATION AND ELIGIBILITY CHECKLIST

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

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

Applicants intending to invoke the SB 35 Streamlined Ministerial Review approval process must fill out this checklist and provide supporting documentation for each item (*as applicable*) to demonstrate eligibility. This SB 35 Notice of Intent to Submit Application shall be submitted along with the identified Required Submittal Items. Incomplete checklists that do not include required attachments or supporting documentation will be deemed incomplete for processing. **Due to the reduced processing times for eligible SB 35 development applications, submittal of an incomplete entitlement application is grounds for deeming an application incomplete.** Determination that an application is incomplete for processing does not preclude the applicant from correcting any deficiencies and resubmitting an application for streamlined review, or from applying for the project under standard processes procedures. If the application is deemed incomplete and the applicant elects to resubmit an application for streamlined review, the timeframes specified in Section 301(b) below shall commence on the date of resubmittal.

Project Information. *Must complete with project submittal.*

Project Address: 801-807-817 S. SIXTH STREET, BURBANK, CA 91501

APNs: 5621-026-008,5621-026-009,5621-026-024

Current Use of Site: 801- AUDITORIUM BUILDING, 817- OLD VACANT HOUSE

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

DEVELOPMENT OF A NEW 3-STORY, 39-UNITS MULTI-FAMILY DWELLING WITH ONE LEVEL OFSEMI-SUBTERRANEAN PARKING,

INCLUDES THE DEMOLITION OF EXISTING VACANT STRUCTURES ON THE SITE

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

☑ **Application fee** – The initial deposit for the NOI application is $2,052.60. The fee for the Tribal Consultation is $629.00. Payment of both NOI fees will be required at the time of submittal by credit card or check. *Please make all checks payable to "City of Burbank."*

☑ **Project Plans** – 1 electronic set of plans. All plans shall include: **site plan, floor plan, demolition plan, elevations, building cross-sections, conceptual landscape and civil plans**, drawn to scale and with adequate dimensions (for more information see Standard Plan Details handout).

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

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

Owner Name: JOHN M. GERRO, Mgr	**Owner Signature:** John M Gerro	**Date:** 04/06/2023
Applicant Name: JEAN-PIERRE BOLADIAN	**Applicant Signature:**	**Date:** 04/06/2023

ATTACHMENT 5-2

City of Burbank – Planning Division

SB 35 - NOTICE OF INTENT TO SUBMIT A STREAMLINED MINISTERIAL APPLICATION AND ELIGIBILITY CHECKLIST

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

***NOTICE*: Incomplete checklists that do not include required attachments or supporting documentation will not be processed and the request will be denied. If any of the answers to the questions below are "no," then the project is not eligible for SB 35 review and the City's standard development review process will apply, per applicable zoning regulations.**

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

SB 35 Eligibility Checklist

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

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

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

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

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

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

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

- If the project is consistent with the minimum and maximum density range allowed within the General Plan land use designation, it is deemed consistent with housing density standards.
- Any density bonus or any concessions, incentives, or waivers of development standards or reduction of parking standards requested under the Density Bonus Law in Government Code section 65915 are deemed consistent with objective standards.
- Objective standards are those that require no personal or subjective judgment and must be verifiable by reference to an external and uniform source available prior to submittal. Sources of objective standards include, but are not limited to the following:

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- Burbank 2035General Plan.
- Burbank Municipal Code
- Media District Specific Plan
- Burbank Center Plan Area
- North San Fernando Master Plan.
- Rancho Commercial Recreation Master Plan

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

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

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

- Either prime farmland or farmland of statewide importance, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the City's voters.
- Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).
- A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code. This does not apply to sites excluded from the specified hazard zones by the City, pursuant to subdivision (b) of Section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.
- A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the Department of Toxic Substances Control has cleared the site for residential use or residential mixed-uses.
- A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.
- A flood plain as determined by maps promulgated by the Federal Emergency Management Agency, unless the development has been issued a flood plain development permit pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations.
- A floodway as determined by maps promulgated by the Federal Emergency Management Agency, unless the development has received a no-rise certification in accordance with Section 60.3(d)(3) of Title 44 of the Code of Federal Regulations.

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- Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.
- Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).
- Lands under conservation easement.
- A site that would require demolition of housing that is:
  - Subject to recorded restrictions or law that limits rent to levels affordable to moderate, low, or very-low income households.
  - Subject to rent control.
  - Currently occupied by tenants or that was occupied by tenants within the past 10 years.
- A site that previously contained housing occupied by tenants that was demolished within the past 10 years.
- A site that would require demolition of an historic structure that is on a local, state, or federal register.
- A parcel of land or site governed by the Mobilehome Residency Law, the Recreational Vehicle Park Occupancy Law, the Mobilehome Parks Act, or the Special Occupancy Parks Act.

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

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

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

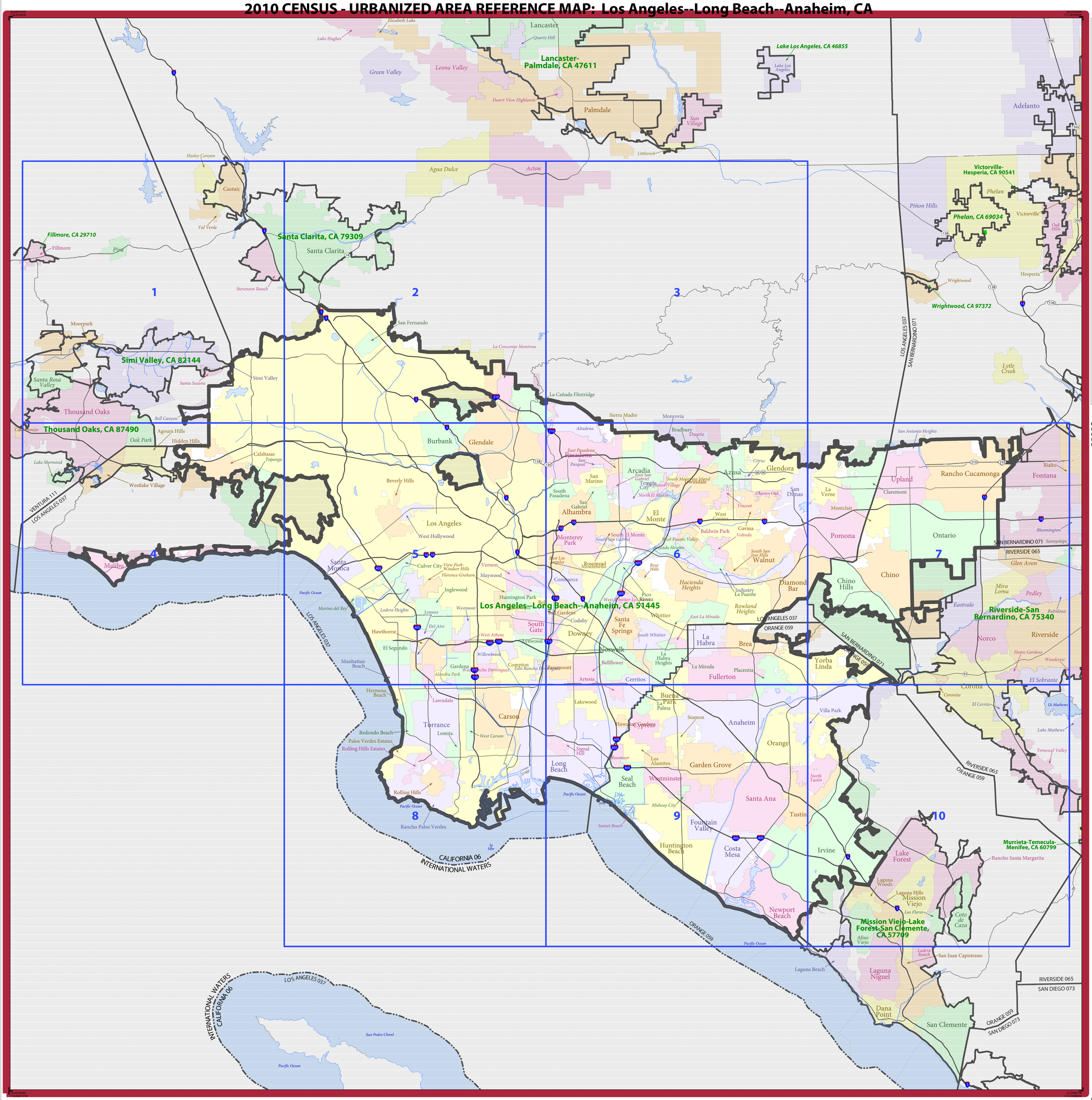
- The entirety of the project is a public work as defined in Government Code section 65913.4(8)(A)(i).
- The project is not in its entirety a public work and all construction workers employed in the execution of the development will be paid at least the general prevailing rate of per diem wages for the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

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

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

(ATTACHMENT 6)
SB 35 SITE ELIGIBILITY MAPS

2010 CENSUS - URBANIZED AREA REFERENCE MAP: Los Angeles--Long Beach--Anaheim, CA



LEGEND

SYMBOL DESCRIPTION	LABEL STYLE
International	CANADA
Federal American Indian Reservation	L'ANSE RES 1880
Off-Reservation Trust Land	T1880
Urbanized Area	Dover, DE 24580
Urban Cluster	Tooele, VT 88057
State (or statistically equivalent entity)	NEW YORK 36
County (or statistically equivalent entity)	ERIE 029
Minor Civil Division (MCD) [1,2]	Bristol town 07485
Consolidated City	MILFORD 47500
Incorporated Place [1,3]	Davis 18100
Census Designated Place (CDP) [3]	Incline Village 35100

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
Interstate	5	Water Body	Pleasant Lake
U.S. Highway	2	Military	Fort Belvoir
State Highway	4	Outside Subject Area	
Other Road	Marsh Ln		
Railroad	Southern RR		
Perennial Stream	Tumbling Cr		
Intermittent Stream	Piney Cr		

Where international, state, county, and/or MCD boundaries coincide, the map shows the boundary symbol for only the highest-ranking of these boundaries.

1 A '*' following an MCD name denotes a false MCD. A '°' following a place name indicates that a false MCD exists with the same name and FIPS code as the place; the false MCD label is not shown.

2 MCD boundaries are shown in the following states in which some or all MCDs function as general-purpose governmental units: Connecticut, Illinois, Indiana, Kansas, Maine, Massachusetts, Michigan, Minnesota, Missouri, Nebraska, New Hampshire, New Jersey, New York, North Dakota, Ohio, Pennsylvania, Rhode Island, South Dakota, Vermont, and Wisconsin. (Note that Illinois and Nebraska have some counties covered by nongovernmental precincts and Missouri has most counties covered by nongovernmental townships.)

3 Place label color corresponds to the place fill color.
Label colors: Davis Davis Davis Davis Davis

COUNTIES IN SUBJECT URBANIZED AREA

06037	Los Angeles
06059	Orange
06071	San Bernardino
06111	Ventura

All legal boundaries and names are as of January 1, 2010. Urban areas are based on results from the 2010 Decennial Census. The boundaries shown on this map are for Census Bureau statistical data collection and tabulation purposes only; their depiction and designation for statistical purposes does not constitute a determination of jurisdictional authority or rights of ownership or entitlement.

Geographic Vintage: 2010 Census (reference date: January 1, 2010)
Data Source: U.S. Census Bureau's MAF/TIGER database (TAB10)
Map Created by Geography Division: March 11, 2012

U.S. DEPARTMENT OF COMMERCE Economics and Statistics Administration U.S. Census Bureau

Projection: Albers Equal Area Conic
Datum: NAD 83
Spheroid: GRS 80
1st Standard Parallel: 34 06 27
2nd Standard Parallel: 40 25 20
Central Meridian: -119 18 20
Latitude of Projection's Origin: 32 31 43
False Easting: 0
False Northing: 0

0 5 10 15 20 25 Kilometers
0 3 6 9 12 15 Miles
The plotted map scale is 1:196512

INDEX SHEET

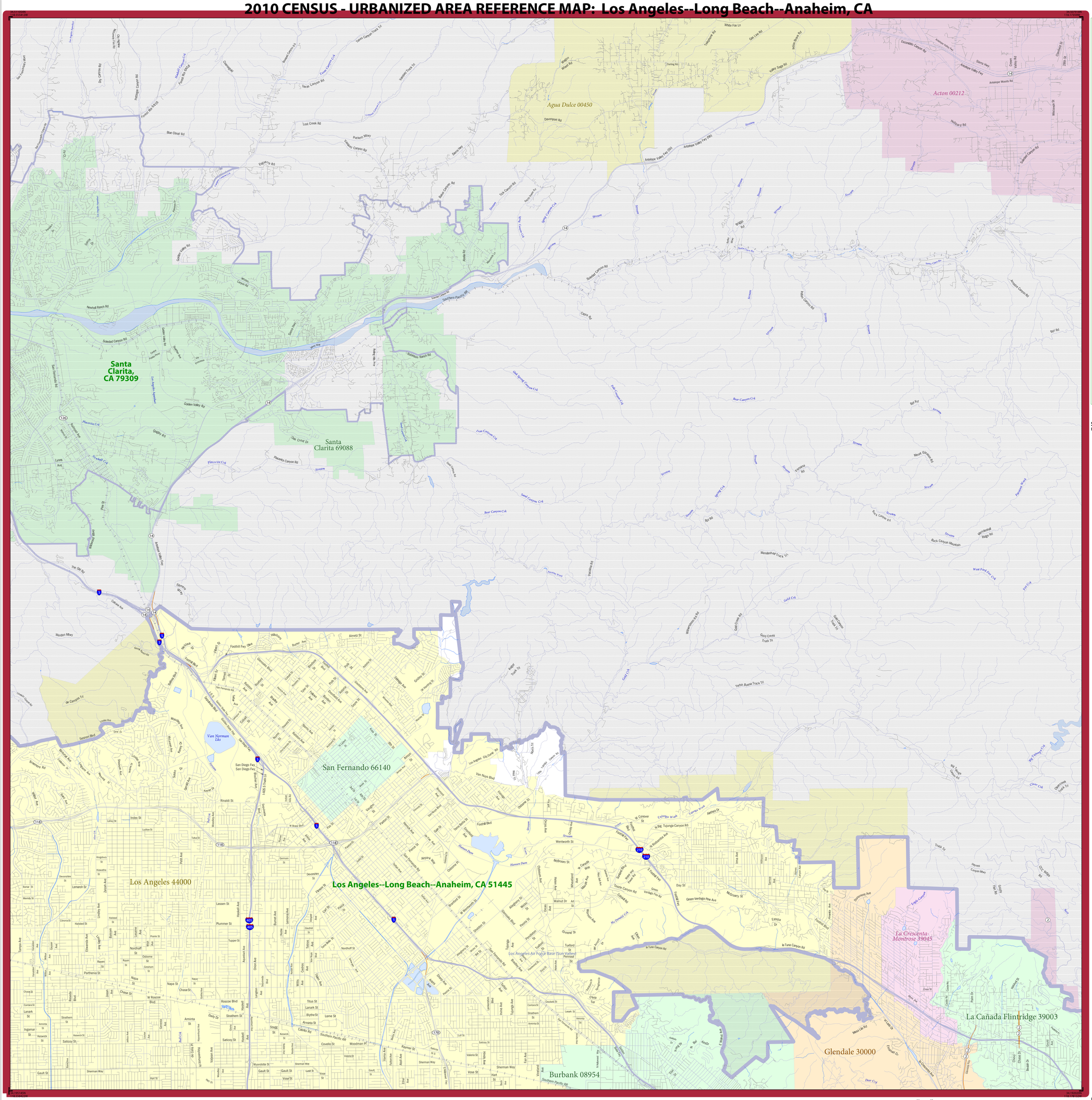
Total Sheets: 11
- Index Sheets: 1
- Parent Sheets: 10

UA NAME: Los Angeles--Long Beach--Anaheim, CA
UA CODE: 51445
ENTITY TYPE: Urbanized Area (UA)
ST: California (06)

2010 CENSUS UA REF MAP (INDEX)
2310514450000

ATTACHMENT 6-1

2010 CENSUS - URBANIZED AREA REFERENCE MAP: Los Angeles--Long Beach--Anaheim, CA



LEGEND

SYMBOL DESCRIPTION	SYMBOL	LABEL STYLE
International		CANADA
Federal American Indian Reservation		L'ANSE RES 1880
Off-Reservation Trust Land		T1880
Urbanized Area		Dover, DE 24580
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State (or statistically equivalent entity)		NEW YORK 36
County (or statistically equivalent entity)		ERIE 029
Minor Civil Division (MCD) [1,2]		Bristol town 07485
Consolidated City		MILFORD 47500
Incorporated Place [1,3]		Davis 18100
Census Designated Place (CDP) [3]		*Incline Village 35100*

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
Interstate	5	Water Body	*Pleasant Lake*
U.S. Highway	2	Military	Fort Belvoir
State Highway	4	Outside Subject Area	
Other Road	Marsh Ln		
Railroad	Southern RR		
Perennial Stream	*Tumbling Cr*		
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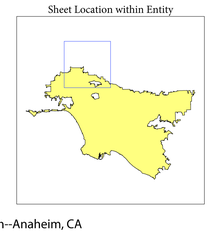
3 Place label color corresponds to the place fill color.
Label colors: Davis Davis Davis Davis Davis

SUBJECT AREA COUNTIES ON MAP SHEET
06037 Los Angeles

Sheet Location within Entity



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Data Source: U.S. Census Bureau's MAF/TIGER database (TAB10)
Map Created by Geography Division: March 11, 2012

U.S. DEPARTMENT OF COMMERCE Economics and Statistics Administration U.S. Census Bureau

Projection: Albers Equal Area Conic
Datum: NAD 83
Spheroid: GRS 80
1st Standard Parallel: 34 06 27
2nd Standard Parallel: 40 25 20
Central Meridian: -119 18 20
Latitude of Projection's Origin: 32 31 43
False Easting: 0
False Northing: 0

0 1 2 3 4 5 Kilometers
0 0.8 1.6 2.4 3.2 4 Miles
The plotted map scale is 1:48000

Key to Sheets

1	2	3
4	5	6

PARENT SHEET 2

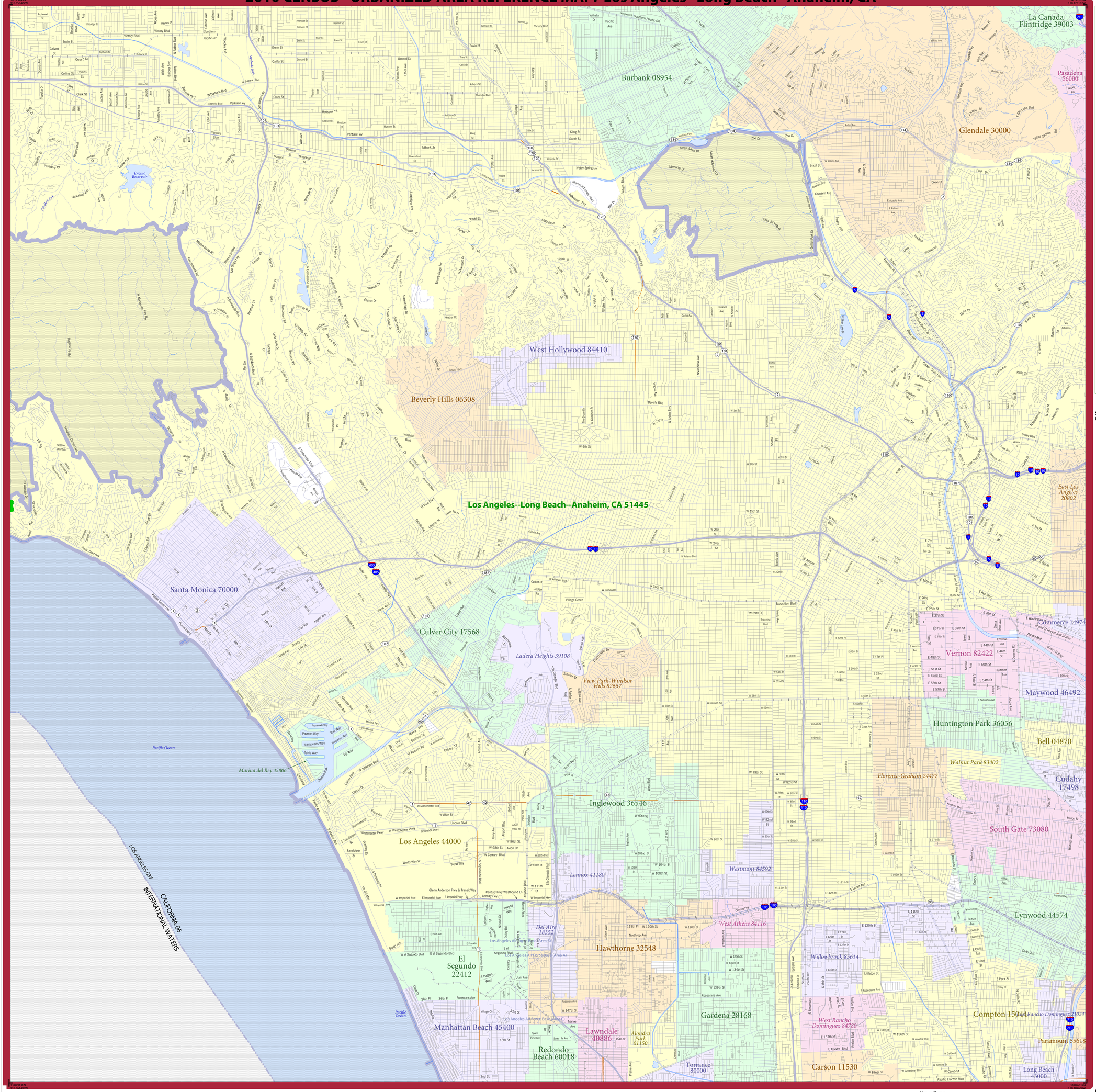
Total Sheets: 11
- Index Sheets: 1
- Parent Sheets: 10

UA NAME: Los Angeles--Long Beach--Anaheim, CA
UA CODE: 51445
ENTITY TYPE: Urbanized Area (UA)
ST: California (06)

2010 CENSUS UA REF MAP (PARENT)
2310514450O2

ATTACHMENT 6-2

2010 CENSUS - URBANIZED AREA REFERENCE MAP: Los Angeles--Long Beach--Anaheim, CA



LEGEND

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Consolidated City		MILFORD 47500
Incorporated Place[1,3]		Davis 18100
Census Designated Place (CDP)[3]		*Incline Village 35100*

DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL
Interstate	5	Water Body	*Pleasant Lake*
U.S. Highway	2	Military	Fort Belvoir
State Highway	4	Outside Subject Area	
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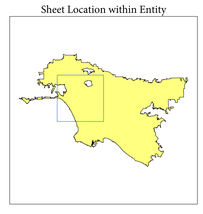
Label colors: Davis Davis Davis Davis Davis

SUBJECT AREA COUNTIES ON MAP SHEET
06037 Los Angeles

Sheet Location within Entity



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Geographic Vintage: 2010 Census (reference date: January 1, 2010)
Data Source: U.S. Census Bureau's MAF/TIGER database (TAB10)
Map Created by Geography Division: March 11, 2012

U.S. DEPARTMENT OF COMMERCE Economics and Statistics Administration U.S. Census Bureau

Projection: Albers Equal Area Conic
Datum: NAD 83
Spheroid: GRS 80
1st Standard Parallel: 34 06 27
2nd Standard Parallel: 40 25 20
Central Meridian: -119 18 20
Latitude of Projection's Origin: 32 31 43
False Easting: 0
False Northing: 0

0 1 2 3 4 5 Kilometers
0 0.8 1.6 2.4 3.2 4 Miles
The plotted map scale is 1:48000

N W E S

Key to Sheets

1	2	3
4	5	6
	8	9

PARENT SHEET 5

Total Sheets: 11
- Index Sheets: 1
- Parent Sheets: 10

UA NAME: Los Angeles--Long Beach--Anaheim, CA
UA CODE: 51445
ENTITY TYPE: Urbanized Area (UA)
ST: California (06)

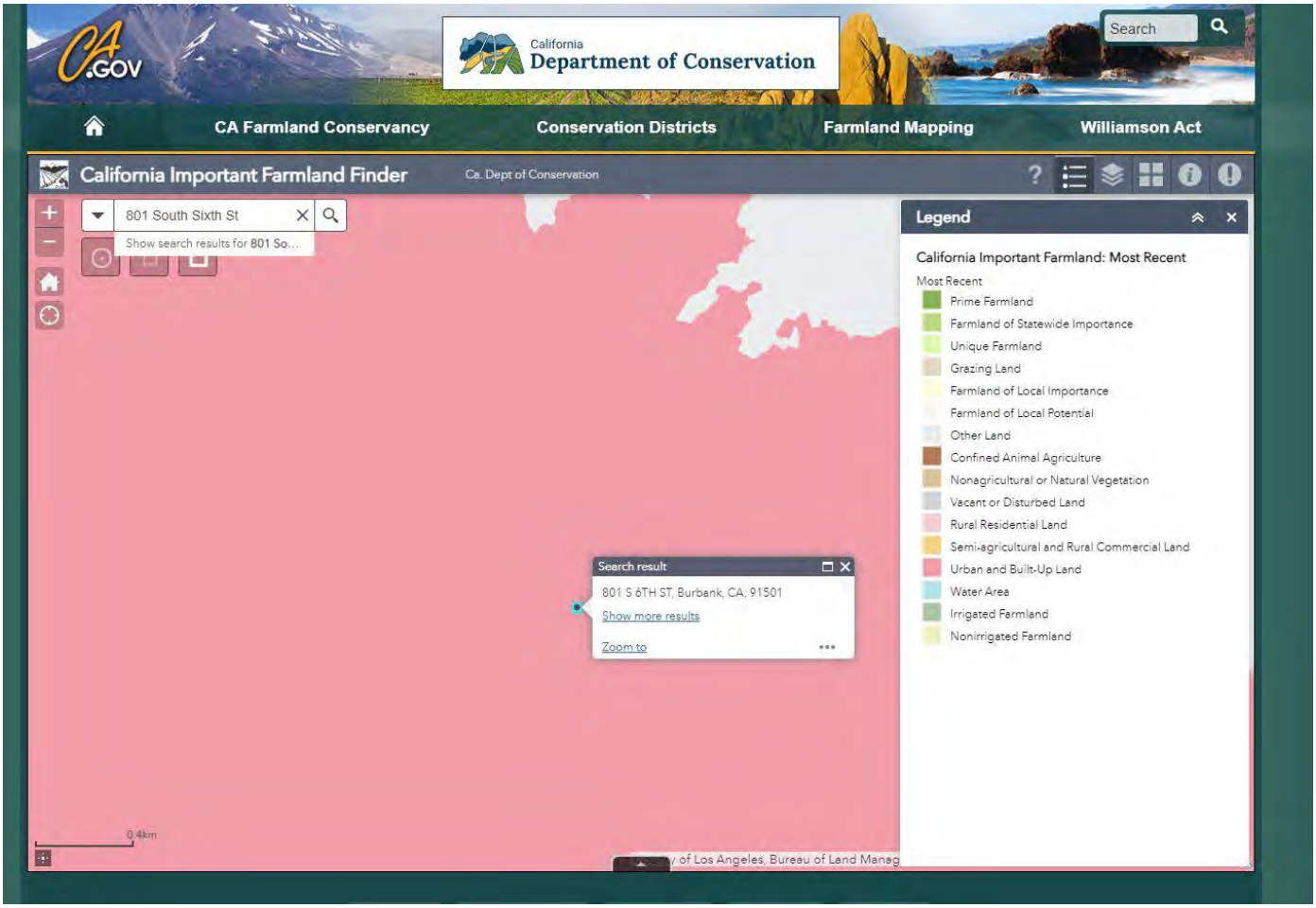
2010 CENSUS UA REF MAP (PARENT)
2310514450O5

ATTACHMENT 6-3

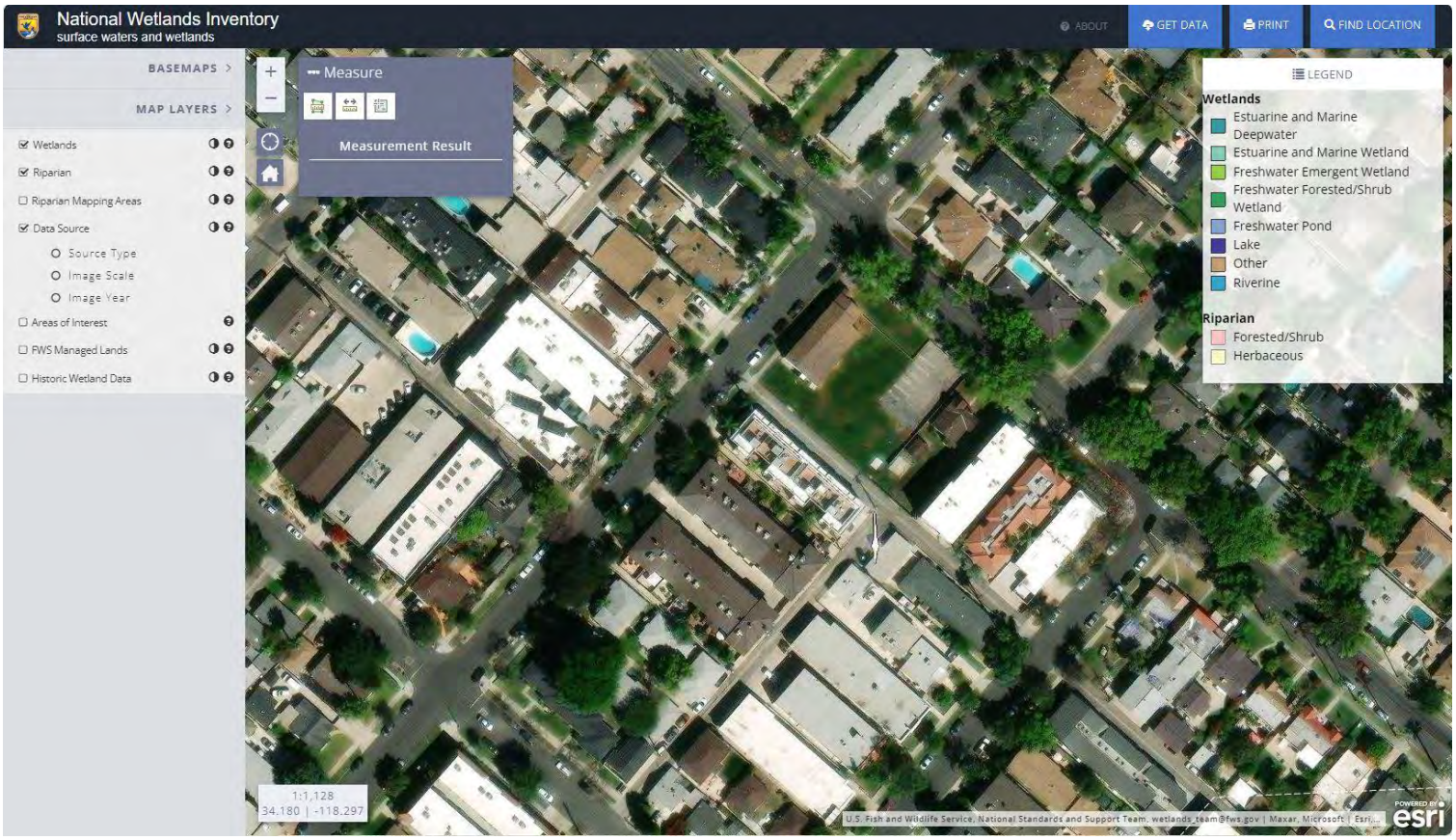
Address			Historic Name	Common Name	Date
100	N	Golden Mall	Burbank Brick Block Bldg.	Sheckel's Drug Store	1929
1015	W	Olive Avenue	Mentzer House	same	1887
1206	N	Sixth Street	Oliver J. Stough Palm Trees	Stough Palms	1900
3900		Valhalla Drive	Valhalla Memorial Rotunda	Portal of the Folded Wing	1924
902	N	Third Street	Burbank High School Library	same	1925
	W	Olive Avenue	Warner Brothers Studios	same	1930
465	E	Olive Avenue	Bellarmine-Jefferson High	same	1945
125	E	Olive Avenue	Burbank Post Office	same	1938
174	W	Magnolia Blvd.	Public Service Department	same	1947-49
275	E	Olive Avenue	Burbank City Hall	same	1941-43
		Orange Grove & Sunset	Sunset Canyon Country Club	Mormon Stake	1924
214	E	Olive Avenue	L. W. Gregg Building	same	1925
1021	N	Avon	unknown	none	unknown
526-28-30	E	Angeleno Ave	unknown	none	1903
536	E	Angeleno Avenue	unknown	none	1905
608	E	Angeleno Avenue	unknown	Bungalow Court	1920
707	E	Angeleno Avenue	unknown	none	1910
815	E	Angeleno Avenue	Addison Sence residence	none	1887
827	E	Angeleno Avenue	unknown	unknown	unknown
839	E	Angeleno Avenue	unknown	unknown	1909
901	E	Angeleno Avenue	unknown	unknown	1910
500	N	Bel Aire Drive	unknown	none	unknown
602	N	Bel Aire Drive	unknown	none	unknown
616	S	Bel Aire Drive	James M. Cain residence	none	1920
638	N	Bel Aire Drive	Garcia Residence	none	1920
708	N	Bel Aire Drive	unknown	none	unknown
733	N	Buena Vista Street	Knapp Residence	none	1903
1101	W	Burbank Blvd.	unknown	none	1900
1118	W	Burbank Blvd.	Judge Shelton residence	none	1895
2019	W	Clark Avenue	Lamer Residence	none	1891
819	E	Cypress	Eby House	none	1924
907	E	Cypress	unknown	none	unknown
800 block	N	Fairview	oak trees	none	unknown
1022		Harvard	Mulner House	same	unknown
429	S	Main Street	Corradi Residence	none	1910
544	E	Olive Avenue	unknown	none	unknown
577	E	Olive Avenue	Hoskins Residence	none	1896
607	E	Olive Avenue	Bulick Residence	none	1899
715	E	Olive Avenue	unknown	none	unknown
719	E	Olive Avenue	unknown	none	unknown
737	E	Olive Avenue	unknown	none	unknown
837	E	Olive Avenue	unknown	none	1910
902	E	Olive Avenue	unknown	none	1922
906	E	Olive Avenue	unknown	none	1922
1053	E	Olive Avenue	Dr. Elmer Thompson	none	1930
452	E	Palm Street	Crane Residence	none	1887
600	E	Orange Grove Avenue	Humphrey Residence	none	1900
831	E	Orange Grove Avenue	William Farr Residence	none	1887
333	E	Providencia Avenue	unknown	none	1930

Address			Historic Name	Common Name	Date
600	E	Santa Anita Avenue	unknown	none	1900
723	E	Santa Anita Avenue	unknown	none	unknown
1032	E	Santa Anita Avenue	unknown	none	1910
1075	E	Tujunga Avenue	unknown	none	1910
721	E	Verdugo Avenue	unknown	none	1910
3306	W	Wyoming Avenue	unknown	none	1924
3401	W	Wyoming Avenue	unknown	none	1924
3407	W	Wyoming Avenue	unknown	none	1924
1101	W	Burbank Boulevard	church	Country Kids Church Preschool	1903
3300	W	Magnolia Boulevard	Magnolia Park United	same	unknown
111	S	Sixth Street	unknown	St Jude's Episcopal Church	unknown
221	S	Sixth Street	unknown	First Christian Church	unknown
505	S	Sixth Street	unknown	Faith Church of Nazarene	1928
801	S	Sixth Street	unknown	Church of Jesus Christ of LDS	unknown
1001	S	Glen Oaks Blvd.	unknown	First Lutheran Church	unknown
724	S	Glen Oaks Blvd.	unknown	Calvary Baptist Church	unknown
720	E	Cypress Avenue	Ralph Emerson School	same	1927-28
330	N	Buena Vista Street	Lincoln School	same	1923
720	E	Providencia Avenue	Joaquin Miller School	same	1923
349	W	Valencia Avenue	McKinley School	same	1926
2322	N	Lincoln Street	George Washington School	same	1926
850	N	Cordova Street	Theodore Roosevelt School	same	1926
211	W	Chestnut Street	Thomas A. Edison School	same	1940
3200	W	Jeffries Avenue	Bret Harte Elementary	same	1941
1220	W	Orange Grove Avenue	Walt Disney School	same	1946
3811		Allan Avenue	Henry M. Mingay School	same	1945
3333	W	Oak Street	Robert L. Stevenson School	same	1948
420	S	Mariposa Street	David Starr Jordan Jr. High	same	1948
3700	W	Jeffries Avenue	Luther Burbank Jr. High	same	1948
		Olive Ave and Fifth St	Jefferson-Bellarmine	same	1930
		Fifth and Orange Grove	St. Robert Bellarmine Church	same	1939
565		Olive Avenue	Jefferson-Bellarmine High	same	1952
560	S	Buena Vista Street	Walt Disney Studios	same	1939-92
		Riverside Dr at	Warner Brothers Records	same	1975
300 block		Hollywood Way	Row of 1930s bungalows	same	1930
		Olive Ave and	Warner/Elektra/Atlantic	same	1981
4000	W	Warner	Warner Brothers Office	same	1979
4211		Riverside Drive	Bob's Big Boy Restaurant	same	1949

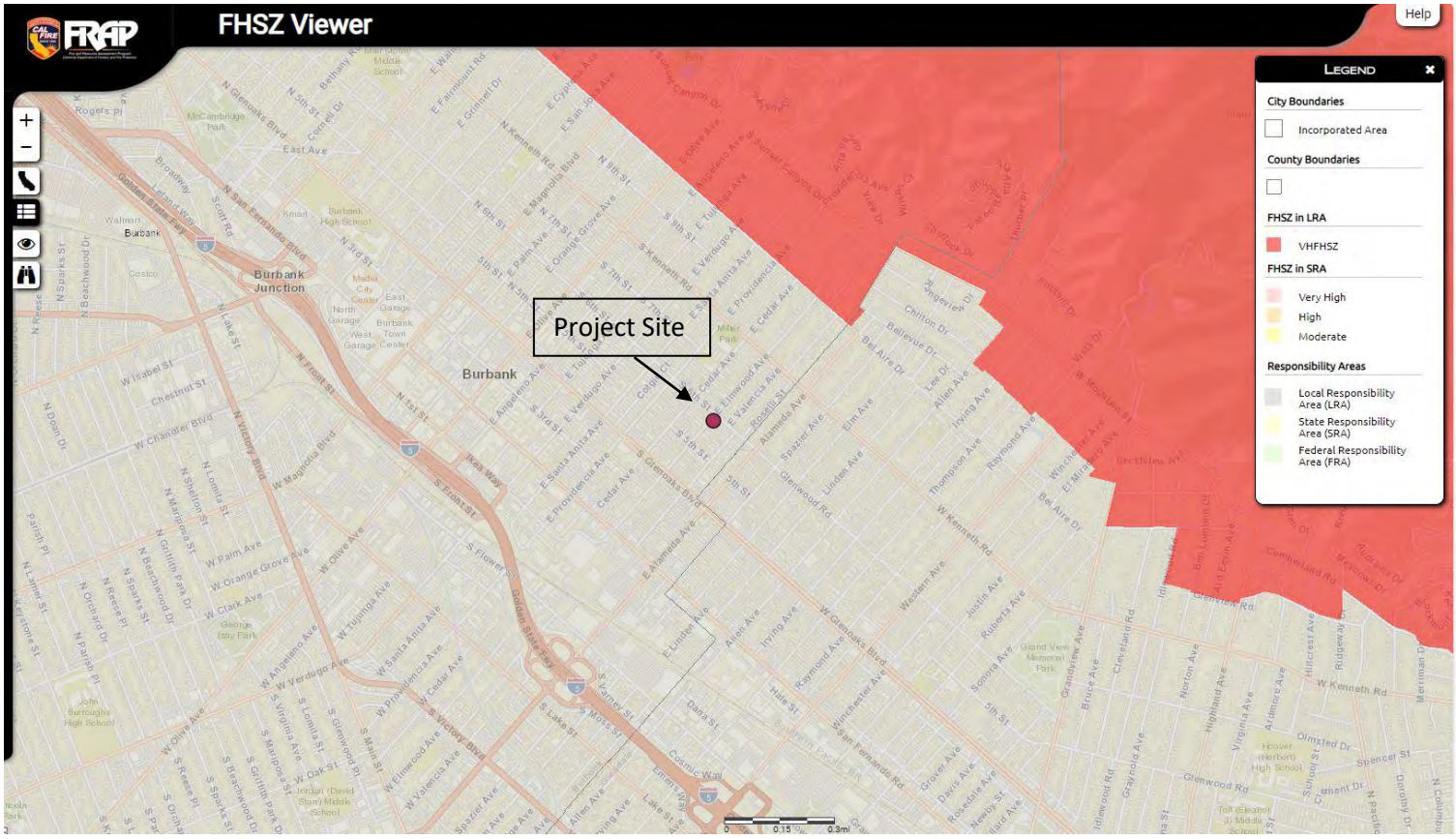
ATTACHMENT F – DEPT. OF CONSERVATION OF FARMLAND MAP



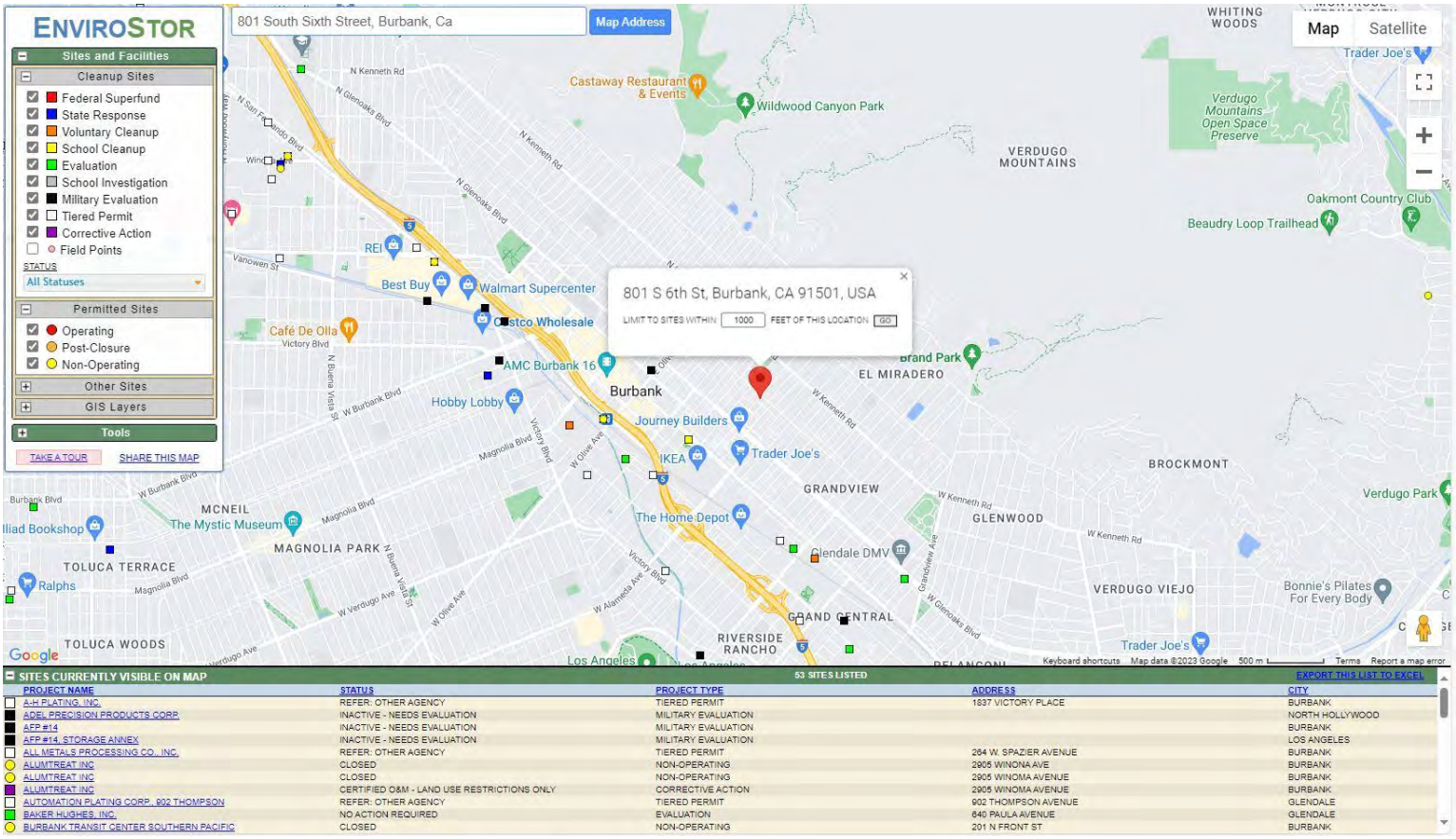
ATTACHMENT G – U.S. FISH AND WILDLIFE SERVICE – NATIONAL WETLANDS INVENTORY



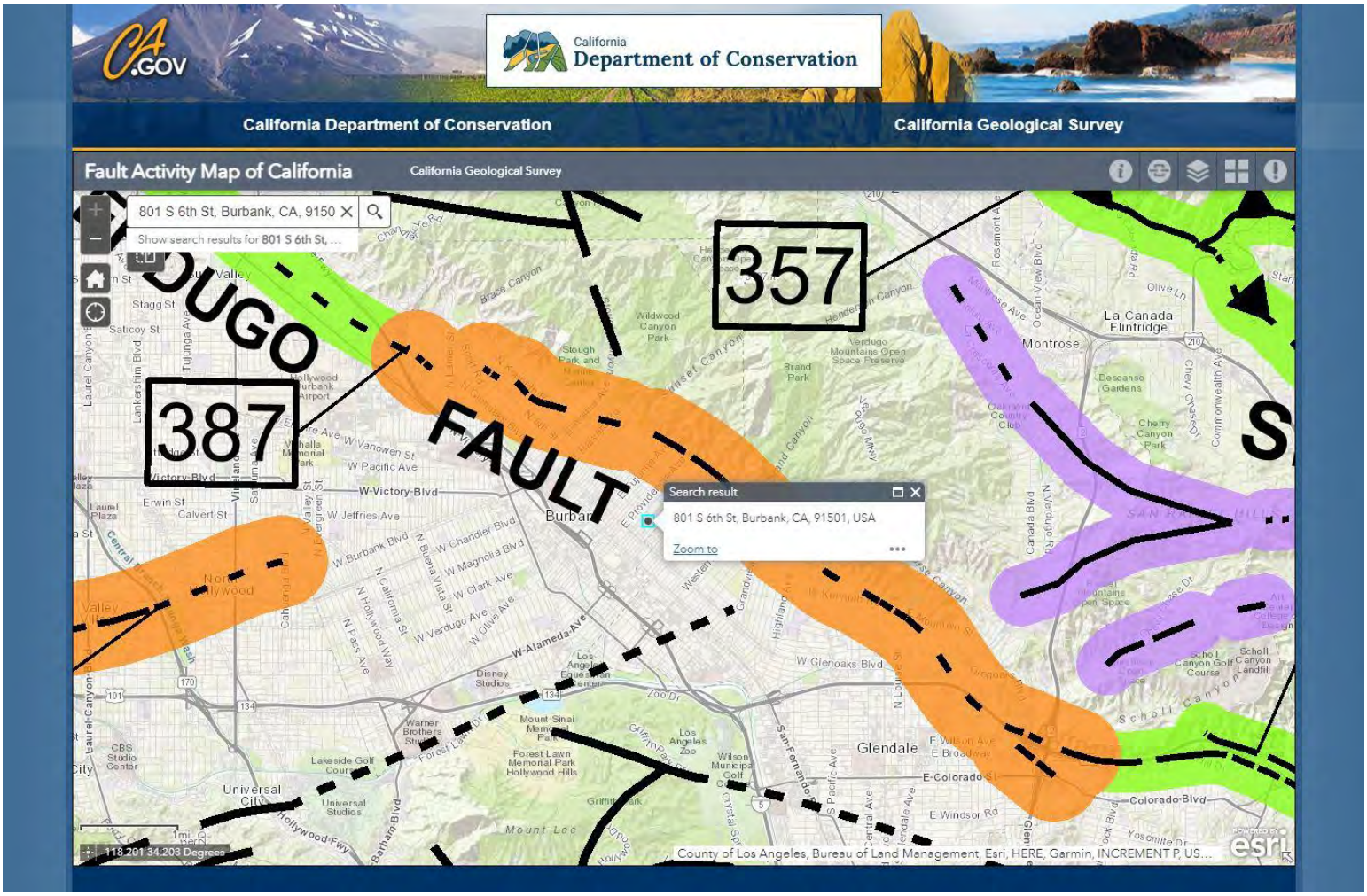
ATTACHMENT H – CAL. FIRE VERY HIGH FIRE HAZARD SEVERITY ZONE MAP



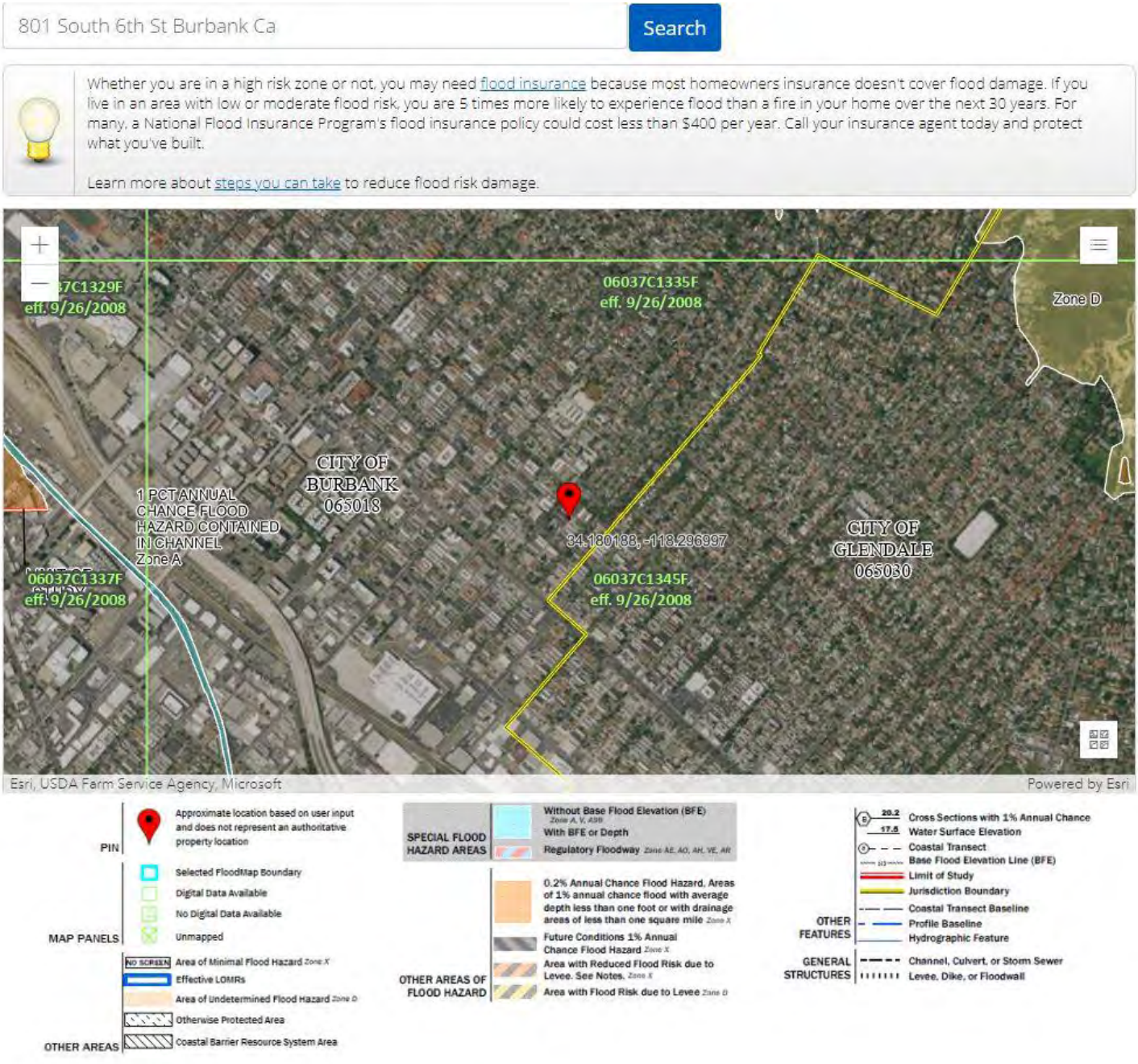
ATTACHMENT I – DEPARTMENT OF TOXIC SUBSTANCES CONTROL – SITE FACILITY SEARCH



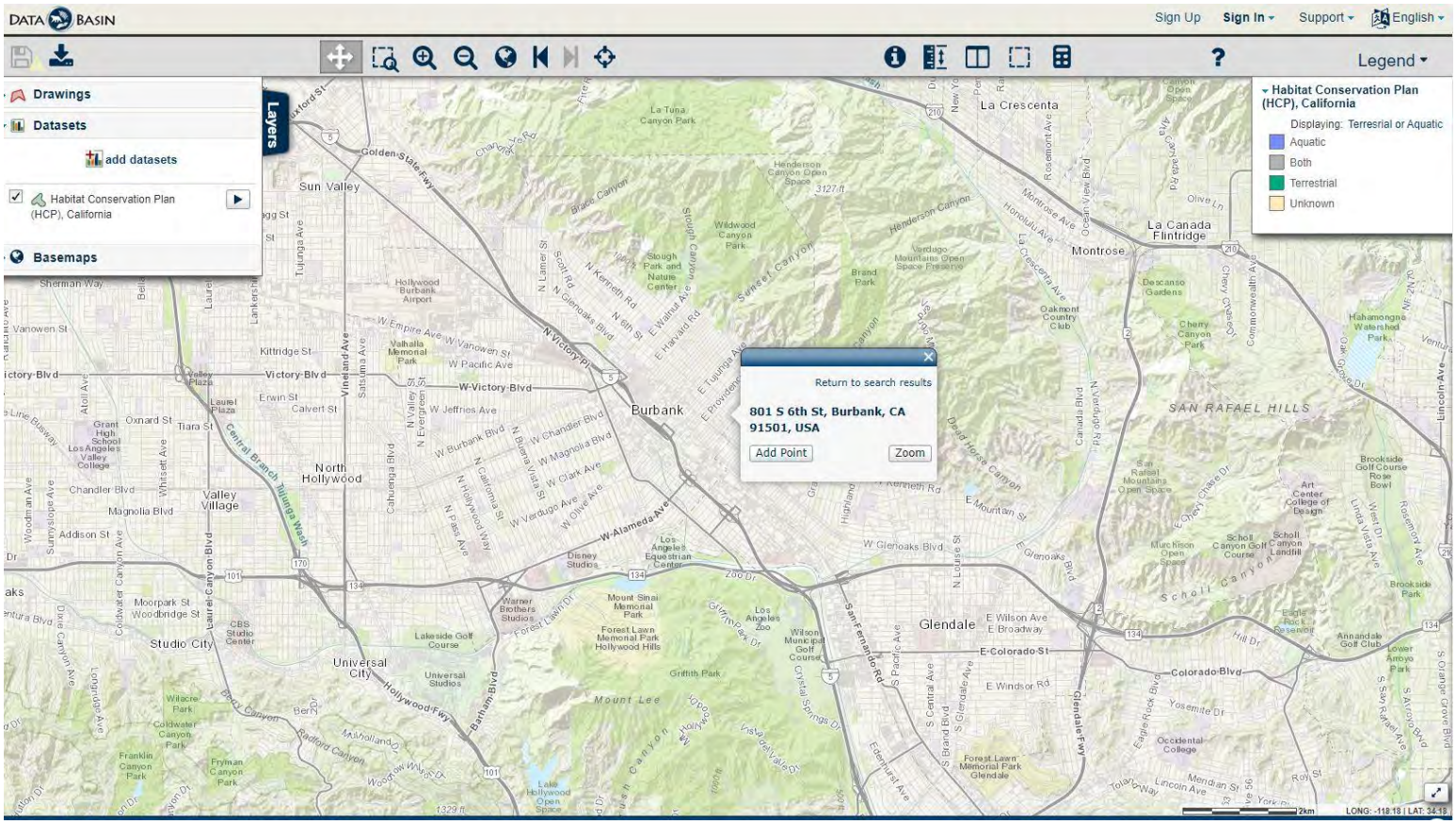
ATTACHMENT J – EARTHQUAKE FAULT ZONE MAP



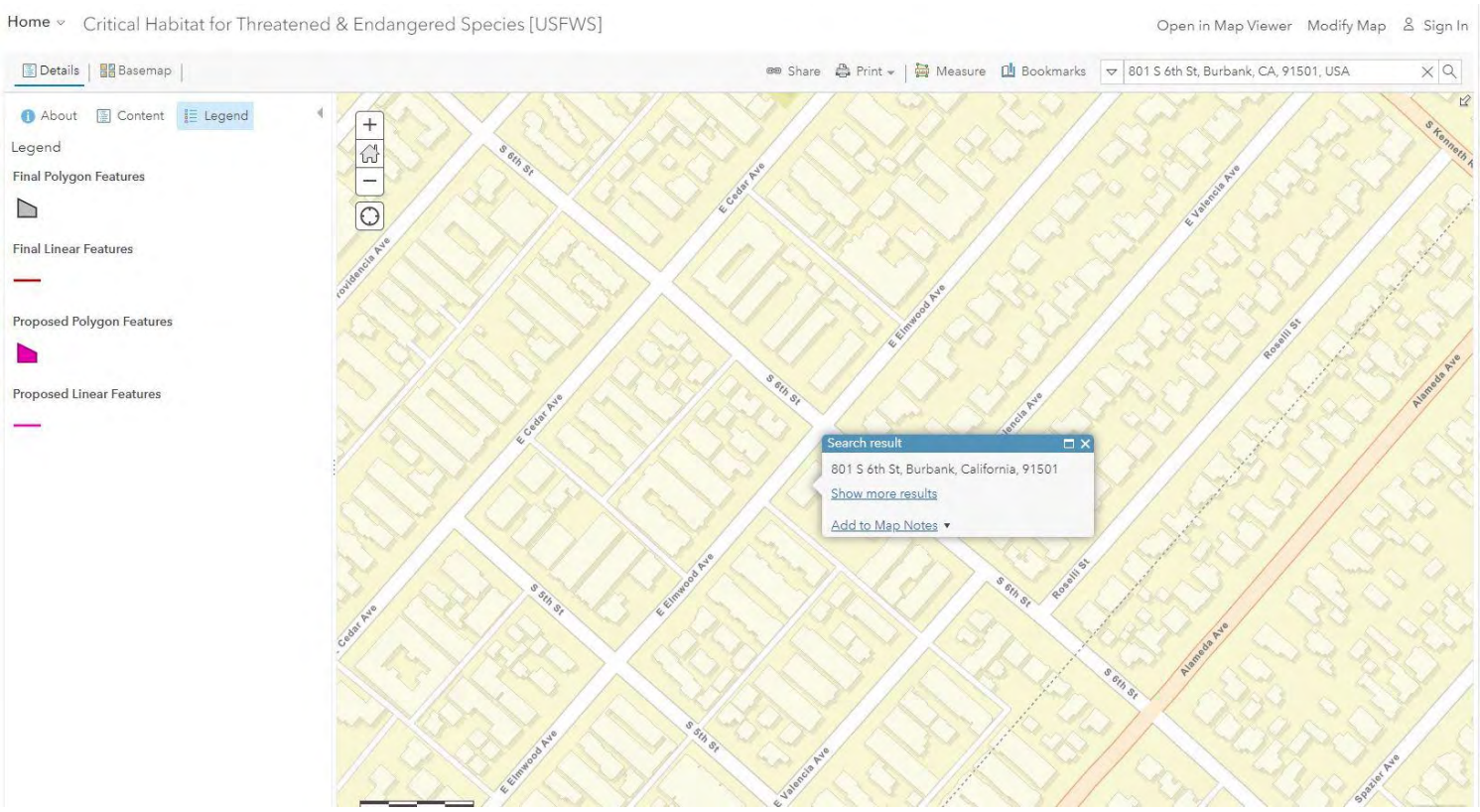
ATTACHMENT K – FEMA FLOOD MAP



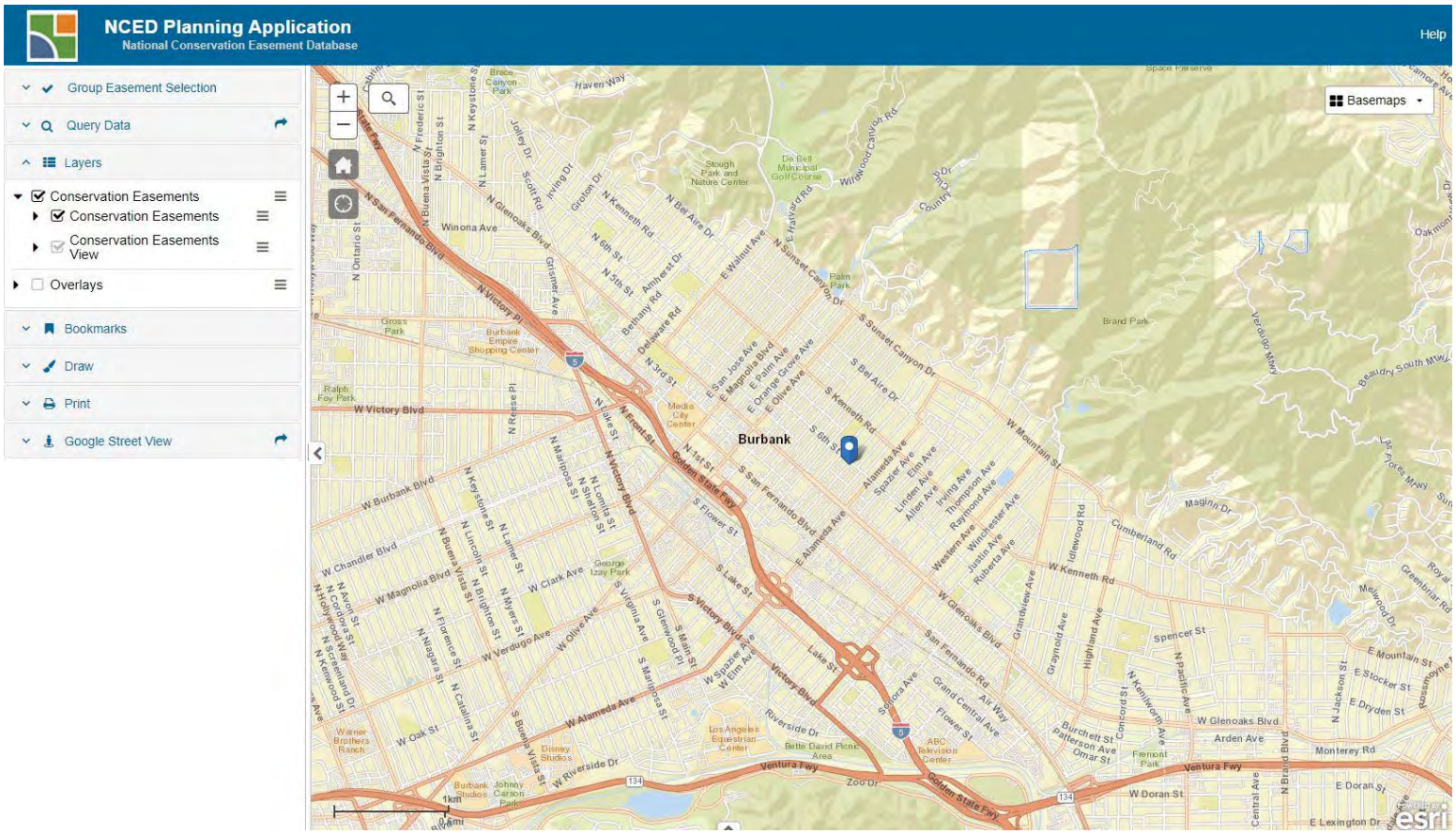
ATTACHMENT L – MAP OF CONSERVATION PLANS IN THE STATE



ATTACHMENT M – CRITICAL HABITAT



ATTACHMENT N – NCED MAP



(ATTACHMENT 7)
CITY COUNCIL DETERMINATION ON ELIGIBILITY CRITERIA – RESOLUTION NO. 23-29,437, DATED JUNE 13, 2023

RESOLUTION NO. 23-29,437

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BURBANK AFFIRMING THAT THE PROPERTY LOCATED AT 801 SOUTH SIXTH STREET MEETS THE SITE ELIGIBILITY REQUIREMENTS FOR A SB 35 PROJECT (PROJECT NO. 23-0001970 - SB 35 NOTICE OF INTENT TO SUBMIT AN APPLICATION) PURSUANT TO BURBANK MUNICIPAL CODE SECTION 10-1-19302(A)(3) OF TITLE 10 (ZONING REGULATIONS), CHAPTER 1 (ZONING), DIVISION 12 (STREAMLINED MINISTERIAL APPROVAL PROCESS)

THE CITY COUNCIL OF THE CITY OF BURBANK FINDS:

A. Based upon the First Half Reporting Period of the 5th planning cycle (2014 – 2021), the City is subject to Senate Bill (SB) 35, Streamlined Ministerial Review and Approval Process;

B. On April 14, 2023, Elmwood Venture LLC ("Applicant") submitted a SB 35: Notice of Intent to Submit a Streamlined Application for a residential project located at 801 South Sixth Street (the "Project");

C. The City Council of the City of Burbank held a Council meeting on June 13, 2023, to consider and review the Community Director's Determination that the property at 801 South Sixth Street meets the site eligibility requirements for an SB 35 project, pursuant to Burbank Municipal Code Section 10-1-19302(A)(3) of Title 10 (Zoning Regulations), Chapter 1 (Zoning), Division 12 (Streamlined Ministerial Approval Process);

D. The site eligibility verification is considered ministerial and therefore statutorily exempt from environmental review under the California Environmental Quality Act ("CEQA") per CEQA Guidelines Section 15268; and

E. The City Council considered the report and recommendation of the Community Development Director prepared pursuant to Burbank Municipal Code Section 10-1-19302(A)(3) and the evidence presented at such City Council meeting.

THE CITY COUNCIL OF THE CITY OF BURBANK RESOLVES:

1. The Community Development Director's Determination that the property at 801 South Sixth Street meets the site eligibility requirements outlined in California Government Code Section 65913.4, subsections (a)(2)(A-C), and in accordance with BMC Section 10-1-19302 is hereby affirmed based on the evidence of the site eligibility findings below.

The development is located on a site that satisfies the three following eligibility criteria:

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

Director's Analysis: The Project site consists of a legal parcel (APN: 5621-026-008 5621-026-009, 5621-026-024) that is located within the City boundary. Additionally, the City of Burbank, inclusive of the Project site, is located within a designated urbanized area as established by the United States Census Bureau (Attachment 6). Therefore, the Project is consistent with this site eligibility requirement.

B. *At least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses. For the purposes of this section, parcels that are only separated by a street or highway shall be considered to be adjoined.*

Director's Analysis: California Government Code Section 65913.4(k) defines Urban uses as:

> "Urban uses" means any current or former residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses.

The Project site currently adjoins parcels that are developed with urban uses that include residential uses on all sides of the subject property (Attachment 3). Therefore, the Project is consistent with this site eligibility requirement.

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

Director's Analysis: The zoning of the Project site is R-4 (High Density Residential) Zone (Attachment 4) with a General Plan land use designation of Medium Density Residential (Attachment 5). The Project site's General Plan land use designation of Medium Density Residential allows for a variety of low-intensity and medium-intensity multi-family residential properties in accordance with BMC Section 10-1-626.5 (General Plan Consistency). The proposed development is 100 percent residential. Therefore, the Project site satisfies this site eligibility requirement.

2. The City Clerk shall mail a copy of this Resolution to the applicant in accordance with the Burbank Municipal Code.

PASSED AND ADOPTED this 13th day of June, 2023.

Konstantine Anthony
Mayor

Attest:

Kimberley Clark, City Clerk

Approved as to Form
Office of the City Attorney

By: _____
Iain MacMillan
Senior Assistant City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF BURBANK)

I, Kimberley Clark, City Clerk of the City of Burbank, do hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the Council of the City of Burbank at its special meeting held on this 13th day of June, 2023, by the following vote:

AYES: Mullins, Perez, Takahashi, Schultz, and Anthony.

NOES: None.

ABSENT: None.

Kimberley Clark, City Clerk

(ATTACHMENT 8)
TRIBAL ENFORCEMENT AGREEMENTS

CITY OF BURBANK
COMMUNITY DEVELOPMENT DEPARTMENT
150 North Third Street, P.O. Box 6459, Burbank, California 91510-6459
www.ci.burbank.ca.us

September 14, 2023

Fernandeño Tataviam Band of Mission Indians
Attn: Sarah Brunzell, THCP Manager
1019 Second Street, Suite 1
San Fernando, CA 91340
Via Email: Sarah.Brunzell@tataviam-nsn.us

RE: AB 168 Acknowledgement of Enforceable Agreement between the Fernandeño Tataviam Band of Mission Indians and the City of Burbank for the Proposed SB 35 Project located at 801 South Sixth Street, Burbank, Los Angeles County, California

Dear Ms. Brunzell,

This letter is a follow-up to the AB 168 tribal consultation concluded between the City of Burbank and the Fernandeño Tataviam Band of Mission Indians (FTBMI) regarding the proposed SB 35 Project located at 801 South Sixth Street in the City of Burbank. The Project consists of a proposed construction of a new three-story multi-family residential building consisting of up to potentially 39 rental residential units and a semi-subterranean parking structure.

Based on the information provided and FTBMI's Tribal Resource knowledge, the CRM Division has noted concerns regarding potential for impacts to cultural resources by the proposed Project. Per the Tribal Consultation between the City and the Fernandeño Tataviam Band of Mission Indians, the following language will be made part of the Project's conditions of approval:

- **TCR-1:** The Project Applicant shall retain a professional Tribal Monitor procured by the Fernandeño Tataviam Band of Mission Indians (FTBMI) to observe all clearing and grubbing. The Project Applicant shall retain a professional Tribal Monitor to observe the first (5) days of grading and excavating. If cultural resources are <u>not</u> encountered after a professional Tribal Monitor has observed the first (5) days of grading and excavating, Tribal Monitoring will be complete and no other Tribal Monitoring will be required, unless there is an inadvertent discovery. In the event of an inadvertent discovery, procedure per TCR-2 shall be followed.

- **TCR-2:** If Cultural Resources are encountered during clearing, grubbing, the first (5) days of grading and excavating or anytime thereafter, all ground-disturbing activities shall cease within 60 feet of discovery and a qualified archaeologist meeting Secretary of Interior standards retained by the Project Applicant, as well as a professional Tribal Monitor procured by the FTBMI, shall assess the find. Should the find be deemed significant, as defined by CEQA (as amended, 2015), the Project Applicant shall retain a professional Tribal Monitor procured by the FTBMI to observe all remaining ground-disturbing activities including, but not limited to, excavating, digging, trenching, plowing, drilling, tunneling, quarrying, grading, leveling, clearing, driving posts, auguring, blasting, stripping topsoil or similar activity, and archaeological work.

ATTACHMENT 8-1

- **TCR-3:** The applicant and Lead Agency shall, in good faith, consult with the Fernandeño Tataviam Band of Mission Indians on the disposition and treatment of any Tribal Cultural Resource encountered during all ground disturbing activities.

- **TCR-4:** The Project applicant shall pay FTBMI a rate of $150.00 per hour for all monitoring costs and expenses.

- **TCR-5:** Applicant shall provide notice to FTBMI not less than 14 days prior to commencement of ground disturbing activities to ensure FTBMI has sufficient time to schedule adequate site monitoring personnel.

- **TCR-6:** If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

    - Inadvertent discoveries of human remains and/or funerary object(s) are subject to California State Health and Safety Code Section 7050.5, and the subsequent disposition of those discoveries shall be decided by the Most Likely Descendant (MLD), as determined by the Native American Heritage Commission (NAHC), should those findings be determined as Native American in origin in accordance with applicable law.

- **TCR-7:** The FTBMI Monitor shall complete monitoring logs on a daily basis when monitoring, providing descriptions of the daily activities, including construction activities, locations, soil, and any cultural materials identified and available to the City upon request. The on-site monitoring shall end when grading and excavation activities are completed, or when the FTBMI Monitor has indicated that the site has a low potential for cultural resources, whichever occurs first. The City may request a copy of all field documentation from FTBMI Monitor. In addition, the FTBMI Monitor shall provide the City a "closeout report" that addresses the FTBMI Monitor's role on the project and provides a summary of cultural findings, if any.

- **TCR-8:** FTBMI shall comply with applicant's site access and workplace safety requirements.

- **TCR-9:** FTBMI shall be responsible to retain sufficient monitoring personnel to meet its monitoring obligations during all phases of ground disturbing activities prescribed by this letter. The applicant may, but shall have no obligation to, stop ground disturbing activities in the event FTBMI is not able to attend or monitor the site.

Per Government Code Section 65913.4(b), this concludes the Tribal Consultation process and documents the Enforceable Agreement with FTMBI. Please sign and return the letter acknowledging the Enforceable Agreement between the Fernandeño Tataviam Band of Mission Indians and the City of Burbank. Please contact me at (818) 238-5250 or via e-mail at Xathomas@burbankca.gov. Thank you for your assistance.

Sincerely,

Xjvirr Thomas
Associate Planner, City of Burbank, Planning Division

Sarah Brunzell

Sarah Brunzell
Manager
Cultural Resources Management Division
Fernandeño Tataviam Band of Mission Indians

Patrick Prescott, AICP
Community Development Director

Approved as to Form
Office of the City Attorney

Iain MacMillan
Senior Assistant City Attorney

ATTACHMENT 8-3

CITY OF BURBANK
COMMUNITY DEVELOPMENT DEPARTMENT
150 North Third Street, P.O. Box 6459, Burbank, California 91510-6459
www.ci.burbank.ca.us

September 14, 2023

Gabrieleño Band of Mission Indians – Kizh Nation
Attn: Andrew Salas, Chairperson
PO Box 393
Covina, CA 91723
Via email: admin@gabrielenoindians.org

RE: AB 168 Acknowledgement of Enforceable Agreement between the Gabrieleño Band of Mission Indians – Kizh Nation and the City of Burbank for the Proposed SB 35 Project located at 801 South Sixth Street, Burbank, Los Angeles County, California

Dear Chairperson Salas,

This letter is a follow-up to the AB 168 tribal consultation concluded between the City of Burbank and the Gabrieleño Band of Mission Indians – Kizh Nation (the "Kizh" or the "Tribe") regarding the proposed SB 35 Project located at 801 South Sixth Street in the City of Burbank. The Project consists of a proposed new construction of a three-story multi-family residential building consisting of up to potentially 39 rental residential units and a semi-subterranean parking structure.

Based on the information provided and Gabrieleño Band of Mission Indians – Kizh Nation's Tribal Resource knowledge, concern regarding potential for impacts to cultural resources by the proposed Project has been noted. Per the Tribal Consultation between the City and the Gabrieleño Band of Mission Indians – Kizh Nation, the following language will be made part of the project's conditions of approval:

- **TCR-1:** The Project applicant shall retain and compensate a professional Tribal Cultural Resources monitor procured or selected by the Gabrieleño Band of Mission Indians – Kizh Nation (the "Kizh" or the "Tribe"). Prior to the commencement of any "ground -disturbing activity" for the subject project at all project locations (i.e: both on-site and any off-site locations that are included in the project description/ definition and /or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, potholing, auguring, grubbing, tree removal, boring, grading, excavation, drilling, and trenching. If cultural resources are encountered, the Native American monitor will have the authority to request that ground-disturbing activities cease within 50 feet of discovery to assess and document potential finds in real time. One monitor will be required on-site for all ground-disturbing activities in areas designated through additional consultation. However, if ground-disturbing activities occur in more than one of the designated monitoring areas at the same time, then the parties can mutually agree to an additional monitor, to ensure that simultaneously occurring ground-disturbing activities receive thorough levels of monitoring coverage.
    - Any and all archaeological documents created as a part of the project (isolate records, site records, survey reports, testing reports, and monitoring reports) shall be provided to the Gabrieleño Band of Mission Indians – Kizh Nation.

ATTACHMENT 8-4

- The applicant and Lead Agency shall, in good faith, consult with the Gabrieleño Band of Mission Indians – Kizh Nation on the disposition and treatment of any Tribal Cultural Resource encountered during the Project implementation.

- **TCR-2:** Applicant shall provide written notice to the Gabrieleño Band of Mission Indians – Kizh Nation not less than 30 days prior to commencement of ground disturbing activities to ensure the "Tribe" has sufficient time to schedule adequate site monitoring personnel.

- **TCR-3:** The Gabrieleño Band of Mission Indians – Kizh Nation shall be responsible to retain sufficient monitoring personnel to meet its monitoring obligations during all phases of ground disturbing activities. The applicant shall be obligated to contact The Gabrieleno Band of Mission Indians 24-72 hours prior to any ground disturbance activities on the project site, so that there is sufficient monitoring personal to meet its monitoring obligations during all phase of ground disturbance activities and to stop ground disturbing activities in the event Gabrieleño Band of Mission Indians – Kizh Nation is not able to attend or monitor the site.

- **TCR-4:** The Tribe shall charge a fee according to Tribal monitoring services at industry standards for the Tribal monitoring services of all ground disturbances.

- **TCR-5:** The Gabrieleño Band of Mission Indians – Kizh Nation Monitor shall complete monitoring logs on a daily basis, providing descriptions of the daily ground disturbing activities, including construction activities, locations, soil, and any cultural materials identified and available to the City upon request. The on-site monitoring shall end when grading and excavation activities of native soil (i.e., previously undisturbed) are completed, or when the Gabrieleño Band of Mission Indians – Kizh Nation Monitor has indicated that the site has a low potential for cultural resources, whichever occurs first. The Gabrieleño Band of Mission Indians – Kizh Nation Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. The City may request a copy of all field documentation from the Gabrieleño Band of Mission Indians – Kizh Nation Monitor. In addition, the Gabrieleño Band of Mission Indians – Kizh Nation Monitor shall provide the City a "closeout report" that addresses the Gabrieleño Band of Mission Indians – Kizh Monitor's role on the project and provides a summary of cultural findings, if any.

- **TCR-6:** The Gabrieleño Band of Mission Indians – Kizh Nation shall comply with applicant's site access and workplace safety requirements.

- **TCR-7:** If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

The Tribe considers the amount of compensation related to TCR-1 to be the Tribe's confidential information. Therefore, the rate of compensation for TCR-1 shall be disclosed by the Tribe to the City under separate cover clearly marked "Confidential Information" contemporaneous with execution of this agreement. City intends to disclose the rate of compensation to the Project applicant to ensure the applicant has adequate notice of the scope of conditions to be imposed upon the Project. The City agrees that it will not disclose the Tribe's rate of compensation to any party other than the Project applicant, unless compelled by law to do so (e.g., under the California Public Records Act), provided the City first gives the Tribe sufficient prior notice of such compelled disclosure (to the extent legally permitted) to permit the Tribe a reasonable opportunity to object to the compelled disclosure and to allow the Tribe the opportunity to seek a protective order or other appropriate remedy. The City shall provide reasonable assistance, at the Tribe's cost, if the Tribe wishes to contest the disclosure. The Tribe agrees to indemnify and defend the City in any legal action seeking disclosure of the Tribes confidential information, including payment of all court costs, attorneys' fees and penalties.

Per Government Code Section 65913.4(b), this concludes the Tribal Consultation process and documents the Enforceable Agreement with Gabrieleño Band of Mission Indians – Kizh Nation. Please sign and return the letter acknowledging the Enforceable Agreement between Gabrieleño Band of Mission Indians – Kizh Nation and the City of Burbank. Please contact me at (818) 238-5250 or via e-mail at xathomas@burbankca.gov. Thank you for your assistance.

Sincerely,

Xjvirr Thomas
Associate Planner, City of Burbank, Planning Division

ATTACHMENT 8-6

Andrew Salas, Chairperson
The Gabrieleño Band of Mission Indians – Kizh Nation

Brandy Salas, Admin. Specialist
The Gabrieleño Band of Mission Indians – Kizh Nation

Patrick Prescott, AICP
Community Development Director

Approved as to Form
Office of the City Attorney

Iain MacMillan
Senior Assistant City Attorney

ATTACHMENT 8-7

(ATTACHMENT 9)
SB 35 NOI APPLICATION STATUS LETTER, DATED DECEMBER 6, 2023

CITY OF BURBANK
COMMUNITY DEVELOPMENT DEPARTMENT
150 North Third Street, P.O. Box 6459, Burbank, California 91510-6459
www.ci.burbank.ca.us

December 6, 2023

SENT VIA EMAIL AND US MAIL

Jean-Pierre Boladian
408 South Pasadena Ave
South Pasadena, CA 91105

Subject: 801 – 807 South Sixth Street **(APNs: 5621-026-008, 5621-026-009and 5621-026-024)**
SB 35 Project - Notice of Intent (NOI) to Submit Application (Project No. 23-0001970)

Dear Jean-Pierre Boladian:

On April 14, 2023, the City of Burbank received your Notice of Intent (NOI) to submit an application for Streamlined Ministerial Approval Process for a proposed multi-family residential project located at 801 South Sixth Street (**Proposed Project**). The NOI was reviewed for eligibility requirements and compliance with Senate Bill (SB) 35, pursuant to Section 65913.4 of the California (CA) Government Code. In addition, since the receipt of your NOI on April 14, 2023, the City reached out to the California Native American Tribes that are traditionally and culturally affiliated with the geographic area within which the Project site is located (the "Tribes") to request initiation of the required tribal consultation process.

You have indicated in the SB 35 eligibility checklist submitted with the NOI application that you intend for the Proposed Project to comply with all SB 35 eligibility criteria, including, but not limited to the City's objective design and development standards, affordability provisions, and labor provisions pursuant to CA Government Code Section 65913.4. After reviewing the application and items that you submitted, City Staff has determined that your application **is not consistent with the City's objective standards and also requires additional information to be provided for several SB 35 eligibility criteria listed below in this letter**. Below is a list of all criteria per CA Government Code 65913.4 that the Proposed Project must meet to qualify for ministerial approval under SB 35.

On June 1, 2023, the Community Development Director presented the Proposed Project to City Council for review and consideration of three site eligibility requirements per Government Code Section 65913.4, subsections (a)(2)(A-C) in accordance with Burbank Municipal Code Section 10-1-19302(A)(3). After deliberation, the City Council voted 5-0 to adopt the City Council resolution affirming the Director's determination that the Proposed Project met the site eligibility requirements as provided for under Government Code Section 65913.4 and BMC Section 10-1-19302(A)(3).

SB 35 Eligibility Criteria and Consistency Analysis

The City received a Notice of Intent (NOI) for the Proposed Project on April 14, 2023. As a part of the NOI the proposed Project shall demonstrate consistency with all SB 35 eligibility criteria per CA Government Code 65913.4. Please find the NOI consistency analysis below.

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

   Analysis: Consistent. The Proposed Project is a three-story housing development, containing a total of 39 residential units. Therefore, it is considered a multifamily housing development. In addition, the property is zoned R-4 (High Density Residential) that allows one (1) dwelling unit per 1,000 SF of Lot Area. With a Lot area of 25,400 SF, the property is allowed a total of 39 units when accounting for a 50% density bonus per the CA Density Bonus Law.

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

   i. 55 years for rental units.
   ii. 45 years for homeownership units.

   Analysis: Consistent. Applicant has indicated in the submitted cover letter to the SB 35 NOI Application that the Proposed Project would provide five (5) affordable units, each deed-restricted for fifty-five (55) years – three (3) low-income and two (2) very low-income households.

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

   Analysis: Consistent. The Project site consist of existing legal parcels located in the City of Burbank (see **Attachment A**), for which the boundaries include an urbanized area or urban cluster, as designated by the United States Census Bureau (see **Attachment B**). The Project site is located within an existing urbanized area. The Project site abuts residential use to the north, south, east, and the west. An aerial map (see **Attachment C**) shows the location of the Project site with respect to the neighboring properties.

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

   Analysis: Consistent. The zoning of the Project site is R-4 (High Density Residential) with a General Plan Use Designation of Medium Density Residential. The site is zoned for multifamily residential development. The Project proposes a multifamily housing development containing a total of 39 residential units, consistent with the zoning designation of the Project Site.

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

    i. If the project is consistent with the minimum and maximum density range allowed within the General Plan land use designation, it is deemed consistent with housing density standards.

    ii. Any density bonus or any concessions, incentives, or waivers of development standards or reduction of parking standards requested under the Density Bonus Law in Government Code section 65915 are deemed consistent with objective standards.

    iii. Objective standards are those that require no personal or subjective judgment and must be verifiable by reference to an external and uniform source available prior to submittal. Sources of objective standards include, without limitation:

    a) Burbank 2035General Plan,
    b) Burbank Municipal Code,
    c) Media District Specific Plan,
    d) Burbank Center Plan Area,
    e) North San Fernando Master Plan,
    f) Rancho Commercial Recreation Master Plan.
    g) Complete Our Streets Plan

    Analysis: Not Consistent. The Applicant has indicated on the SB 35 NOI Application that the Project would comply with the objective standards. The Applicant has also indicated that the California State's Density Bonus Law (Govt. Code Section 65915) would be applied to this Project, which would allow for increased density, incentives, waivers, and reduced development standards. City Departments' comments are provided as **Attachment D** at the end of this letter. **Attachment D** includes a review of objective development standards in Title 10 (Zoning) of the Burbank Municipal Code. The Applicant would be required to comply with all applicable objective standards provided by all City Departments.

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

    i. The project is located within one-half mile of public transit as defined by Section 102(r) of the HCD Guidelines.

    ii. The project is located within an architecturally and historically significant historic district.

    iii. On-street parking permits are required but not offered to the occupants of the project.

    iv. There is a car share vehicle as defined by Section 102(d) within one block of the development. A block can be up to 1,000 linear feet of pedestrian travel along a public street from the development.

    Analysis: Consistent. Consistent with the provisions of the CA Density Bonus Law, the Proposed Project is providing 57 on-site residential parking spaces for 39 residential units.

7. **LOCATION**. The Proposed Project must be located on a property that is **outside** each of the following areas:

    A. Either prime farmland or farmland of statewide importance, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps

prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the City's voters.

Analysis: **Consistency TBD.** The Applicant did not provide information for staff review.

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

Analysis: Consistency TBD. The Applicant did not provide information for staff review.

C. A very high fire hazard severity zone, as determined by the California Department of Forestry and Fire Protection pursuant to Section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the California Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code. This does not apply to sites excluded from the specified hazard zones by the City, pursuant to subdivision (b) of Section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.

Analysis: Consistency TBD. The Applicant did not provide information for staff review.

D. A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the Department of Toxic Substances Control has cleared the site for residential use or residential mixed-uses.

Analysis: Consistency TBD. The Applicant did not provide information for staff review.

E. A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.

Analysis: Consistent. Consistency TBD. The Applicant did not provide information for staff review.

F. A flood plain as determined by maps promulgated by the Federal Emergency Management Agency, unless the development has been issued a flood plain development permit pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations.

Analysis: Consistency TBD. The Applicant did not provide information for staff review.

G. Lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), or other adopted natural resource protection plan.

Analysis: **Consistency TBD.** The Applicant did not provide information for staff review.

H. Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code).

Analysis: Consistent. Consistency TBD. The Applicant did not provide information for staff review.

I. Lands under conservation easement.

Analysis: **Consistency TBD.** The Applicant did not provide information for staff review.

J. A site that would require demolition of housing that is:

- Subject to recorded restrictions or law that limits rent to levels affordable to moderate, low, or very-low-income households.
- Subject to rent control.
- Currently occupied by tenants or that was occupied by tenants within the past 10 years.

Analysis: **Consistency TBD.** The Applicant did not provide information for staff review.

K. A site that previously contained housing occupied by tenants that was demolished within the past 10 years.

Analysis: Consistency TBD. The Applicant did not provide information for staff review.

L. A site that would require demolition of an historic structure that is on a local, state, or federal register.

Analysis: Consistent. The Project site is not located in a historic district and there are no Federal, State, or locally designated historic structures on the site (per Appendix D of City of Burbank Historic Preservation Plan, November 1999) **(Attachment E)**. The Proposed Project would not require the demolition of a historic structure that was placed on a national, state, or local historic register.

M. A parcel of land or site governed by the Mobilehome Residency Law, the Recreational Vehicle Park Occupancy Law, the Mobilehome Parks Act, or the Special Occupancy Parks Act.

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

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

1. The project is financed with low-income housing tax credits (LIHTC) and satisfies the prevailing wage requirements identified in item 9 below.

2. The project satisfies the prevailing wage and skilled and trained workforce requirements identified in items 9 and 10 of this Eligibility Checklist.

Analysis: Not Consistent. The Project site consists of multiple parcels. The Applicant would need to clarify how the multiple parcels would be combined to develop the Proposed Project. If a subdivision of a

parcel is proposed that is subject to the Subdivision Map Act, then the applicant would be required to comply with items (1) or (2) of this eligibility criteria.

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

   1. The entirety of the project is a public work as defined in Government Code section 65913.4(8)(A)(i).

   2. The project is not in its entirety a public work and all construction workers employed in the execution of the development will be paid at least the general prevailing rate of per diem wages for the type of work and geographic area.

   3. The project includes 10 or fewer units AND is not a public work AND does not require subdivision.

   Analysis: **Not Consistent.** The applicant should submit a letter certifying the commitment to comply with the Prevailing Wage requirement. In the letter, the applicant is to certify that either items (1), (2), or (3) is true. The signed letter is also to be notarized to verify the signee of the letter.

10. **SKILLED AND TRAINED WORKFORCE.** If the project consists of 25 or more units that are not 100 percent subsidized affordable housing, the project proponent must certify that it will use a skilled and trained workforce, as defined in Government Code Section 65913.4(8)(B)(ii).

    Analysis: Not Consistent. The Proposed Project is proposing 39 units and therefore needs to provide a pledge to hire skilled and trained workforce, as defined in Government Code Section 65913.4(8)(B)(ii). The applicant should submit a letter certifying the commitment to comply with the Skilled and Trained Workforce requirement. The signed letter is also to be notarized to verify the signee of the letter.

Should you have any questions, please feel free to contact Xjvirr Thomas, Associate Planner at (818) 238-5250.

Sincerely,

Xjvirr Thomas
Associate Planner

CC: Patrick Prescott, Community Development Director
Fred Ramirez, Assistant Community Development Director – Planning
Scott Plambaeck, Planning Manager
Joseph H. McDougall, City Attorney
Iain MacMillan, Senior Assistant City Attorney

Attachments

Attachment A – Land Survey of Project Site
Attachment B – 2010 US Census – Urbanized Area Reference Map: Los Angeles–Long Beach–Anaheim, CA.
Attachment C – Aerial Map of Project Site
Attachment D – City Comments on Preliminary Application and Conceptual Design
Attachment E – City of Burbank Historic Preservation Plan

(ATTACHMENT 10)
SB 35 FORMAL APPLICATION SUBMITTAL

City of Burbank
Planning and Transportation Division
GENERAL MULTIFAMILY PERMIT
Application

150 North Third Street
Burbank, California 91502
www.burbankusa.com
T: 818-238-5250
F: 818-238-5150

A General Multi-Family permit application form, along with all applicable specific application forms and other required materials must be completed and submitted to the Planning and Transportation Division for all projects that are subject to review and/or approval by the City of Burbank. Please complete each section. If certain items do not apply to this project, please indicate with a "N/A." Incomplete application forms may result in processing delays.

NOTE: Unless exempt, all project applications are subject to the requirements and guidelines of the California Environmental Quality Act (CEQA). Should you have any questions, please call the Planning Division at (818) 238-5250.

Application Types

☐ Administrative Use Permit	☐ Lot Line Adjustment	☐ Zone Text Amendment
☐ Conditional Use Permit	☐ Major or Minor Fence Exception	☐ Variance
☐ Condominium Conversion	☐ Map (Tentative Tract Map, Parcel Map)	☐ Other _____
☒ Development Review	☐ Parking Agreement	
☐ General Plan Amendment	☐ Zone Map Amendment	

Project Information

Project Address: 801-807-817 SOUTH SIXTH STREET, BURBANK, CA 91501	Zoning: R-4
Current use of site: 801-AUDITORIUM BUILDING, 817- OLD VACANT HOUSE	Existing Covenants: ☒No ☐Yes. If yes, attach copies
Lot Area: 25,400 SQ.FT	Year(s) structure(s) built: 1926
APN: 5621-026-008, 5621-026-009, 5621-026-024	Legal Description: LOTS 28,29,30 AND 31 OF TRACT 6694
Number of existing on-site parking spaces: N/A	Existing square footage:

Current Site Description: Describe the project site as it currently exists, including information about topography, soil stability, plants (including mature trees) and animals, and any cultural historical or scenic attributes. Describe any existing structure(s) on the site and the use of the structure(s). Attach photographs of the site. (Prepare/attach separate exhibit(s) as necessary)

The project site lot area is approximately 25,400 square feet with two existing, one-story vacant structures

Project Description/Applicant Request: (You may need to prepare and attach separate exhibits)

1. If the project involves demolition and new construction, describe total project. e.g. demolition, age of building to be demolished, grading, excavation, construction, etc.
2. If commercial, indicate the type, whether neighborhood, city, or regionally oriented, square footage of sales area, square footage of office area, loading facilities, and number of employees.

DEVELOPMENT OF A NEW 3-STORY, 39-UNIT MULTI-FAMILY DWELLING (INCLUDING 4 VERY-LOW INCOME AFFORDABLE UNIT)

WITH ONE LEVEL OF ABOVE GRADE PARKING; INCLUDES DEMOLITION OF THE EXISTING VACANT STRUCTURES ON SITE

Project No. 23-0001970 Address: 801-817 S. SIXTH ST. Date: May 24, 2024

ATTACHMENT 10 -1

Applicant		
Name/Firm: JEAN-PIERRE BOLADIAN		
Address: 408 SOUTH PASADENA AVE., SUITE #6, PASADENA, CA 91105		
Primary phone number (626) 381-9677	Alternate phone number	
E-mail address: jp@boladarck.com; farnoosh@boladarck.com		
Primary contact for this application:	☒ Yes	☐ No

Property Owner of Record		
Name/Firm: ELMWOOD VENTURE, LLC.		
Address: 530 S. GLENOAKS BLVD., #200, BRUBANK, CA 91502		
Primary phone number (818) 840-0000	Alternate phone number	
E-mail address: john@gerrolaw.com		
Primary contact for this application:	☐ Yes	☐ No

Contact Person (If different from above)		
Name/Firm:		
Address:		
Primary phone number	Alternate phone number	
E-mail address:		
Primary contact for this application:	☐ Yes	☐ No

Property Owner's Affidavit	Applicant's Affidavit
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 permission to submit this application. I declare under penalty of perjury that the foregoing is true and correct.	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. I declare under penalty of perjury that the foregoing is true and correct.
Property owner's signature: John M Gerro, Manager	Applicant signature:
Date: 5-22-24	Date: 05/14/2024

Staff Comments (For City Use Only)		
Filing fee:	Date received:	
Project No.:	Received by:	
☐ Plans	☐ Labels	☐ Radius Map
Notes:		

Project No. 23-0001970 Address: 801-817 S. SIXTH ST. Date: May 24, 2024

ATTACHMENT 10 -2

ENVIRONMENTAL INFORMATION

1. List and describe all other related permits and other public approvals required for the project, including those required by City, Regional, State and Federal agencies.

NONE

Are the following items applicable to the project or its effects? Discuss below all items checked yes. (Attach additional sheets as necessary.)

2. Are Federal, State and/or County funds involved in this project? If yes, please specify:	☐ Yes	■ No
3. Will paints, solvents, asbestos, pressurized gas, cleaning fluids, acids or other chemicals be used in the business? If yes, please specify:	☐ Yes	■ No
4. Do you have a hazardous materials list on file with the Burbank Fire Department?	☐ Yes	■ No
5. Change in existing features of any hills or substantial alteration of topography	☐ Yes	■ No
6. Change in scenic views or vistas from existing residential areas, public lands or roads	☐ Yes	■ No
7. Change in pattern, scale or character of general area of project	☐ Yes	■ No
8. Significant amounts of solid waste or litter	☐ Yes	■ No
9. Change in dust, ash, smoke, fumes or odors in vicinity	☐ Yes	■ No
10. Change in ground water quality or quantity, or alteration of existing drainage patterns	☐ Yes	■ No
11. Substantial change in existing noise or vibration levels in the vicinity	☐ Yes	■ No
12. Site on filled land or on slope of 10% or more	☐ Yes	■ No
13. Use or disposal of potentially hazardous materials, such as toxic substances, flammable or explosives	☐ Yes	■ No
14. Substantial change in demand for municipal services (police, fire, water, electricity, sewage, etc.)	☐ Yes	■ No
15. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.)	☐ Yes	■ No
16. Is there a relationship to a larger project or series of projects? If new construction or expansion of present facilities will take place after demolition, the action is part of a larger project.	☐ Yes	■ No

17. Describe the surrounding properties, including information on plants (including mature trees) and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (single-family, apartment houses, commercial, industrial, etc...). Photographs may accompany written description (Prepare/attach separate exhibit(s) as necessary.)

THE IMMEDIATE AREA IS BUILT OUT BY MULTI-FAMILY BUILDINGS AND CONDOMIUM PROJECTS INCLUDING 6-UNIT TOWNHOUSE TO THE IMMEDIATE WEST, 3-STORY APARTMENT BUILDING TO THE IMMEDIATE SOUTH, A MULTI-UNIT CONDOMINIUM COMPLEX PROJECT TO THE NORTH, 3-STORY CONDOMINIUM PROJECTS AND APARTMNET BUILDINGS EAST OF SIXTH STREET ON CEDAR. TO THE NORTH ON SIXTH AND CEDAR THERE IS ALSO A 46-UNIT COMPLEX UNDER CONSTRUCTION. ON CEDAR EAST OF SIXTH STREET THERE ARE MULTIPLE MULTY-STORY APARTMENT BUILDINGS GOING ALL THE WAY TO KENENTH ROAD.

18. Describe how the project will affect existing patterns of land use. If new construction alters land use from existing patterns, requires a variance or conditional use permit, or increases size or bulk of existing uses please describe. (Prepare/attach separate exhibit(s) as necessary.)

THIS PROPERTY IS THE LAST ASSEMBLAGE TO BE DEVELOPED IN THE IMMEDIATE AREA THE EXISTING PATTERNS OF LAND-USE WILL NOT BE AFFECTED.

Project No. 23-0001970 Address: 801-817 S. SIXTH ST. Date: May 22, 2024

ATTACHMENT 10 -3

City of Burbank – Planning Division

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

SB 35 SUPPLMENTAL APPLICATION: ELIGIBILITY CHECKLIST

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

Applicants intending to invoke the SB 35 Streamlined Ministerial Review approval process must fill out this application and checklist and provide supporting documentation for each item (*as applicable*) to demonstrate eligibility.

***NOTICE*: Incomplete checklists that do not include required attachments or supporting documentation will not be processed and the request will be deemed incomplete. If any of the answers to the questions below are "no," the project is not eligible for AB2011 review and the City's standard development review process will apply. There is no guarantee, expressed or implied, that any permit or application will be granted. Each project matter must be carefully investigated, and the resulting decision may be contrary to a position taken or implied in any preliminary discussions. The burden of proof regarding this application rests upon the applicant.**

SB 35 – Eligibility Checklist

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

☑ **NUMBER AND TYPE OF UNITS.** The project must be a multifamily *housing development project*, as defined in Government Code (GC) Section 65589.5, that contains at least two residential units and complies with the minimum and maximum residential density range permitted for the site per the Land Use Element of the Burbank 2035 General Plan, plus any applicable density bonus.

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

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

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

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

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

- If the project is consistent with the minimum and maximum density range allowed within the General Plan land use designation, it is deemed consistent with housing density standards.
- Any density bonus or any concessions, incentives, or waivers of development standards or reduction of

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parking standards requested under the Density Bonus Law in Government Code section 65915 are deemed consistent with objective standards.

- Objective standards are those that require no personal or subjective judgment and must be verifiable by reference to an external and uniform source available prior to submittal. Sources of objective standards include, but are not limited to the following:
  - Burbank 2035General Plan.
  - Burbank Municipal Code
  - Citywide Objective Design and Development Standards
  - Media District Specific Plan
  - Burbank Center Plan Area
  - North San Fernando Master Plan
  - Rancho Commercial Recreation Master Plan

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

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

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

- Either prime farmland or farmland of statewide importance, as defined pursuant to United States Department of Agriculture land inventory and monitoring criteria, as modified for California, and designated on the maps prepared by the Farmland Mapping and Monitoring Program of the Department of Conservation, or land zoned or designated for agricultural protection or preservation by a local ballot measure that was approved by the City's voters.
- Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).
- A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection pursuant to Section 51178, or within a high or very high fire hazard severity zone as indicated on maps adopted by the Department of Forestry and Fire Protection pursuant to Section 4202 of the Public Resources Code. This does not apply to sites excluded from the specified hazard zones by the City, pursuant to subdivision (b) of Section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.
- A hazardous waste site that is listed pursuant to Section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code, unless the Department of Toxic Substances Control has cleared the site for residential use or residential mixed-uses.
- A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2.
- A flood plain as determined by maps promulgated by the Federal Emergency Management Agency, unless the development has been issued a flood plain development permit pursuant to Part 59 (commencing with Section 59.1) and Part 60 (commencing with Section 60.1) of Subchapter B of Chapter I of Title 44 of the Code of Federal Regulations.

ATTACHMENT 10 -5

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Burbank, California 91502
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E: planning@burbankca.gov

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

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

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

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

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

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

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

Owner Name:	Owner Signature:	Date:
ELMWOOD VENTURE, LLC.	John M Gerro, Mgr	6-3-24
Applicant Name:	**Applicant Signature:**	**Date:**
JEAN-PIERRE BOLADIAN		06/03/2024

City of Burbank – Planning Division

APPLICATION
STREAMLINED MINISTERIAL REVIEW PROCESS

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):
801-807-817 SOUTH SIXTH STREET, BURBANK, CA 91501 - APN: 5621-026-008, 5621-026-009, 5621-026-024

Application Type (check all that apply):	**Items to be Submitted:**
☑ SB 35 ☐ AB2011 Concurrent Applications: ☐ Subdivision ☐ Other Permits _____	☑ ***Notice of Intent - Completeness Letter*** from the City of Burbank with all Attachments (SB35 Projects Only) ☑ **Project Plans** - Electronic Set (see Standard Plan Details & General Requirements) ☑ **Eligibility Checklist Items** demonstrating the Project's compliance with affordability, location, workforce and all other criteria pursuant to state law ☐ **Table / Matrix** Demonstrating Compliance with all City of Burbank Municipal Code and Objective Design and Development Standards ☐ **Phase I Environmental Site Assessment** (ESA) ☐ **Application fee** – Payment to the *"City of Burbank"* is required at the time of submittal by check or credit card. *See the current fee schedule for applicable fees.*
Property Owner Name ELMWOOD VENTURE, LLC.	**Applicant Name (if different from owner)** JEAN-PIERRE BOLADIAN
Mailing Address 530 S. GLENOAKS BLVD., #200, BRUBANK, CA 91502	**Mailing Address** 408 SOUTH PASADENA AVE., SUITE #6, PASADENA, CA 91105
Telephone (818) 840-0000	**Telephone** (626) 381-9677
Email john@gerrolaw.com	**Email** jp@boladarck.com; farnoosh@boladarck.com
I hereby certify that I am the legally authorized owner of the property involved in this application or have been empowered to sign as the owner on behalf of a corporation, partnership, or business as evidenced by the documents attached hereto. I hereby grant to the applicant of this form full power to sign all documents related to this application, including any conditions or mitigation measures as may be deemed necessary. I declare under penalty of perjury that the foregoing is true and correct. ***The Planning Division cannot accept an application without property owner signature.***	I hereby certify that the information furnished in this application and the attached materials are true and correct to the best of my knowledge and belief. Further, should the stated information be found false or insufficient, I agree to revise the information as appropriate. I understand that the City of Burbank cannot process this application until all required information is provided. I understand there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully investigated and the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions. I understand that I have the burden of proof in the matter arising under this application made by me. I declare under penalty of perjury that the foregoing is true and correct.
Property Owner Signature (*must be original wet signature*) John M Gerro, Mgr. **Date** 6-3-24	**Applicant Signature** _____ **Date** 06/03/2024

For Planning Division Use:
PL #: _____
Enforceable Agreement # _____ Dated: _____
Notes:

Application Date Submitted:

Updated July 2023

(ATTACHMENT 11)
SB 35 FORMAL APPLICATION WAS INCOMPLETE AND INCONSISTENT WITH OBJECTIVE STANDARDS, DATED AUGUST 13, 2024

CITY OF BURBANK

COMMUNITY DEVELOPMENT

August 13, 2024

SENT VIA EMAIL AND US MAIL

Jean-Pierre Boladian
408 South Pasadena Avenue
South Pasadena, Ca. 91105

Via Email: jp@boladarck.com/farnoosh@boladarck.com

Subject: Determination of Application Status – Incomplete for Processing
Project No. 24-0002990, SB 35 Streamlined Ministerial Design Review
801 South Sixth Street (APN: 5621-026-008, 009, 024)

Dear Applicant:

On June 14, 2024, the City of Burbank received your SB 35 application for a Streamlined Ministerial Design Review for a proposed new multi-family residential project located at 801 South Sixth Street (Project). The Project proposes construction of a new four-story 39 rental unit, multi-family residential development with 57 parking spaces located at a semi-subterranean level.

In accordance with California Government Code Section 65913.4 and Burbank Municipal Code (BMC) Section 10-1-19302(B), the application has been reviewed for completeness with the City's published application submittal requirements, and for consistency with the applicable objective standards, objective subdivision standards, and objective design review standards for the Project. After reviewing the submitted application materials, staff has determined that your application is incomplete, and the Project plans are not consistent with all of the applicable objective standards. The submitted application includes insufficient information needed to complete the review of the Project in accordance with the objective standards mentioned in this letter.

The following items/information are necessary to complete our review:

Required Application Materials:

The submittal is missing the following items that are required pursuant to the published submittal requirements:

1. *Eligibility Checklist Items*, demonstrating the Project's compliance with affordability, location, workforce and all other criteria pursuant to state law. Similar to the example provided in **Attachment 1**, the Applicant shall provide a narrative and supporting information identifying how they comply with each eligibility requirement.

2. *Table/Matrix*, demonstrating Compliance with all City of Burbank Municipal Code and Objective Design and Development Standards.

3. *Phase I Environmental Site Assessment (ESA).*

Consistency with SB 35 Eligibility Criteria

In accordance with California Government Code Section 65913.4, staff needs to review the Project for SB 35 eligibility. Staff was unable to review the Project for SB 35 eligibility given that the Applicant did not submit a narrative and supporting information confirming how the Project complies with the criteria. Additional information is necessary from the Applicant to confirm consistent with all SB 35 Eligibility Criteria. A sample of information submitted for another project is included as **Attachment 1**.

Consistency with Objective Standards:

In accordance with California Government Code Section 65913.4, staff reviewed the Project for consistency with City's objective standards. Staff has determined that the application conflicts with the objective standards that are detailed below. The application needs to be updated to conform with all applicable objective standards in order to continue processing of the Project.

1. *CDD – Planning Division Comments*

    a. The project shall be consistent with all applicable requirements in Title 10 (Zoning Code) of the Burbank Municipal Code. **Attachment 2**, included herein, includes an analysis of the Project's consistency with the Zoning Code and it flags those objective development standards that the Project does not comply with.

    b. On project data sheet "Title" Sheet", the applicant shall clarify the following information for staff's review.
        i. Under "Scope of Work" the number of stories should be updated from 3 to 4.

    c. The Project site plan shall be updated to clarify the following as part of the resubmittal:
        i. Updated common and private open space locations (refer to **Attachment 2**).

    d. The Project elevation plan shall be updated to clarify the following as part of the resubmittal:
        i. The proposed elevations show walls/retaining walls. The resubmittal should include a drawing showing the placement, height, and materials that are used for all existing and proposed fences/walls/retaining walls.

    e. *Waiver Requests* – The Applicant provided an itemized narrative of the requested waivers. However, Waiver #3 needs to clarify the specific front and side yard setback requirements the applicant will not meet. In addition, the waiver shall

identify the setback requirements that will be provided (average and minimum). This waiver request should include all required setback standards that would apply to the front and side yard, which includes stairs, ramps, landings, patios, balconies etc.

2. *Inter-Departmental Review Committee (IDRC) Comments*

   In addition to the Planning Division's Comments, the project shall also be consistent with all applicable objective standards in the Burbank Municipal Code. Comments from the Inter-Departmental Review Committee (IDRC) that identify all other comments, are included as **Attachment 3**. The applicant shall work with each City Department to identify which objective standards shall be addressed as apart of the next submittal.

Consolidation of the Existing Parcels

According to a design survey of the Project site that was provided by the applicant, the Project site consist of three (3) existing parcels (APN: 5621-026-008, 009, 024).

Staff is aware that the applicant is interested in proposing a Tentative Tract Map – Condominium Map to hold the Project site's parcels as one lot to build the proposed multi-family residential development. Although the Tentative Tract Map – Condominium Map application can be submitted and processed after the SB 35 Streamlined Ministerial Design Review application and the final map for the project must be approved prior to obtaining Building permits for the multifamily project, staff highly recommends submitting the tentative map now so that both applications are concurrently reviewed. This will help ensure that the plans are consistent and that any potential conflicts in the plans can be addressed at an earlier stage in the review process.

Additionally, the proposed Project would require a dedication to comply with the City's public right-of-way standards that are established in the City of Burbank2035 General Plan Mobility Element. Applicant shall review the comments provided by the City's Public Works Department and Community Development Department Transportation Division regarding the dedication requirement for the proposed Project. Dedicated areas should be clearly marked showing existing and new property lines that are being proposed (refer to Attachment 3 - Inter-Departmental Review Committee (IDRC) Comments).

Next Steps:

No further processing of the submitted application will occur until all additional information requested for the review of the Project's compliance with the City's objective standards have been completely provided to staff. Pursuant to BMC Section 10-1-19302(B)(2), if the City provides written comments as to any conflicts in the objective standards, or requests additional information to make such a determination, then the application processing timeline will restart upon submittal of a revised development application in response to such a written notice.

The application re-submittal shall include the following items:

1. Missing application materials.
2. Revised plans.
3. An updated objective standards consistency table responding to City department/division comments.
4. Mailing Labels for the owners of property and occupants within 1,000 feet of the exterior boundaries of the property.

Please note that all revised and updated items should be submitted at the same time. Partial re-submittals will not be accepted. Once the required re-submittal items have been received, the application will continue to be processed.

Should you have any questions about this letter, please feel free to contact the Project Manager, Xjvirr A. Thomas, Associate Planner at (818) 238-5250 or via email at XAThomas@BurbankCA.gov.

Sincerely,

Xjvirr Thomas
Associate Planner

CC: Patrick Prescott, Community Development Director
Fred Ramirez, Assistant Community Development Director – Planning
Scott Plambaeck, Planning Manager
Daniel Villa, Principal Planner
Vanessa Quiroz, Senior Planner
Joseph H. McDougall, City Attorney
Iain MacMillan, Senior Assistant City Attorney

Attachments:
Attachment 1 – SB 35 Eligibility Criteria Analysis Sample
Attachment 2 – CDD – Planning Division Comments
Attachment 3 – Inter-Departmental Review Committee (IDRC) Comments

(ATTACHMENT 12)
SB 35 FORMAL APPLICATION RESUBMITTED, DATED NOVEMBER 6,2024

ELMWOOD VENTURE LLC
530 S. Glenoaks Blvd., Suite 200
Burbank, CA 91501
(818) 840-0000

November 4, 2024

Xjviir Thomas
Community Development Department
City of Burbank
275 East Olive Ave
Burbank, CA 91502

Re: 801-817 South Sixth Street- SB 35 Streamlined Ministerial Design Review Narrative

Dear Mr. Thomas,

Thank you and your Department very much for your contributions to the City of Burbank. We write on behalf of Elmwood Ventures, LLC, a California Limited Liability Company (hereinafter, "Elmwood Ventures"). Elmwood Ventures writes this letter to accompany its application for a Thirty-Nine (39) residential condominium housing development, including Four (4) very-low income deed restricted units (hereinafter, "Project"), upon the land commonly known as 801, 807, 817 South Sixth Street (collectively, the "Property") in the City of Burbank (hereinafter, "City") in the State of California, postal code 91501. This narrative letter will explain how the Project qualifies for the City's Streamlined Ministerial Review.

Background

On June 13, 2023, a regular and noticed Burbank City Council (hereinafter, "Council") meeting was held, whereby the Council unanimously adopted Resolution NO. 23-29,437 (hereinafter, "Resolution"), approving the City Director's determination of the following facts:

- California's Senate Bill (SB) 35's Streamlined Ministerial Review and Approval Process applies to Burbank. (Resolution, ¶ A.)
- On April 14, 2023, Elmwood Ventures submitted a Notice of Intent (hereinafter, "NOI") to the City to Submit a Streamlined Ministerial Application. (Resolution, ¶ B.)
- The Project met the site eligibility requirements outlined in California Government Code Section 65913.4, subsections (a)(2)(A-C) in accordance with Burbank Municipal Code Section 10-1-19302, of Title 10 (Zoning Regulations), Chapter 1 (Zoning), Division 12 (Streamlined Ministerial Approval Process). (Resolution, ¶ 1.) More specifically:

- The Project consists of three legal parcels within within the City boundaries, and within a United States Census Bureau designated urban area or urban cluster. (Resolution, ¶ 1(A).)

- The Project adjoins residential, or "urban uses," on "all sides of the subject property." (Resolution, ¶ 1(B); see also Gov. Code, § 65913.4, subd. (m)(13) ["'Urban uses' means any current or former residential… uses"].)

- The City zones the Project R-4 residential, and the City's General Plan calls for Medium Density Residential, and "100%" of the square footage of the Project are for residential purposes. (Resolution, ¶ 1(C).)

On June 05, 2023, the City confirmed that they reached out to the Fernandeño Tataviam Band of Mission Indians that are traditionally and culturally affiliated with the geographic area within which the Project site is located (the "Tribes") to request initiation of the required tribal consultation process. On October 17, 2023, the City concluded the matter and issued the Tirbal Consultation Completeness Letter.

On December 6, 2023, the City reviewed Elmwood Venture's application and provided a SB 35 NOI Application Review Status Letter. In response, Elmwood Ventures submitted additional information, as well as the Planning Application on May 23, 2024. The City reviewed the application and provided Determination of Application Status letter on August 13, 2024. Elmwood Ventures submitted the requested information on October 17, 2024. With the application enclosed with this letter, Elmwood Ventures submits a full SB 35 Streamlined Ministerial Application for the City's review.

The Project's Eligibility Criteria and Consistency

The Project includes thirty-nine (39) new condominiums only. Of the total proposed units, four (4) units will be sold to very-low income households and deed restricted for 45 years (hereinafter, "Affordable Units").

The Project sits on just over 25,000 square feet of land. The R-4 Residential zones permit one unit per 1,000 square feet. Under California's Density Bonus Law, the calculations are rounded up, resulting in a base density of Twenty-Six (26) units. Applying the density bonus calculations under Government Code section 65915, subsection (f)(2):

4 Affordable Units ÷ 26 base density = 15.38% very low income units → 50% density bonus

150% density x 26 base density = 39 units total density

By offering 15% very low income units, the Project also satisfies SB 35's minimum 10% affordable unit requirement, (Government Code section 65913.4, subd. (a)(4)(B)(i)(II)) and Burbank's Inclusionary Unit Ordinance minimum 15% low income unit requirement (Burbank Ordinance section 10-1-646(A).)

Under California's Density Bonus Law, the City "shall grant one density bonus," and certain "incentives or concessions . . . [and] waivers or reductions of development standards". (Gov. Code, § 65915, subd. (b)(1).)

The Project also complies with all other requirements for a streamlined ministerial review under Section 65913.4. Specifically:

§ 65913.4(a)(1) Contains two or more residential units. (See Council's Resolution.)

§ 65913.4(a)(2)(A) The Parcel is located within an urban cluster. (See Council's Resolution.) The Project consists of Assessor's Parcel Numbers 5621-026-008, 5621-026-009, and 5621-026-024. The Topographical Survey, attached hereto as Exhibit "A," is hereby incorporated by reference. The 2010 Census – Urbanized Area Reference Map, attached hereto as Exhibit "B," is hereby incorporated by reference.

The Project site is surrounded by residential uses, including a 6-unit townhouse to the immediate West, 3-story apartment building to the immediate South, a multi-unit condominium complex to the North, a 3-story condominium projects and apartment building East of Sixth Street on Cedar. An aerial map, attached as Exhibit "C," is hereby incorporated by reference.

§ 65913.4(a)(2)(B) Surrounded by seventy-five percent (75%) urban uses. (See Council's Resolution.)

§ 65913.4(a)(2)(C)(i) The zoning of the Project site is R-4 (High Density Residential) with a General Plan Land Use Designation of Medium Density Residential. (See Gov. Code, § 65589.5, subd. (f)(4).)

§ 65913.4(a)(2)(C)(ii) More than Two-Thirds (2/3rds) of the square footage is residential. The Project is a 100 percent multifamily housing development as it would include approximately 37,485 square feet of the total building area.

§ 65913.4(a)(3)(A)(ii) Affordable Units for sale will be deed restricted for 45 years.

§ 65913.4(a)(4)(A)(i)(I) Burbank is subject to streamlined ministerial approval for having made "insufficient progress toward their Above Moderate income RHNA [Regional Housing Needs Assessment]." (See California Department of Housing and Community

Development, SB 423 Streamlined Ministerial Approval Process (SMAP) Statewide Determination Summary, page 5 [based upon June 3, 2024 data] https://www.hcd.ca.gov/sites/default/files/docs/planning-and-community/sb423-determination-summary.pdf).

§ 65913.4(a)(4)(B) More than "10 percent of the total number of units, before calculating any density bonus," will be affordable to very low income households.

§ 65913.4(a)(5) The Project will be, "excluding any additional …concessions, incentives, or waivers of development standards for which the development is eligible pursuant to the Density Bonus Law… consistent with objective zoning standards, objective subdivision standards, and objective design review standards." Objective means "standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable… before submittal."

The City provided an analysis of the Project's consistency with aforementioned objective standards, after submittal of the NOI and prior to submittal, as a courtesy review. Most of the standards are marked as "consistent" in the City's analysis matrix. This application includes a response to the City's consistency analysis, attached hereto as Exhibit "D," to address any of the items which were considered "inconsistent" in the NOI review with explanation as to how the Project is consistent or otherwise requests a waiver, concession, or incentive under the Density Bonus Law.

§ 65913.4(a)(6)(A) The Project is not located within any costal zone. The California Costal Commission's Costal Boundary Map of Los Angeles County is attached hereto as Exhibit "P," is hereby incorporated by reference.

§ 65913.4(a)(6)(B) The Project is not within any prime farmland or farmland of statewide importance. The California Important Farmland Finder, attached hereto as Exhibit "E," is hereby incorporated by reference.

§ 65913.4(a)(6)(C) The Project is not within any wetlands. The U.S. Fish and Wildlife Service's National Wetlands Inventory Finder, attached hereto as Exhibit "F," is hereby incorporated by reference.

§ 65913.4(a)(6)(D) The Project is not within any very high fire hazard severity zone. The Department of Forestry and Fire Protection's Fire Hazard Severity Zone Map, attached hereto as Exhibit "G," is hereby incorporated by reference.

§ 65913.4(a)(6)(E) The Project is not within any hazardous waste site. The California Department of Toxic Substances Control's project search results, attached hereto as Exhibit "H," is hereby incorporated by reference.

§ 65913.4(a)(6)(F) The Project is not within any earthquake fault zone. The California State Geologist's Map of fault activity, attached hereto as Exhibit "J," is hereby incorporated by reference.

§ 65913.4(a)(6)(G) The Project is not within any special flood hazard area. The Federal Emergency Management Agency (hereinafter, "FEMA") National Flood Hazard Layer Viewer, attached hereto as Exhibit "K," is hereby incorporated by reference.

§ 65913.4(a)(6)(H) The Project is not within any regulatory floodway. The FEMA map of regulatory floodways, attached hereto as Exhibit "Q," is hereby incorporated by reference.

§ 65913.4(a)(6)(I) The Project is not within any land identified for conservation in an adopted natural community conservation plan. The California Department Fish and Wildlife Map of natural community conservation plans, attached hereto as Exhibit "L," is hereby incorporated by reference.

§ 65913.4(a)(6)(J) The Project is not within any habitat for protected species identified as candidate, sensitive, or species of special status. A United States Fish and Wildlife Service map of Critical Habitats for Threatened and Endangered Species, attached hereto as Exhibit "M," is hereby incorporated by reference.

§ 65913.4(a)(6)(K) The Project is not within any conservation easement. The National Conservation Easement Database, attached hereto as Exhibit "N," is hereby incorporated by reference.

§ 65913.4(a)(7)(A)(i) The Project does not require the demolition of any housing deed restricted for affordability purposes.

§ 65913.4(a)(7)(A)(ii) The Project does not require the demolition of any rent controlled or price-controlled housing.

§ 65913.4(a)(7)(A)(iii) The Project has not been occupied by tenants within the past 10 years.

§ 65913.4(a)(7)(B) The Project did not include any demolished housing within the past 10 years.

§ 65913.4(a)(7)(C) The Project does not require the demolition of any historic structure placed on any national, state, or local historic register.

§ 65913.4(a)(7)(D) The Project does not contain any units occupied by tenants and offered for sale to the general public.

§ 65913.4(a)(8) Elmwood Ventures agrees to pay prevailing per diem wages, and shall require in contracts with construction contractors that the requirements for the prevailing wage reporting requirements be complied with.

§ 65913.4(a)(8)(E) The apprenticeship requirements do not apply since the Project will have less than 50 units.

§ 65913.4(a)(8)(F) The skilled and trained workforce requirement does not apply since the Project is less than 85 feet in height above grade. (See also Updated Streamlined Ministerial Approval Process Guidelines, Rule 403(b), providing that the skilled and trained workforce requirements do not apply to costal counties, including Los Angeles County, unless involving 50 units or more).

§ 65913.4(a)(10) The Project is not within any mobilehome, recreational vehicle, or special occupancy parks.

§ 65913.4(b)(2)(A) The California Native American tribe that is traditionally and culturally affiliated with the geographical area has not detected any tribal resources on the Project. Elmwood Ventures has entered into an enforceable agreement to ensure that any tribal resources on the Project would be detected if present.

§ 65913.4(b)(4) The Project does not contain any tribal cultural resources.

§ 65913.4(e)(1)(A) There Project is located within one-half mile of public transit, specifically, a public transit stop on Alameda and Glenoaks for Metro's Bus lines, numbers 92 and 96. (Guidelines, Rule 102(t) ["public transit" includes bus stops].) Thus, "Notwithstanding any other law" the Project is not subject to any "automobile parking standards." Without waiving any of its rights, Elmwood Ventures has voluntarily provided 57 parking spaces to exceed the maximum required number of parking spots, namely, more than one parking spot per unit.

Conclusion

Enclosed with this letter is the full application for the Streamlined Ministerial Review to determine the Project's consistency with all applicable objective standards, as required by State law. This package includes the required application forms, plans and supplemental information

for the Project. These materials demonstrate that the Project, as fully submitted, is consistent with all objective standards.

Sincerely,

/s/ George J. Gerro

(ATTACHMENT 13)
COMPLETENESS LETTER, DATED DECEMBER 4, 2024

CITY OF BURBANK

COMMUNITY DEVELOPMENT

December 4, 2024

SENT VIA EMAIL AND US MAIL

Jean-Pierre Boladian
408 South Pasadena Avenue
South Pasadena, Ca. 91105

Via Email: jp@boladarck.com/farnoosh@boladarck.com

Subject: Determination of Application Status – Complete
Project No. 24-0002990, SB 35 Streamlined Ministerial Design Review
801 South Sixth Street (APN: 5621-026-008, 009, 024)

Dear Applicant:

On June 14, 2024, the City of Burbank (City) received your formal SB 35 Application for a Streamlined Ministerial Design Review for a proposed multifamily residential project located at 801 South Sixth Street (**Project**). On August 13, 2024, the City sent a letter informing you that the submitted formal application had been deemed incomplete. Additionally, the letter documented inconsistencies with the City's objective standards. On November 6, 2024, the City received an updated application submittal and the application has been reviewed for completeness with the published application submittal requirements.

After reviewing the submitted materials, Staff has determined that your application is complete under the Permit Streamlining Act. The Project plans are now being reviewed for consistency with the City's applicable objective zoning standards, objective subdivision standards, and objective design review standards (objective standards) in accordance with CA Government Code section 65913.4(c)(1)(A).

Once the review has been complete and a determination has been made by the Community Development Director, an update will be provided to the Applicant.

Should you have any questions about this letter, please feel free to contact the Project Manager, Xjvirr A. Thomas, Associate Planner at (818) 238-5250 or via email at XAThomas@BurbankCA.gov.

Sincerely,

Xjvirr Thomas
Associate Planner

CC: Patrick Prescott, Community Development Director
Fred Ramirez, Assistant Community Development Director – Planning
Scott Plambaeck, Planning Manager
Daniel Villa, Principal Planner
Vanessa Quiroz, Senior Planner
Joseph H. McDougall, City Attorney
Iain MacMillan, Senior Assistant City Attorney

(ATTACHMENT 14)
SB 35 FORMAL APPLICATION: CITY DETERMINED APPLICATION WAS INCONSISTENT WITH OBJECTIVE STANDARDS, DATED JANUARY 3, 2025

CITY OF BURBANK

COMMUNITY DEVELOPMENT

January 3, 2025

SENT VIA EMAIL AND US MAIL

Jean-Pierre Boladian
408 South Pasadena Avenue
South Pasadena, Ca. 91105

Via Email: jp@boladarck.com/farnoosh@boladarck.com

Subject: Determination of Application Status – Inconsistent for Processing
Project No. 24-0002990, SB 35 Streamlined Ministerial Design Review
801 South Sixth Street (APN: 5621-026-008, 009, 024)

Dear Applicant:

On June 14, 2024, the City of Burbank received your SB 35 application for a Streamlined Ministerial Design Review for a proposed new multi-family residential project located at 801 South Sixth Street (Project). The Project proposes construction of a new four-story 39 rental unit, multi-family residential development with 57 parking spaces located at a semi-subterranean level. On August 13, 2024, the City sent a letter informing you that the submitted formal application had been deemed incomplete. Additionally, the letter documented inconsistencies with the City's objective standards. On November 6, 2024, the City received an updated application submittal and the application has been reviewed for completeness with the published application submittal requirements. On December 4, 2024, the City sent a letter informing you that the resubmitted formal application had been deemed complete.

In accordance with California Government Code Section 65913.4 and Burbank Municipal Code (BMC) Section 10-1-19302(B), staff continued their review of the application for consistency with the applicable objective standards, objective subdivision standards, and objective design review standards for the Project. After reviewing the submitted application materials, staff has determined that your application is not consistent with all of the applicable objective standards.

The following items/information need to be addressed to achieve consistency with all of the applicable objective standards:

Consistency with Objective Standards:

In accordance with the Streamlined Ministerial Review Process (BMC Section 10-1- 19302(B)), staff reviewed the Project for consistency with City's objective standards. Staff has determined that your application is not consistent with all of the applicable objective standards. The application needs to be updated to conform with all information listed below in order to continue processing of the Project.

1. *CDD – Planning Division Comments*

    a. The project shall be consistent with all applicable requirements in Title 10 (Zoning Code) of the Burbank Municipal Code. **Attachment 1**, included herein, includes an analysis of the Project's consistency with the Zoning Code and it flags those objective development standards that the Project does not comply with.

    b. *Updated Waiver Requests*. The Applicant provided an itemized narrative of the requested waivers. However, the waiver requests should be updated and include the specific section of the Burbank Municipal Code for each requested objective standard that the applicant would like waived [*e.g. BMC 10-1-628(A) – Maximum Lot Coverage, BMC 10-1-628(A) – Number of Stories, BMC 10-1-628(A) – Maximum Height, etc.)*

    c. Per BMC Section 10-1- 19302(C), the Applicant shall provide a Phase I Environmental Site Assessment (ESA).

    d. According to a design survey of the Project site that was provided by the applicant, the Project site consist of three (3) existing parcels (APN: 5621-026-008, 009, 024). Staff is aware that the applicant is interested in proposing a Tentative Tract Map – Condominium Map to hold the Project site's parcels as one lot to build the proposed multi-family residential development. Although the Tentative Tract Map – Condominium Map application can be submitted and processed after the SB 35 Streamlined Ministerial Design Review application and the final map for the project must be approved prior to obtaining Building permits for the multifamily project, staff highly recommends submitting the tentative map now so that both applications are concurrently reviewed. This will help ensure that the plans are consistent and that any potential conflicts in the plans can be addressed at an earlier stage in the review process.

2. *Inter-Departmental Review Committee (IDRC) Comments*

    In addition to the Planning Division's Comments, the project shall also be consistent with all applicable objective standards in the Burbank Municipal Code. Comments from the Inter-Departmental Review Committee (IDRC) that identify all other comments, are included as **Attachment 2**. The applicant shall work with each City Department to ensure that all objective standards are addressed as a part of the next submittal. Specifically, the applicant needs to work with the Transportation Division, Public Works Department and Burbank, Water, and Power – Electric Division to resolve pending objective standards that are not met. Some, but not all, of the comments have been flagged below:

    a. CDD – Transportation Division. The Project needs to establish consistency with all applicable Sidewalk Width, Pedestrian Improvement and Pedestrian Improvement

Complete Streets Objective Development Standards (CSODS). See Attachment 2 for a more detailed description of the standards.

b. CDD – Housing Division. Prior to the issuance of a Certificate of Occupancy, or a Final Map, for the Project the property owner will need to enter into an Affordable Housing Agreement with the City that satisfy the requirements of the Burbank Municipal Code, and applicable State Regulations. See Attachment 2 for a more detailed description of the requirement.

c. CDD – Building Division. See Attachment 2 for a more detailed description of the requirements that will need to be addressed before the issuance of building permits.

d. PW – Engineering. Per BMC Section 7-3-106, the proposed Project would require property dedications along the property frontage and alley to comply with the City's public right-of-way standards. Identify dimensions on the plans showing compliance with these dedications. In addition, all soldier piles/beams that are required for the subterranean parking garage shoring, must be placed on private property and are not to encroach into the public right-of-way. See Attachment 2 for a more detailed description of the requirements.

e. PW – Traffic Engineering. Parking spaces shall be constructed per BMC Sections 10-1-1401, 10-1-1403, 10-1-1417 and 10-1-1606. In addition, the Project shall comply with the corner cut off requirements identified in BMC Section 10-1-1303. See Attachment 2 for a more detailed description of the standards.

f. Parks and Recreation. See Attachment 2 for a more detailed description of the requirements that will need to be addressed before the issuance of building permits.

g. BWP – Electric. The Project needs to comply with BWP Rules and Regulations 2.61-2.75 per BMC 8-2-203, which establishes requirements for metering rooms. In addition, the Applicant shall submit a plot plan of the site for streetlight design, per BWP Rules and Regulations 3.19(c)4 per BMC 8-2-203. Further, a load schedule is required to determine upgrade requirements, per BWP Rules and Regulations 3.26(g). See Attachment 2 for a more detailed description of the standards.

h. BWP – Water. See Attachment 2 for a more detailed description of the requirements that will need to be addressed before the issuance of building permits.

i. Fire Department. See Attachment 3 for comments from the Fire Department from June 2024 that need to be addressed to establish consistency with the BMC.

Next Steps:

No further processing of the submitted application will occur until all consistency items identified above have been addressed and resubmitted for City staff review. Pursuant to BMC Section 10-1-19302(B)(2), if the City provides written comments as to any conflicts in the objective standards, or requests additional information to make such a determination, then the application processing timeline will restart upon submittal of a revised development application in response to such a written notice.

The application re-submittal shall include the following items:

1. Revised plans that address all inconsistency items.
2. An updated objective standards consistency table responding to all City department/division comments.

Please note that all revised and updated items should be submitted at the same time. Partial re-submittals will not be accepted. Once the required re-submittal items have been received, the application will continue to be processed.

In addition, on December 10, 2024, the City Council amended the City's streamlined ministerial approval process for SB 35 projects to align with state law. As a result, resubmittal of your application in response to the comments furnished in this letter will be reviewed and processed by the Community Development Director within 30 days of the resubmittal (BMC Section 10 -1-19302(B)(2)). If the Project is found consistent with all applicable objective zoning, subdivision, and design review standards, the Project will be administratively approved with no further hearing required (BMC Section 10-1-19302(B)(5)). However, please note that new or modified project elements that have not been previously submitted to the City will be considered a project application amendment, and will restart the application processing timeline.

Should you have any questions about this letter, please feel free to contact the Project Manager, Xjvirr A. Thomas, Associate Planner at (818) 238-5250 or via email at XAThomas@BurbankCA.gov.

Sincerely,

Xjvirr Thomas
Associate Planner

CC: Patrick Prescott, Community Development Director
Fred Ramirez, Assistant Community Development Director – Planning
Scott Plambaeck, Planning Manager

Daniel Villa, Principal Planner
Vanessa Quiroz, Senior Planner
Joseph H. McDougall, City Attorney
Iain MacMillan, Senior Assistant City Attorney

Attachments:

Attachment 1 – CDD – Planning Division Comments
Attachment 2 – Inter-Departmental Review Committee (IDRC) Comments
Attachment 3 – City of Burbank – Fire Department Comments from June 28th 2024
Attachment 4 – December 10, 2024, City Council Ordinance – Amending Streamlining Ministerial Projects

(ATTACHMENT 15)

RESUBMITTED SB 35 FORMAL APPLICATION, DATED AUGUST 8, 2025

BOLADarck

August 07, 2025

Patrick Prescott

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

NARRATIVE FOR WAIVER REQUEST

Project Address: 801-817 SOUTH SIXTH STREET

Dear Mr. Prescott:

In light of the growing demand for housing in the City of Burbank, the applicant recognized that the development project located at 810-817 South Sixth Street, Burbank, CA 91501, is an ideal site to provide affordable housing units, as allowed under the California State Density Bonus Law. This narrative letter outlines the requested waivers from development standards needed to ensure the project's physical and financial feasibility. The applicant is requesting approval of this project pursuant to Senate Bill (SB) 35. This letter is to accompany the Full Application pursuant to SB 35.

To physically accommodate for the increase in the number of units, the applicant is requesting waivers from the City of Burbank Zoning Regulations, pursuant to California State Density Bonus Law (CA Government Section 65915). To provide additional housing units per the State of California Density Bonus Law, considering the current escalating housing crisis in the State of California, the proposed multi-family housing project is using a 50% increase in density by providing 4 set-aside affordable units (4 units) for very-low income.

The design intention is to request approval of relief from the following development standards.

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1. Minimum and Average Yard Setbacks

Code sections: BMC §10-1-628(A)
Required: Front Minimum- 15 feet
Front Average- 17 feet
Interior Side Minimum- 5 feet
Requested: Front Minimum- 6 feet 1 inch
Front Average- 6 feet 10 inches
Interior Side Minimum- 4 feet

Description:

- The project seeks relief from the required minimum front yard setback for North and West side on all levels.
- The project seeks relief from the required average front yard setback for North and West side on all levels.
- The proposed project also seeks relief from the required minimum interior side yard setback on both the East and South sides, specifically for the parking level, to accommodate the design of the parking structure.

Please refer to Table 1 for detailed information.

TABLE 1. SETBACK TABULATION

		NORTH YARD (FRONT)		WEST YARD (FRONT)		EAST YARD (SIDE)		SOUTH YARD (SIDE)	
		REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED	REQUIRED	PROPOSED
PARKING LEVEL	MINIMUM	15'-0"	7'-0"	15'-0"	6'-1"	5'-0"	4'-0"	5'-0"	4'-0"
	AVERAGE	17'-0"	6'-10"	17'-0"	8'-0"	7'-0"	7'-5"	7'-0"	7'-9"
FIRST FLOOR	MINIMUM	15'-0"	8'-0"	15'-0"	10'-0"	5'-0"	8'-1"	5'-0"	6'-1"
	AVERAGE	17'-0"	11'-0"	17'-0"	11'-9"	7'-0"	9'-9"	7'-0"	24'-2"
SECOND FLOOR	MINIMUM	15'-0"	8'-0"	15'-0"	10'-0"	5'-0"	8'-1"	5'-0"	6'-1"
	AVERAGE	17'-0"	10'-6"	17'-0"	11'-9"	7'-0"	9'-9"	7'-0"	24'-2"
THIRD FLOOR	MINIMUM	15'-0"	8'-0"	15'-0"	10'-0"	5'-0"	8'-1"	5'-0"	6'-1"
	AVERAGE	17'-0"	10'-6"	17'-0"	11'-9"	7'-0"	9'-9"	7'-0"	24'-2"

2. Minimum and Average Yard Setbacks

Code sections: BMC §10-1-628(J)(3)
Required: Front Minimum- additional 15 feet
Requested: Front Minimum- 7 feet

Description:
The proposed project seeks relief from the required additional 15 feet setback from the from the front lot line specifically for the above grade parking level, to accommodate the design of the parking structure.

Please refer to Table 1 above for detailed information.

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3. Maximum Fence, Wall, and Hedge Height

Code sections: BMC §10-1-628(A) and §10-1-628(H)(1)b.
Required: 4 feet
Requested: 8 feet and 3 inches (at lowest grade)

Description:
The design of the above-grade parking level has been configured to conform with the existing natural topography of the subject property. As a result, select planter elements located on the second level fronting Sixth Street are required to be positioned above the retaining wall of the parking structure. In order to accommodate the minimum soil depth necessary for proper planting conditions, portions of the site walls along the northeast elevation consequently exceed the maximum height limitation of four (4) feet as prescribed by the applicable code. Although a stepped wall design has been implemented in an effort to comply with the referenced code section, the natural slope of the site renders it impracticable to maintain all wall heights within the required maximum threshold. Accordingly, the applicant hereby requests a waiver from the specified height restriction to address this design constraint and to ensure the continued feasibility and implementation of the proposed development.

4. Common Open Space

Code section: BMC §10-1-628(A)
Required: 5,850 square feet
Requested: ± 2,901 square feet

Description:
As currently proposed, the project provides two thousand nine hundred one (±2,901) square feet of open space at the ground level, which is deficient relative to the minimum requirement of five thousand eight hundred fifty (±5,850) square feet of common open space, as set forth in the applicable development standards. Pursuant to the governing code provisions, common open space is required to be located at grade level and may not be situated on rooftop areas. Accordingly, the additional six thousand forty point seven (±6,040.7) square feet of open space proposed on the rooftop shall not be counted toward satisfaction of the minimum common open space requirement specified in the referenced code section.

5. Yard Setback and Encroachment

Code sections: BMC §10-1-628(E)(3) and $10-1-628(E)(4) and §10-1-628(E)(6)b.

Description:
As currently proposed, and pursuant to Waiver Requests Nos. 1 and 2, the project seeks relief from the minimum front yard setback requirements along both the northern and western frontages at all levels of development. In addition, the project

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requests relief from the required minimum interior side yard setbacks along the eastern and southern property lines, specifically with respect to the above-grade parking level, in order to accommodate the configuration and design of the proposed parking structure. Accordingly, a deviation from the applicable yard setback and encroachment provisions set forth in Section 10-1-628(E) of the Code is hereby requested, to permit the encroachments as itemized below and described in the table referenced therein.

- Encroachment of structural walls and posts supporting an overhead structure as the project massing is encroaching in the front yards facing Sixth Street and Elmwood Avenue for the maximum of seven (7) feet.
- Encroachment of portions of the covered parking garage into the front yards facing Sixth Street and Elmwood Avenue as the covered parking is considered an above-grade garage for maximum of eight (8) feet and eleven and half (11-1/2) inches.
- Encroachment of stairways, ramps, and landings above first floor level; and balconies at or above first floor level into the front yards facing Sixth Street and Elmwood Avenue for maximum of fourteen (14) feet.

The foregoing items shall, in turn, be applicable to the requirements set forth in Section 10-1-628(E)(4) and = 10-1-628(E)(4)(b) of the Code.

Please refer to exhibit #23 on the application package for encroachment diagram.

6. Average Setback and Plane Breaks

Code sections: BMC §10-1-628(G)(1), §10-1-628(G)(3), and §10-1-628(G)(4)

Description:
As proposed, the project seeks relief from the required minimum and average front yard setbacks along both the northern and western frontages, applicable to all levels of the structure. Pursuant to the provisions of Section 10-1-628(G)(1) of the BMC, compliance with the minimum setback requirement is mandated for all stories, and compliance with the average setback requirement is mandated for all stories excluding the above-grade garage level. As outlined in waiver requests #1, #2, and #5, the applicant is requesting waivers from these specific setback standards.

Furthermore, pursuant to Section 10-1-628(G)(3) of the BMC, for the plane breaks used to provide the average setback, the average of the offset distances for all breaks on each elevation of each story must be no less than three (3) feet. No single break may be less than one (1) foot. The proposed design incorporates plane breaks ranging from six (6) inches to fourteen (14) feet and eleven (11) inches. As such, the proposed does not meet the standards prescribed in the aforementioned section, and a corresponding waiver is therefore requested to facilitate the feasibility of the project.

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Pursuant to Section 10-1-628(G)(3) of the BMC, no less than 25 percent and no more than 75 percent of the length of each elevation must be located behind the average setback plane for that elevation. Such percentage is measured separately for each story of each structure. As described in waiver requests #1, #2, and #5, the project seeks relief from both the minimum and average setback requirements along multiple frontages. As a result, the provisions of the aforementioned section cannot be satisfied. Accordingly, a waiver from the requirements of Section 10-1-628(G)(3) of the BMC is hereby requested.

7. Opaque Enclosure for Private Open Spaces

Code section:	BMC §10-1-628(K)(11)a
Required:	42 inches tall opaque enclosure for all private open spaces
Requested:	42 inches tall opaque enclosure for private open spaces on upper levels only

Description:

As currently proposed, the project includes a forty-two (42) inch tall glass railing composed of frosted (opaque) glass at the upper residential levels, consistent with the requirements set forth in the applicable code section. The applicant hereby requests a waiver from said requirement solely for the first residential level.

8. Direct View onto Either Public Street or On-site Open Space

Code section:	BMC §10-1-628(K)(12)
Required:	View for each unit
Requested:	waiver for units facing side property line on the east

Description:

Pursuant to Burbank Municipal Code (BMC) Section 10-1-628(K)(12), each dwelling unit is required to maintain a direct view onto either a public street or designated on-site open space. As currently proposed, the dwelling units oriented towards the eastern side property line do not conform to the aforementioned requirement. Accordingly, the applicant hereby requests a waiver from this provision solely with respect to said units.

9. Lot Coverage

Code section:	BMC §10-1-628(A)
Required:	Maximum 60%
Requested:	66.3%

Description:

The proposed project's lot coverage amounts to 16,521 square feet (66.3%), thereby exceeding the permissible lot coverage limit of 60%, or 15,240 square feet.

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This additional lot coverage is necessary to ensure the physical feasibility of the project. The proposed design requires the increased coverage to accommodate essential building functions, circulation, and programmatic needs that cannot be reasonably reduced without compromising the project's viability. The request supports a functional and efficient use of the site while maintaining compliance with all other applicable development standards.

10. Height and Stories

Code section:	BMC §10-1-628(A) and §10-1-628 (D)(7)
Required:	35'-0" – 2 stories
Requested:	48'-5" – 4 stories

Description: The proposed project's height, measured from the average grade to the top of the architectural feature (elevator), is 48 feet 5 inches, exceeding the maximum allowable height of 35 feet, as prescribed by the applicable code. Furthermore, the proposed project consists of a 4-story structure, surpassing the maximum permitted height of 2 stories by BMC.

The additional height and number of stories are essential for the physical and functional feasibility of the project. The elevator overrun is a necessary architectural feature for accessibility and code compliance. Furthermore, the proposed 4-story design is required to accommodate the programmatic needs of the project, including adequate floor area for intended uses, circulation, and vertical access, all within the constraints of the site. Reducing the building height or number of stories would significantly impact the project's ability to meet its objectives and deliver a viable, efficient, and code-compliant development.

11. Retaining wall

Code sections: BMC §10-1-628(H)(3).

Description:
Pursuant to Burbank Municipal Code (BMC) Section 10-1-628(H), retaining walls located within front yard areas are subject to a maximum height limitation of four (4) feet per wall. Additionally, any supplementary retaining walls must be set back a horizontal distance equal to the height of the retaining wall below, as measured from the face of the lower wall.

The design of the above-grade parking level has been specifically configured to respond to and conform with the natural topography of the subject property. As a result of the site's existing grade conditions, certain planter facing Sixth Street must be located above the parking structure . In order to provide the minimum soil depth required for viable planting, portions of the site walls along the North elevation

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necessarily exceed the four (4) foot maximum height limitation prescribed by the Code.

Although a stepped wall system has been incorporated into the design in an effort to comply with applicable height and setback standards, the steep slope and constrained geometry of the site render full compliance impracticable. Therefore, the applicant hereby respectfully requests a waiver from the retaining wall height and setback requirements as set forth in the applicable code sections, to address this topographic constraint and to preserve the feasibility and integrity of the proposed development.

The applicant team believe that the waivers requested would pave the way for the project's feasibility and for advancing the City's vision of providing additional affordable housing in the community. We appreciate your consideration of the above waiver requests and are open to modifying them as necessary during the plan check process. We trust that, with the City's support, we can align our visions and fully realize the project's potential, contributing to creating a better tomorrow for the great City of Burbank.

Sincerely,

Farnoosh Farmer, Assoc. AIA.
Associate Partner
BOLADarck Design Corp.

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Suite 6
Pasadena, CA 91105

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