



City of Burbank
Planning Division
GENERAL MULTI-FAMILY RESIDENTIAL PERMIT
Application

150 North Third Street
Burbank, California 91502
www.burbankca.gov
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

- | | | |
|--|--|--|
| <input type="checkbox"/> Administrative Use Permit | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Zone Text Amendment |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Major or Minor Fence Exception | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Condominium Conversion | <input type="checkbox"/> Map (Tentative Tract Map, Parcel Map) | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> Development Review | <input type="checkbox"/> Parking Agreement | |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Zone Map Amendment | |

Project Information

Project Address: 257 W. Linden Ave. Burbank, CA 91502	Zoning: R3
Current use of site: Single Family Residence	Existing Covenants: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes. If yes, attach copies
Lot Area: 9,184.6 s.f.	Year(s) structure(s) built: 1947
APN: 5625014004	Legal Description: Exhibit A
Number of existing on-site parking spaces: 2	Existing square footage: 1,093 s.f.

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)

Existing property includes a one story single family residence, on a flat lot. There is one mature tree in the rear yard.

See Exhibit 2 - Photo Survey.

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.

Project includes demolishing the existing structure and constructing a new 6 story apartment building. There is no subterranean garage or excavation.

Project No. _____ Address: 257 W. Linden Ave. Date: 4-2-25

Applicant	
Name/Firm: Sam Aslanian Architect, Inc.	
Address: 19951 Turnberry Drive, Tarzana CA 91356	
Primary phone number 18184069499	Alternate phone number 18188567000
E-mail address: sam@aslanianarchitects.com	
Primary contact for this application: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Property Owner of Record	
Name/Firm: Elena Babakhanyan	
Address: 257 W. Linden Ave., Burbank, CA 91502	
Primary phone number 18184069499	Alternate phone number 18188567000
E-mail address:	
Primary contact for this application: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

Contact Person (If different from above)	
Name/Firm: same as applicant	
Address:	
Primary phone number 18184069499	Alternate phone number 18188567000
E-mail address: mkhityaneduard@yahoo.com	
Primary contact for this application: <input type="checkbox"/> Yes <input type="checkbox"/> No	

Property Owner's Affidavit	Applicant's Affidavit
<p>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.</p> <p><i>[Signature]</i></p>	<p>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.</p>
Property owner's signature:	Applicant signature: <i>[Signature]</i>
Date: 4/14/25	Date: 4-2-25

Staff Comments (For City Use Only)			
Filing fee:		Date received:	
Project No.:		Received by:	
<input type="checkbox"/> Plans	<input type="checkbox"/> Labels	<input type="checkbox"/> Radius Map	
Notes:			

Project No. _____ Address: 257 W. Linden Ave. Date: 4-2-25



City of Burbank
Planning Division
Indemnification Agreement

150 North Third Street
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www.burbankca.gov
T: 818-238-5250
E: Planning@burbankca.gov

TO ALL APPLICANTS: This must be submitted with your application.

Indemnification Agreement:

I, the Applicant, including my successors and assignees, hereby agree to defend, indemnify, and hold harmless the City of Burbank (the City) and its agents, officers, employees, agencies, boards, commissions, and City Council from any claim, action or proceeding brought against the City, its agents, officers, employees, agencies, boards, commissions, or City Council to attack, set aside, void or annul an approval of the subject application or related decision, including, but not limited to, the processing or adoption of any environmental documents or determinations under the California Environmental Quality Act or National Environmental Policy Act. The indemnification shall include damages awarded against the City, if any, cost of suit, attorney's fees, administrative expenses, and any other costs and expenses incurred in connection with such action, including, but not limited to, all such City costs and expenses incurred by enforcing this indemnification provision. In the event of a legal challenge, the provisions under BMC Section 10-1-19402 shall be applied.

Property Owner Signature
(must be original wet signature):

Applicant Signature
(must be original wet signature):

Date:

4/14/25

Date:

Note: Pursuant to Burbank Municipal Code (BMC) 10-1-19401 this duty to defend, indemnify, and hold harmless the City and its agents, officials, employees, agencies, commissions, or City Council shall apply even if the applicant fails or refuses to enter into the indemnification agreement.

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.

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:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
3. Will paints, solvents, asbestos, pressurized gas, cleaning fluids, acids or other chemicals be used in the business? If yes, please specify:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
4. Do you have a hazardous materials list on file with the Burbank Fire Department?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
5. Change in existing features of any hills or substantial alteration of topography	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
6. Change in scenic views or vistas from existing residential areas, public lands or roads	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
7. Change in pattern, scale or character of general area of project	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
8. Significant amounts of solid waste or litter	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
9. Change in dust, ash, smoke, fumes or odors in vicinity	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
10. Change in ground water quality or quantity, or alteration of existing drainage patterns	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
11. Substantial change in existing noise or vibration levels in the vicinity	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
12. Site on filled land or on slope of 10% or more	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
13. Use or disposal of potentially hazardous materials, such as toxic substances, flammable or explosives	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
14. Substantial change in demand for municipal services (police, fire, water, electricity, sewage, etc.)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
15. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> 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 existing property is a single family residence. See photo survey. In regards to item 7, the new structure will be taller than the surrounding structures. In regards to Item 14, the proposed structure will be all electric and will connect to the municipal power system, sewer and water systems.

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.)

The proposed project will have no vehicular parking and will not impact vehicular traffic patterns. The proposed structure is consistent with general plan for multifamily development and state law for affordable housing incentives.

Project No. _____ Address: 257 W. Linden Ave. Date: 4-2-25



Indemnification Agreement

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Indemnification Agreement:

I, the Applicant, including my successors and assignees, hereby agree to defend, indemnify, and hold harmless the City of Burbank (the City) and its agents, officers, employees, agencies, boards, commissions, and City Council from any claim, action or proceeding brought against the City, its agents, officers, employees, agencies, boards, commissions, or City Council to attack, set aside, void or annul an approval of the subject application or related decision, including, but not limited to, the processing or adoption of any environmental documents or determinations under the California Environmental Quality Act or National Environmental Policy Act. The indemnification shall include damages awarded against the City, if any, cost of suit, attorney's fees, administrative expenses, and any other costs and expenses incurred in connection with such action, including, but not limited to, all such City costs and expenses incurred by enforcing this indemnification provision. In the event of a legal challenge, the provisions under BMC Section 10-1-19402 shall be applied.

Property Owner Signature
(must be original wet signature):

Applicant Signature
(must be original wet signature):

Date:

4/14/2025

Date:

4.28.25

Note: Pursuant to Burbank Municipal Code (BMC) 10-1-19401 this duty to defend, indemnify, and hold harmless the City and its agents, officials, employees, agencies, commissions, or City Council shall apply even if the applicant fails or refuses to enter into the indemnification agreement.



City of Burbank – Planning Division
DEMOLITION OF RESIDENTIAL UNITS
 Replacement Housing Worksheet

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As required for compliance with the Housing Crisis Act of 2019 concurrent with the application (planning entitlement and/or building permit) for a development project that involves the demolition of any residential unit(s), the property owner shall complete the application below.

Project Information. *Must completed by Applicant and Owner with project submittal.*

Project Address / APN(s): 257 W. LINDEN AVE., BURBANK CA 91502 / 5625014004

Project Description: (example – “Construct two-story, 8-unit multifamily project with attached individual two-parking garages on a 12,000 SF lot. The project involves the demolition of a three-unit multifamily residence constructed in 1955.)

CONSTRUCT NEW 100% AFFORDABLE HOUSING APARTMENT BUILDING ON THE 9,184.6 S.F. LOT. PROJECT INVOLVES DEMOLISHING THE EXISTING SINGLE FAMILY RESIDENCE.

Lot Size: 9,184.6 (LA County Assessor)
 S.F.

Existing number of units: 1

Are you proposing to demolish any residential units or were there any residential units that were demolished at the project site within the last 5 years?

YES NO If **NO**, stop here. You do not need to fill out this application. Otherwise, continue.

If you are proposing a **Housing Development Project**, continue to **Worksheet A**

A **Housing Development Project** is a ministerial or discretionary project that includes one of the following:

- A residential project of one or more units;
- A mixed-use project with two-thirds of the floor area designated for residential use; or
- A transitional or supportive housing project.

If you are proposing a **Non-Housing Development Project**, continue to **Worksheet B**

A **Non-Housing Development Project** is any ministerial or discretionary project that is not a **Housing Development Project**, which requires the demolition of a **Protected Unit**, or is proposed on a site which had a **Protected Unit** at any point within the last 5 years.

Property Owner’s Affidavit

I, Mkknitanyan hereby certify that I am the property owner of the above-described property. I hereby declare under the penalty of perjury, that the facts, statements and information presented in this document are true and correct to the best of my knowledge and belief. I acknowledge and agree that the City of Burbank is relying on the accuracy of this information and my representations in order to process this application and that any permits issued by the City may be rescinded if it is determined that the information and materials submitted are not true and correct. I further acknowledge that I may be liable for any costs associated with rescission of such permits.

Signature [Signature] Date 4/14/25 E-mail mkknitanyan.eduardo@yahoo.com Phone Number 818-406-9499



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Worksheet A. Housing Development Project

Residential Units proposed for demolition: 1 Residential Units proposed for construction: 75

- Are you proposing a reduction in the total number of units which currently exist on the project site?
 YES NO If YES, a demolition permit cannot be issued. If NO, please continue.
- Are you proposing a single residential unit on a site that contains, or within the last 5 years, only contained a single Protected Unit?* (See Attachment 1 for definition of *Protected Units*).
 YES NO If YES, stop here and sign the Property Owner's Affidavit below and place your initial on Attachment 4 (You will still be required to provide protections to all occupants and relocation assistance to existing occupants of *Protected Units*). Otherwise, please continue.
- Are you proposing to demolish any *Protected Units* or were any *Protected Units* demolished in the last five years?*"
 - YES NO If NO, stop here and sign the Property Owner's Affidavit below.
 - If YES, how many *Protected Units* are you proposing to demolish? _____.
 - How many *Protected Units* were demolished since January 1, 2020? _____.
 - What is the greatest number of units that existed on the site within the last 5 years? _____.

While a reduction in the number units is not allowed, the Housing Development Project must also **replace** any existing occupied or vacant *Protected Units*, and any *Protected Units* that were demolished at the site at any point on or after January 1, 2020 with at least as many *Protected Units*. If any *Protected Units* are being demolished or were demolished in the last 5 years, then the Housing Development Project must include as many residential units as the greatest number of residential units that existed on the site in the last 5 years.

- Are you proposing to build the replacement *Protected Units* onsite?
 YES NO If YES, provide additional information on Attachment 3. If NO, the project may not proceed.

* Please provide a summary of tenant information** for all existing units and units that existed after January 1, 2020 and schedule a meeting with a planner to discuss replacement requirements. The worksheet for the summary of units is attached to this form as Attachment 2. The responsibility of acquiring all required information is that of the applicant or property owner.

**If you do not know or do not provide the information about the units, you may be subject to affordable unit requirements based on a proportion of lower-income renter households in the City in accordance with Government Code section 65915(c)(3)(B). If you believe that you may currently have, or previously had *Protected Units* on your property, or may have previously had *Protected Units* in the period since January 1, 2020, you may consider the option of hiring a third-party relocation consultant to assist with this task.

Property Owner's Affidavit

I, Elena Babachanyan hereby certify that I am the property owner of the above-described property. I hereby declare under the penalty of perjury, that the facts, statements and information presented in this document are true and correct to the best of my knowledge and belief. I acknowledge and agree that the City of Burbank is relying on the accuracy of this information and my representations in order to process this application and that any permits issued by the City may be rescinded if it is determined that the information and materials submitted are not true and correct. I further acknowledge that I may be liable for any costs associated with rescission of such permits.

Signature Date 4/14/25 E-mail mkhitarianeduardo@iphoo.com Phone Number 818-406-9499



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Worksheet B. Non-housing Development Project

Total Residential Units proposed for demolition: 1

1. Are you proposing to demolish any *Protected Units**? (See Attachment 1 for definition of *Protected Units*).

YES NO If YES, number of *Protected Units* proposed for demolition: _____
 Whether you answered YES or NO, please continue.

2. Were there any *Protected Units* demolished at this property in the last five years?

YES* NO If YES, how many *Protected Units* were demolished since January 1, 2020? _____.
 If NO, stop here and sign the Property Owner's Affidavit below. Otherwise, please continue.

The Non-housing Development Project must **replace** any existing occupied or vacant *Protected Units*, and any *Protected Units* that were demolished at the site at any point on or after January 1, 2020 with at least as many *Protected Units*, unless the project meets one of the exemptions below:

- The proposed project is an *Industrial Use* (See Attachment 1 for definition of *Industrial Use*)
- The proposed project is entirely within a zone that does not allow residential uses, as listed in the Burbank Municipal Code Section 10-1-203.
- The zoning applicable to the project site that does not allow residential uses was adopted prior to January 1, 2022.
- The *Protected Units* that are or were on the project site are or were nonconforming uses.

3. Does the project meet any of the four exemptions above?

YES NO If YES, stop here and sign the Property Owner's Affidavit below. Otherwise, continue.

If the project is not exempt from the requirement to replace *Protected Units* which exist or existed on the site, the replacement units must be built onsite or elsewhere in the City of Burbank.

- The project proponent may contract with another entity to develop the required replacement units.
- The replacement units must be completed prior to, or concurrently, with the proposed project.

4. Are you proposing to concurrently build the replacement *Protected Units* onsite or elsewhere in the City?

YES NO If YES, please provide additional information on Attachment 3. If NO, the project may not proceed.

* Please provide a summary of tenant information** for all existing units and units that existed after January 1, 2020 and schedule a meeting with a planner to discuss replacement requirements. The worksheet for the summary of units is attached to this form as Attachment 2. The responsibility of acquiring all required information is that of the applicant or property owner.

**If you do not know or do not provide the information about the units, you may be subject to affordable unit requirements based on a proportion of lower-income renter households in the City in accordance with Government Code section 65915(c)(3)(B). If you believe that you may currently have, or previously had *Protected Units* on your property, or may have previously had *Protected Units* in the period since January 1, 2020, you may consider the option of hiring a third-party relocation consultant to assist with this task.

Property Owner's Affidavit

I, Elena Babakhanjan hereby certify that I am the property owner of the above-described property. I hereby declare under the penalty of perjury, that the facts, statements and information presented in this document are true and correct to the best of my knowledge and belief. I acknowledge and agree that the City of Burbank is relying on the accuracy of this information and my representations in order to process this application and that any permits issued by the City may be rescinded if it is determined that the information and materials submitted are not true and correct. I further acknowledge that I may be liable for any costs associated with rescission of such permits.

Signature [Signature] Date 4/14/25 E-mail mkhitanyanedward@ymail.com Phone number 818-489-9499



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DEMOLITION OF RESIDENTIAL UNITS
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ATTACHMENT 1
Definitions

Residential Unit (or Unit) is any occupied or vacant dwelling unit, inclusive of Accessory Dwelling Units (ADUs), and any demolished dwelling unit.

Protected Units include the following:

- Currently, or within the last 5 years, any rental units rented by *Lower Income Households*. (See current income limits under “*Lower Income Households*”).
- Currently, or within the last 5 years, any rental units subject to a recorded covenant, ordinance, or law restricting rents to levels affordable to *Lower Income Households*.
- Within the past 10 years, any units withdrawn from rent or lease in accordance with Chapter 12.75 (commencing with Section 7060) of Division 7 of Title 1 within the past 10 years (per the “Ellis Act”).

Industrial Use includes these uses explicitly listed under the “Industrial and Manufacturing” Subcategory of the Burbank Municipal Code [Section 10-1-502](#), or categorized as such by an interpretation of the Community Development Director.

Affordable Rent has the same meaning as defined in [Section 50053](#) of the Health and Safety Code.

Affordable Housing Cost has the same meaning as defined in [Section 50052.5](#) of the Health and Safety Code.

Lower Income Households, as defined by [Section 50079.5](#) of the Health and Safety Code* include the following income categories:

Household Size	Extremely Low Income (< or = 30% HAMFI**)	Very Low Income (>30%, <50% HAMFI**)	Low Income (>50%, <80% HAMFI**)
1	\$26,500	\$44,150	\$70,650
2	\$30,300	\$50,450	\$80,750
3	\$34,100	\$56,750	\$90,850
4	\$37,850	\$63,050	\$100,900
5	\$40,900	\$68,100	\$109,000
6	\$43,950	\$73,150	\$117,050
7	\$46,950	\$78,200	\$125,150
8	\$50,560	\$83,250	\$133,200

2023 HUD Income Limits - Los Angeles County (<https://www.huduser.gov/portal/datasets/il.html>)

* The income limits are subject to change. It is the responsibility of the applicant to verify the current fiscal year limits as published by HUD.

** HAMFI = HUD Area Median Family Income for Los Angeles County



Please place your Initial here EB If you have read and understand the information on this page.



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ATTACHMENT 3
Affordability of Replacement Units

If income levels are available for the site:

If the applicant is proposing to demolish *Protected Units* and the income of current or past occupants is available and provided on the Tenant Income Verification Worksheet (Attachment 2), those units must be replaced with units that have rents affordable at the same or lesser income category.

If all income levels are not available for the site that has at least one occupied dwelling unit at the time of application:

Pursuant to **Government Code Section 65915(c)(3)(B)(i)**, if incomes of current or past occupants of existing or demolished units are **not known**, assume a proportion of units are *Protected Units* in accordance with the proportion of lower-income renter households relative to all renter households in the City.

For example, when replacing a 10-unit apartment building that has been in existence for the last 5 years and all incomes are unknown, assume 60.5% (or 6.1 units) were occupied by lower income households based on the proportions below. The unit numbers shall be rounded up to the nearest whole number. Therefore, you must replace 7 units at any income category of Lower Income Households.

If all income levels are not available for the site in which all dwelling units are vacant and/or demolished:

Pursuant to **California Government Code Section 65915(c)(3)(B)(ii)**, if all incomes of past occupants of vacant and/or residential units demolished in the last five years are **not known**, assume a proportion of units are *protected* in accordance with the proportion of low-income and very-low renter households relative to all renter households in the City.

For example, when replacing a 10-unit apartment building that has been in existence for the last 5 years, assume 1.4 units were occupied by very low income households, and 2.1 units were occupied by low-income households based on the proportions below. The unit numbers shall be rounded to the nearest whole number. Therefore, you must replace 2 units at the very low income category and 3 units at low income category.

City of Burbank - Proportion of Renter Households by Income Level*:

Household Income Level	Renter Households	% of Total Renter Households
Extremely Low Income (< or = 30% HAMFI)	6,135	25.88%
Very Low Income (>30%, <50% HAMFI)	3,205	13.52%
Low Income (>50%, <80% HAMFI)	5,005	21.11%
Moderate Income and above (>80% HAMFI)	9,360	39.48%

Above Data based on 2016-2020 CHAS Database (<https://www.huduser.gov/portal/datasets/cp.html>)

CHAS = Comprehensive Housing Affordability Strategy

HAMFI = HUD Area Median Family Income for Los Angeles County

**The proportions above are subject to change. It is the responsibility of the applicant to verify the current proportions as published by HUD.*



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For the project located at 257 W. LINDEN AVE., BURBANK CA 91502 / 5625014004

The number of *protected* units proposed for demolition and that were demolished since 01/01/2020 is 0.

The number of proposed units is 75.

The following number of affordable units are required:

0 units at the Low Income level

0 units at the Very Low Income level

0 units at the Extremely Low Income level

The applicant/owner shall work with City of Burbank Staff to complete and record with the County-Registrar Recorder an affordability agreement prior to the issuance of a Certificate of Occupancy for the proposed housing development project.

Please place your Initial here EB If you have read and understand the information on this page.



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ATTACHMENT 4
Existing Occupant Protections and Benefits

If the proposed Project is approved, the owner/developer shall provide the following protections and/or benefits to existing tenants as required for compliance with the Housing Crisis Act of 2019:

- 1) Any existing occupants will be allowed to occupy their units until six months before the start of construction/demolition activities. The project proponent shall provide existing occupants with written notice of the planned demolition, the date they must vacate, and their rights under State Law. Notice shall be provided at least six months in advance of the date that existing occupants must vacate.
- 2) Any existing occupants that are required to leave their units shall be allowed to return at their prior rental rate if the demolition does not proceed and the property is returned to the rental market.
- 3) The project proponent shall provide both of the following to the existing occupants of any protected units that are *Lower Income households*:
 - A. Relocation benefits that are equivalent to the relocation benefits required to be paid by public entities pursuant to California Government Code section 7260 et seq.
 - B. A right of first refusal for a comparable unit available in the new housing development, or in any requirement replacement units associated with a new development that is not a housing development, affordable to the household at an *Affordable Rent* or *Affordable Housing Cost*, unless the following is true:
 - i. The development project consists of a single residential unit located on a site where a single protected unit is being demolished.
 - ii. Units in a housing development in which 100 percent of the units, exclusive of the manager's unit(s) is being demolished.
 - Notwithstanding the above, # ii above shall apply to protected units occupied by an occupant who qualifies for residence in the new development and for whom providing a comparable unit would not be precluded due to unit size limitations or other requirements of one or more funding source of the housing development.

Please place your Initial here ____ If you have read and understand the information on this page.



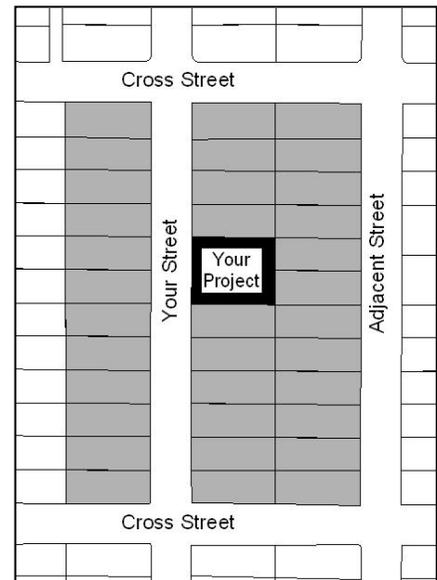
City of Burbank
 Planning and Transportation Division
Development Review for Multifamily Residential Zones
Neighborhood Compatibility Guidelines and Worksheet

150 North Third Street
 Burbank, California 91502
 www.burbankusa.com
 T: 818-235-5250
 F: 818-238-5150

The Community Development Director will consider, at a minimum, the features and neighborhood characteristics from the table below when evaluating your proposed project for neighborhood compatibility as required by Burbank Municipal Code Section 10-1-631. For the purposes of this analysis, your neighborhood includes all properties on both sides of your street between the two nearest cross streets, and all properties in the same block as your property including those on the closest side of the adjacent street to the rear of your property (all properties shown in gray on the diagram).

Please submit this completed worksheet with your Development Review application and attach any supporting information including photographs, sketches, and narratives that helps to show how your project is compatible with the neighborhood. If insufficient supporting information is submitted, the Community Development Director may require additional information to be submitted prior to rendering a decision on your application. Please see the attached application guidelines for additional information.

For the purposes of characterizing the surrounding neighborhood, consider the prevailing development pattern existing in the neighborhood. For those neighborhoods that are a mixture of project types with no clearly dominant development pattern, please check all boxes that apply in the 'Surrounding Neighborhood' column below and attach a narrative describing the mixed nature of the neighborhood character.



REQUIRED INFORMATION

Applicant name (Please Print) : _____ **Project address** : _____

Units existing: _____ **Units proposed:** _____ **Units to be demolished:** _____

Age of Neighborhood: New construction in older established neighborhoods should be sensitively designed to ensure that the existing character of the neighborhood is not significantly changed. The age of the neighborhood is often an important issue to consider.

Approximately how old is the existing structure or structures on your property?

Will the structure or structures be demolished, or maintained and integrated into your project (e.g. new units being constructed behind an existing dwelling that will remain)? Structure(s) will be demolished Structure(s) will be maintained

Approximately how old are most of the structures in the neighborhood?

Neighborhood Characteristics: Identify the neighborhood features that are most prevalent, or in neighborhoods where no feature is prevalent, check all that apply and attach a narrative describing the neighborhood.

Characteristics	Your Proposed Project	Surrounding Neighborhood
Project size (land area)	<input type="checkbox"/> Single Lot (<10,000 s.f.) <input type="checkbox"/> Double Lot (10,000-20,000 s.f.) <input type="checkbox"/> Multiple Lot (>20,000 s.f.)	<input type="checkbox"/> Single Lot (<10,000 s.f.) <input type="checkbox"/> Double Lot (10,000-20,000 s.f.) <input type="checkbox"/> Multiple Lot (>20,000 s.f.)
Predominant land use	<input type="checkbox"/> Duplex/triplex <input type="checkbox"/> Units added behind single family home or duplex <input type="checkbox"/> Older style garden apartment <input type="checkbox"/> Apartment – no courtyard <input type="checkbox"/> Apartment with courtyard	<input type="checkbox"/> Single family home <input type="checkbox"/> Duplex/triplex <input type="checkbox"/> Units added behind single family home or duplex <input type="checkbox"/> Older style garden apartment <input type="checkbox"/> Apartment – no courtyard <input type="checkbox"/> Apartment with courtyard
Number of stories	<input type="checkbox"/> One <input checked="" type="checkbox"/> SIX <input type="checkbox"/> Two <input type="checkbox"/> Three	<input type="checkbox"/> One <input type="checkbox"/> Two <input type="checkbox"/> Three

Parking type	<input type="checkbox"/> Surface uncovered <input type="checkbox"/> Surface tuck-under <input type="checkbox"/> Surface garage <input type="checkbox"/> Semi-subterranean garage <input type="checkbox"/> Fully subterranean garage <input checked="" type="checkbox"/> NO VEHICLE PARKING	<input type="checkbox"/> Surface uncovered <input type="checkbox"/> Surface tuck-under <input type="checkbox"/> Surface garage <input type="checkbox"/> Semi-subterranean garage <input type="checkbox"/> Fully subterranean garage
Parking location	<input type="checkbox"/> Front of property <input type="checkbox"/> Rear of property <input type="checkbox"/> Beneath residential units <input type="checkbox"/> Combination <input checked="" type="checkbox"/> NO VEHICLE PARKING	<input type="checkbox"/> Front of property <input type="checkbox"/> Rear of property <input type="checkbox"/> Beneath residential units <input type="checkbox"/> Combination
Parking access	<input type="checkbox"/> From street <input type="checkbox"/> From alley <input type="checkbox"/> From both street and alley <input checked="" type="checkbox"/> NO VEHICLE PARKING	<input type="checkbox"/> From street <input type="checkbox"/> From alley <input type="checkbox"/> From both street and alley
Pedestrian access	<input type="checkbox"/> Common access from front <input type="checkbox"/> Common access from side <input type="checkbox"/> Individual access from front <input type="checkbox"/> Individual access from side or interior	<input type="checkbox"/> Common access from front <input type="checkbox"/> Common access from side <input type="checkbox"/> Individual access from front <input type="checkbox"/> Individual access from side or interior
Architectural style	Describe:	Describe:
Architectural features	<input type="checkbox"/> Entry porches <input type="checkbox"/> Balconies <input type="checkbox"/> Rooftop decks <input type="checkbox"/> Entry gardens <input type="checkbox"/> Dormers <input type="checkbox"/> Bay windows <input type="checkbox"/> Trim/fascia/shutters <input type="checkbox"/> Cornice <input type="checkbox"/> Chimneys <input type="checkbox"/> Other:	<input type="checkbox"/> Entry porches <input type="checkbox"/> Balconies <input type="checkbox"/> Rooftop decks <input type="checkbox"/> Entry gardens <input type="checkbox"/> Dormers <input type="checkbox"/> Bay windows <input type="checkbox"/> Trim/fascia/shutters <input type="checkbox"/> Cornice <input type="checkbox"/> Chimneys <input type="checkbox"/> Other:
Roof design	<input type="checkbox"/> Flat roof <input type="checkbox"/> Hip roof <input type="checkbox"/> Gable roof <input type="checkbox"/> Mansard roof <input type="checkbox"/> Combination	<input type="checkbox"/> Flat roof <input type="checkbox"/> Hip roof <input type="checkbox"/> Gable roof <input type="checkbox"/> Mansard roof <input type="checkbox"/> Combination
Briefly explain how you believe your project is compatible with your neighborhood (attach additional sheets if necessary):		

Neighborhood Compatibility Application Guidelines

All Development Review applications for projects in multiple-family residential zones must be accompanied by a completed *Neighborhood Compatibility Worksheet* and any supplemental materials including but not limited to photographs, sketches, or narratives as needed to demonstrate that the proposed project would be compatible with surrounding development.

Supplemental Materials

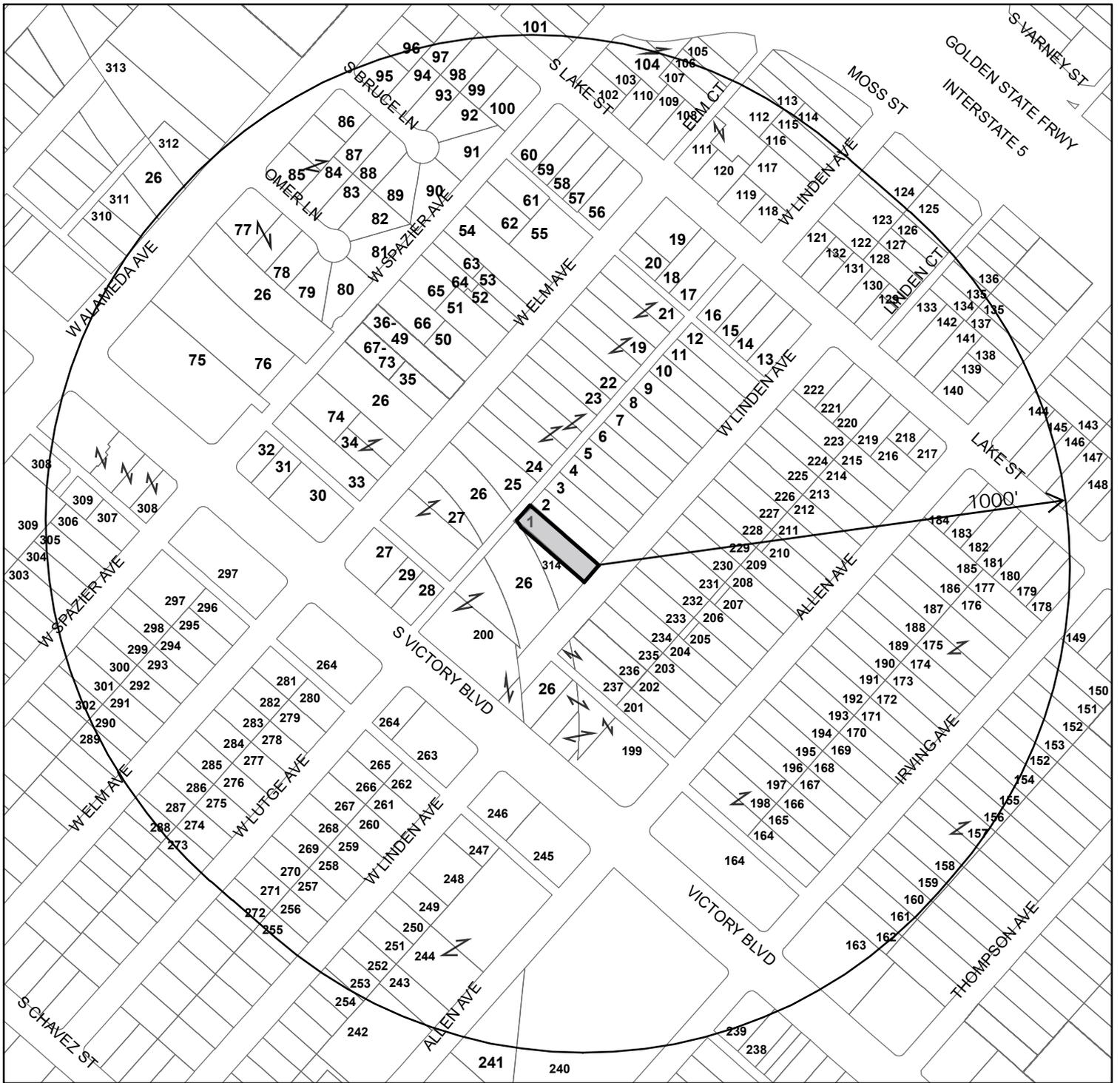
Supplemental materials must be adequate to provide an overview of existing development in the neighborhood, including development on all properties shown on the *Neighborhood Compatibility Worksheet*. Applicants for projects on corner properties or near the ends of a block should also submit materials to describe properties located near the project site on adjacent blocks. If insufficient supporting information is submitted with an application, the application may be deemed incomplete and processing will not commence until adequate supporting documentation is provided.

Photographs are required to be included as supplemental materials. Photographs must include, at a minimum:

- PROVIDED.** ● Photos of the project site from the street and alley (if applicable) as it exists at the time of application
- NOT APPLICABLE.** ● Photos of all sides of any structures that will remain on the project site
- PROVIDED.** ● Photos looking in both directions from in front of the project site clearly showing the street frontage on both sides of the street, and additional photos as necessary to clearly show all of the street frontage of all properties on the block (and adjacent blocks as necessary), as shown on the *Neighborhood Compatibility Worksheet* diagram
- PROVIDED.** ● Photos looking in both directions from the rear of the project site clearly showing the alley frontage on both sides of the alley (if applicable)
- PROVIDED.** ● Photos from the adjacent street to the rear of the project site showing development to the rear of the project site and views onto the project site from the adjacent street

Narrative text, sketches, or any other supplemental materials are optional but should be used as necessary to supplement the photographs.

Project No. _____ Address: _____ Date: _____



1" = 300'

R D M
257 D D
 R 91502
 5625-014-004
1000 R D
 D 04-28-2025

Centerpoint
Radius Maps



Sam Aslanian Architect, Inc.

19951 Turnberry Drive

Tarzana CA 91356

Tel: 818-383-3237

Fax: 818-301-2703

e-mail: sam@aslanianarchitects.com

www.aslanianarchitects.com

April 29, 2025

City of Burbank – Community Development Department

Attn: Vanessa Quiroz, Senior Planner

275 East Olive Avenue

Burbank, CA 91502

Re: Development Review Application – 257 W. Linden Avenue (100% Affordable Housing)

Dear Ms. Quiroz:

On behalf of the applicant, we are pleased to submit this narrative supporting the Development Review application for the proposed *100% affordable housing project* located at **257 W. Linden Avenue**, Burbank, CA 91502.

This letter incorporates and responds to prior correspondence exchanged with City staff regarding the application of State Density Bonus Law, affordability levels, requested waivers and incentives, and the project’s processing procedure.

1. Project Summary

The project proposes the construction of a **75-unit**, 100% affordable multifamily building on a **9,184.6 square-foot** site within the R-3 (Medium Density Residential) zone.

Unit mix:

- 60 units restricted to Low-Income Households (up to 80% AMI)
- 14 units restricted to Moderate-Income Households (up to 120% AMI)
- 1 unit designated as a market-rate manager’s unit.

The development is a rental project proceeding under the provisions of *State Density Bonus Law* (Government Code Section 65915, as amended by AB 1287). It is designed to promote sustainability and access to alternative transportation, located adjacent to a public bike path.

2. Base Density and Multifamily Eligibility

The property is located within the Medium Density Residential General Plan designation, permitting **27 dwelling units per acre**. With a lot area of **9,184.6 square feet** (approximately **0.211 acres**), the base density is calculated as:

$$0.211 \times 27 = 5.7 \text{ units}$$

Under Government Code Section 65915(f)(5), fractions of 0.5 or above must be rounded up. Therefore, the site's base density is **6 units**.

Per Government Code Section 65915(b), a housing development that permits five or more units qualifies as a multifamily project eligible for State Density Bonus Law protections. The project qualifies accordingly.

As a 100% affordable project, the development is entitled to **unlimited density** pursuant to Government Code Section 65915(o).

3. Density Bonus and Incentives

The project requests the following by-right allowances and incentives:

By-Right Allowances:

- Increase building height to 33 feet (Government Code Section 65915(d)(2)(D))
- Zero vehicular parking requirement due to location in a Low VMT Area (Government Code Section 65915(p)(3))

Requested Incentives (Government Code Section 65915(d)(2)(D)):

1. Reduce east side yard setback from 6 feet to 5 feet
2. Reduce west side yard setback from 6 feet to 5 feet
3. Allow zero second-story modulation
4. Increase Floor Area Ratio (FAR) from 0.6 to 4.097293 of lot area

4. Requested Waivers

Pursuant to Government Code Section 65915(e), the project requests waivers necessary to achieve the proposed density and design:

Site and Development Standard Waivers:

- Eliminate landscaping requirement (25% of lot area)
- Increase lot coverage from 50% to 68%
- Reduce front yard setback from 25 feet to 5 feet
- Eliminate common open space requirement
- Eliminate private open space requirement

Architectural Design Waivers:

- Waive façade articulation/massing break requirements
- Waive minimum window depth/recess requirements
- Waive façade material percentage transition requirements
- Waive roofline modulation requirements

5. Parking Requirement – Low VMT Area

The project site qualifies as a Low VMT Area per the SCAG HELPR 3.0 Parcel Tool, showing an average resident VMT of approximately **18 miles**.

In accordance with Government Code Section 65915(p)(3), the City may not impose any vehicular parking requirements, including guest parking, on the development.

Although no parking is required, the project will provide **75 bicycle parking spaces**, supporting sustainable transportation consistent with proximity to the adjacent bike path.

6. Prevailing Wage

The project is privately funded and is not processed under SB 35, AB 2011, or similar streamlining laws. *Prevailing wage requirements do not apply.*

7. Compliance with Local Regulations

The project will comply with applicable objective standards of the Burbank Municipal Code, including the Inclusionary Housing Ordinance. As a 100% affordable housing project, the development exceeds minimum inclusionary requirements.

8. Affordable Rents

Affordable rents will be set according to the City of Burbank's 2024 Affordable Housing Rent Limits:

Unit Size:

- Studio: \$1,374 (Low-Income), \$1,891 (Moderate-Income)
- 1-Bedroom: \$1,567 (Low-Income), \$2,160 (Moderate-Income)

Rents include utilities. Where tenants are separately metered for utilities such as electricity, the appropriate utility allowance will be deducted.

9. Processing Timeline

Pursuant to the Permit Streamlining Act (Government Code Section 65920 et seq.) and the Housing Accountability Act (Government Code Section 65589.5):

- The City must determine application completeness within 30 days
- Following completeness determination, the City must act on the application within 60 days

We respectfully request the application be processed within these timeframes.

10. Direct Submission to Building and Safety

Upon completion of Planning Design Review Clearance, we request that the project be allowed to proceed directly to Building and Safety plan check without further discretionary review.

The project is subject to ministerial review only and does not require Planning Commission approval. The Design Review Clearance will verify consistency with applicable objective standards only, as required under State Density Bonus Law.

Conclusion

We appreciate the City's cooperation and guidance throughout the pre-application process and look forward to continuing to work collaboratively to advance this important 100% affordable housing development.

Please feel free to contact us with any questions.

Sincerely,

Sam Aslanian,
Principal, Sam Aslanian Architect, Inc.
(818) 383-3237
Email: sam@aslanianarchitects.com

"EXHIBIT A"
LEGAL DESCRIPTION

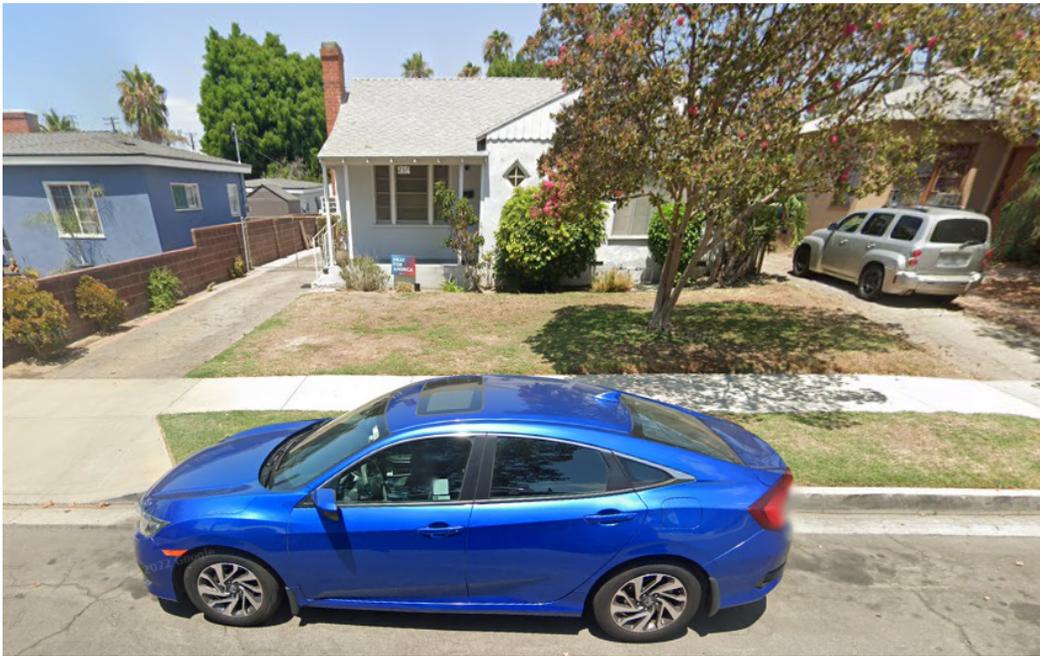
THE SOUTHWESTERLY 47.5 FEET OF LOT 19 OF TRACT 8190, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 87, PAGES 79 THROUGH 81 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ANY PORTION OF SAID LAND INCLUDED IN THE FOLLOWING DESCRIBED LAND CONDEMNED FOR FLOOD CONTROL PURPOSES BY DECREES OF CONDEMNATION RECORDED IN BOOK 19742, PAGE 144, OF OFFICIAL RECORDS.

THOSE PORTIONS OF LOTS 19, 20 AND 21 OF TRACT 8190, AS PER MAP RECORDED IN BOOK 87, PAGE 79 OF MAPS, WITHIN A STRIP OF LAND 95 FEET WIDE, LYING 45 FEET EASTERLY AND 50 FEET WESTERLY OF THE FOLLOWING DESCRIBED LINE;

BEGINNING AT A POINT IN THE NORTHWESTERLY LINE OF SPAZIER AVENUE, AS SHOWN ON SAID MAP, DISTANT NORTH 41° 14' 17" EAST THEREON 360.05 FEET FROM THE LINE DESIGNATED AS "CITY ENGINEER'S CENTER LINE" OF VICTORY BOULEVARD, AS SHOWN ON MAP OF TRACT 9634, AS PER MAP RECORDED IN BOOK 133 PAGE 89 OF MAPS; THENCE SOUTH 48° 46' 33" EAST 286.91 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 800.27 FEET; THENCE SOUTHEASTERLY ALONG CURVE 528.60 FEET TO A POINT IN THE CENTER LINE OF LINDEN AVENUE AS SHOWN ON MAP OF TRACT 6691, AS PER MAP RECORDED IN BOOK 99 PAGE 85 OF MAPS DISTANT NORTH 41° 13' 57" EAST THEREON 191.81 FEET FROM SAID "CITY ENGINEER'S CENTER LINE" OF VICTORY BOULEVARD A RADIAL LINE THROUGH SAID LAST MENTIONED POINT ON CURVE BEARS SOUTH 79° 04' 09" WEST, THENCE CONTINUING ALONG SAID CURVE 50 FEET.

APN: 5625-014-004



VIEW FROM FRONT



VIEW FROM REAR

257 W. Linden Ave., Burbank CA 91502
PHOTO SURVEY





OWNER
 MS. ELENA BABAKHANYAN
 257 W. LINDEN AVE.,
 BURBANK, CA 91502

CONSULTANT

PROJECT TITLE
 100% AFFORDABLE
 75 UNIT APARTMENT BUILDING
 257 W LINDEN AVE.,
 BURBANK, CA 91502

DATE	REVISIONS

DATE	ISSUED FOR

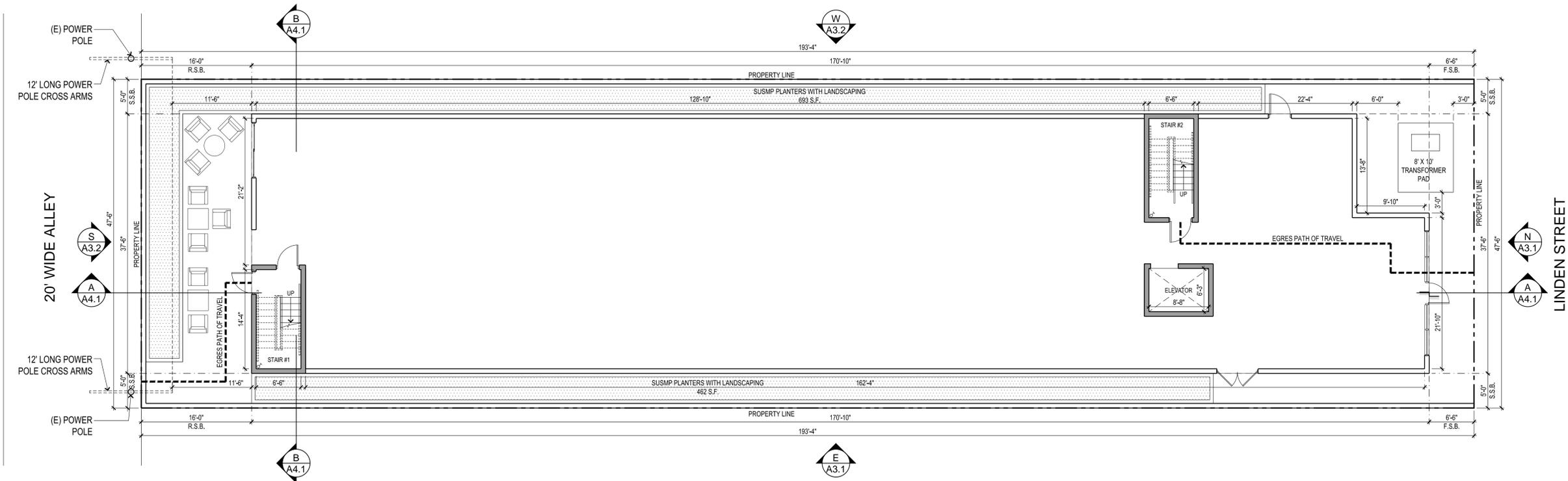
NOTES
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DATE
03-27-2025
DRAWN
CHECKED

PROJECT
 100% AFFORDABLE
 75 UNIT APARTMENT
 BUILDING

SHEET TITLE
 SITE PLAN

SHEET	OF
A2.0	



SITE PLAN

1/8"=1'-0"





OWNER
 MS. ELENA BABAKHANYAN
 257 W. LINDEN AVE.,
 BURBANK, CA 91502

CONSULTANT

PROJECT TITLE
 100% AFFORDABLE
 75 UNIT APARTMENT BUILDING
 257 W LINDEN AVE.,
 BURBANK, CA 91502

DATE	REVISIONS

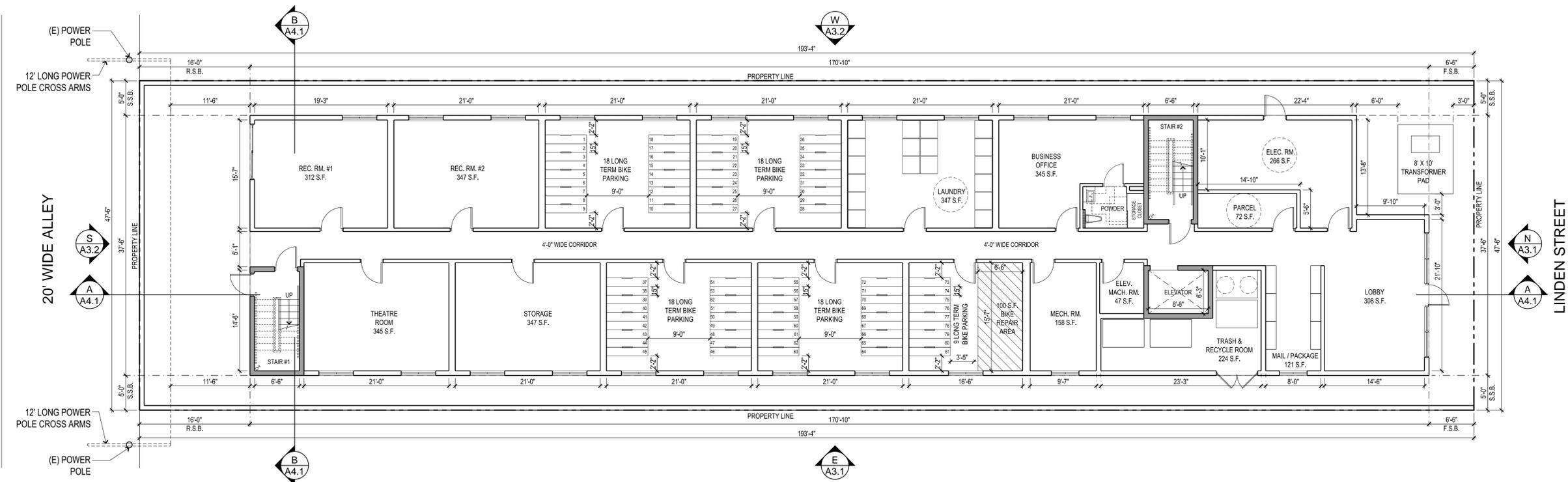
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03-27-2025
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CHECKED

PROJECT
 100% AFFORDABLE
 75 UNIT APARTMENT
 BUILDING

SHEET TITLE
 FIRST FLOOR
 PLAN

SHEET **OF**
 A 2.1



FIRST FLOOR PLAN

1/8"=1'-0"





OWNER
 MS. ELENA BABAKHANYAN
 257 W. LINDEN AVE.,
 BURBANK, CA 91502

CONSULTANT

PROJECT TITLE
 100% AFFORDABLE
 75 UNIT APARTMENT BUILDING
 257 W LINDEN AVE.,
 BURBANK, CA 91502

DATE	REVISIONS

DATE	ISSUED FOR

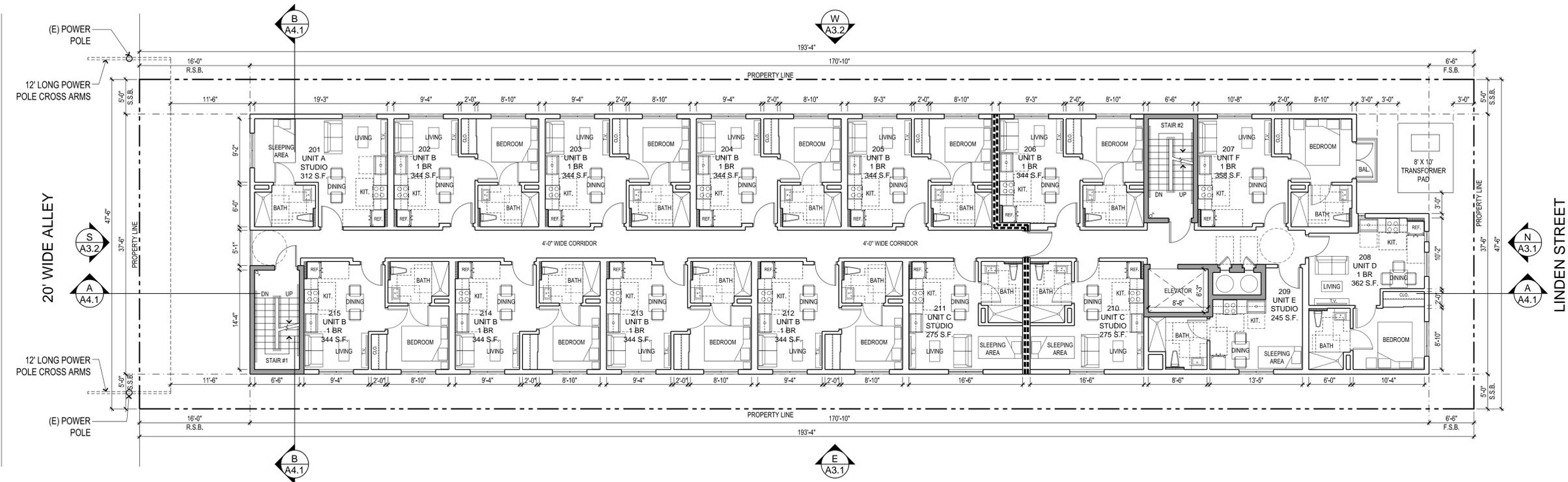
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DATE
03-27-2025
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CHECKED

PROJECT
 100% AFFORDABLE
 75 UNIT APARTMENT
 BUILDING

SHEET TITLE
 SECOND
 FLOOR PLAN

SHEET	OF
A2.2	



SECOND FLOOR PLAN

1/8"=1'-0"





OWNER
 MS. ELENA BABAKHANYAN
 257 W. LINDEN AVE.,
 BURBANK, CA 91502

CONSULTANT

PROJECT TITLE
 100% AFFORDABLE
 75 UNIT APARTMENT BUILDING
 257 W LINDEN AVE.,
 BURBANK, CA 91502

DATE	REVISIONS

DATE	ISSUED FOR

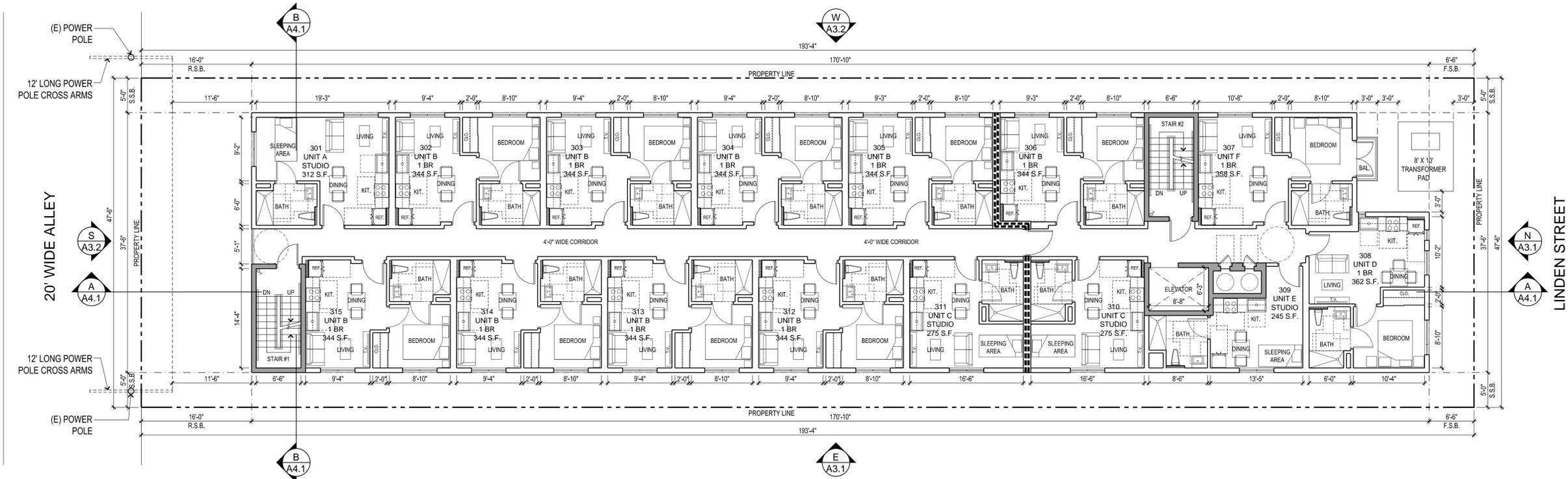
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DATE
03-27-2025
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CHECKED

PROJECT
 100% AFFORDABLE
 75 UNIT APARTMENT
 BUILDING

SHEET TITLE
 THIRD
 FLOOR PLAN

SHEET **OF**
 A2.3



THIRD FLOOR PLAN

1/8"=1'-0"





OWNER
 MS. ELENA BABAKHANYAN
 257 W. LINDEN AVE.,
 BURBANK, CA 91502

CONSULTANT

PROJECT TITLE
 100% AFFORDABLE
 75 UNIT APARTMENT BUILDING
 257 W LINDEN AVE.,
 BURBANK, CA 91502

DATE	REVISIONS

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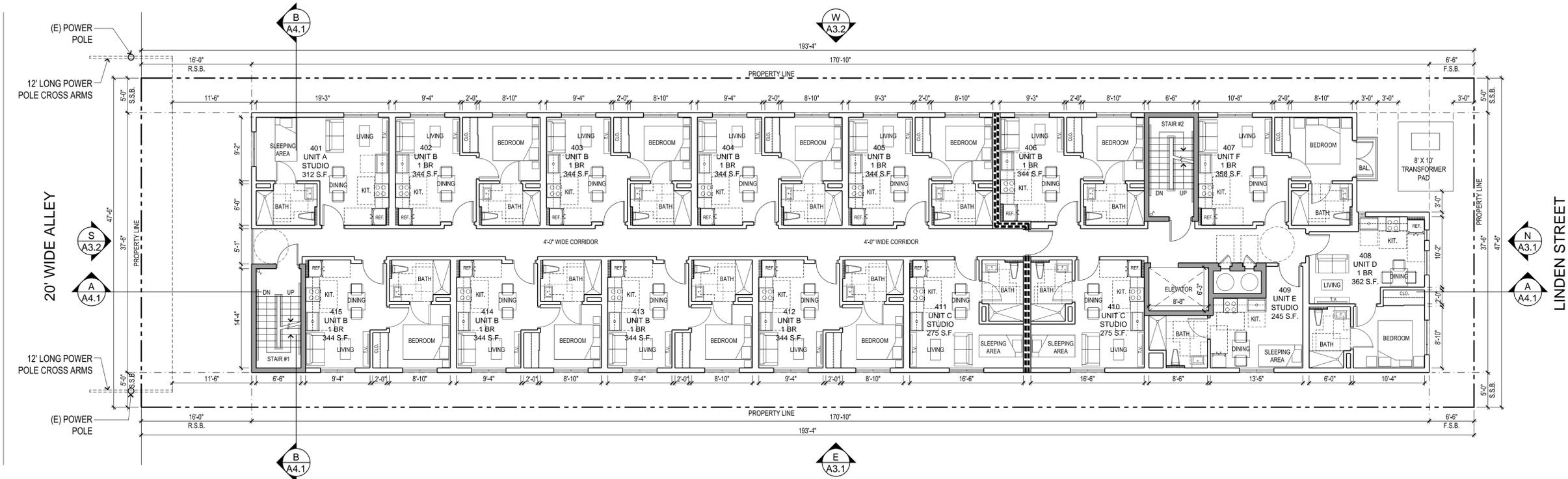
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DATE
03-27-2025
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PROJECT
 100% AFFORDABLE
 75 UNIT APARTMENT
 BUILDING

SHEET TITLE
 FOURTH
 FLOOR PLAN

SHEET **OF**
 A2.4



FOURTH FLOOR PLAN

1/8"=1'-0"





OWNER
 MS. ELENA BABAKHANYAN
 257 W. LINDEN AVE.,
 BURBANK, CA 91502

CONSULTANT

PROJECT TITLE
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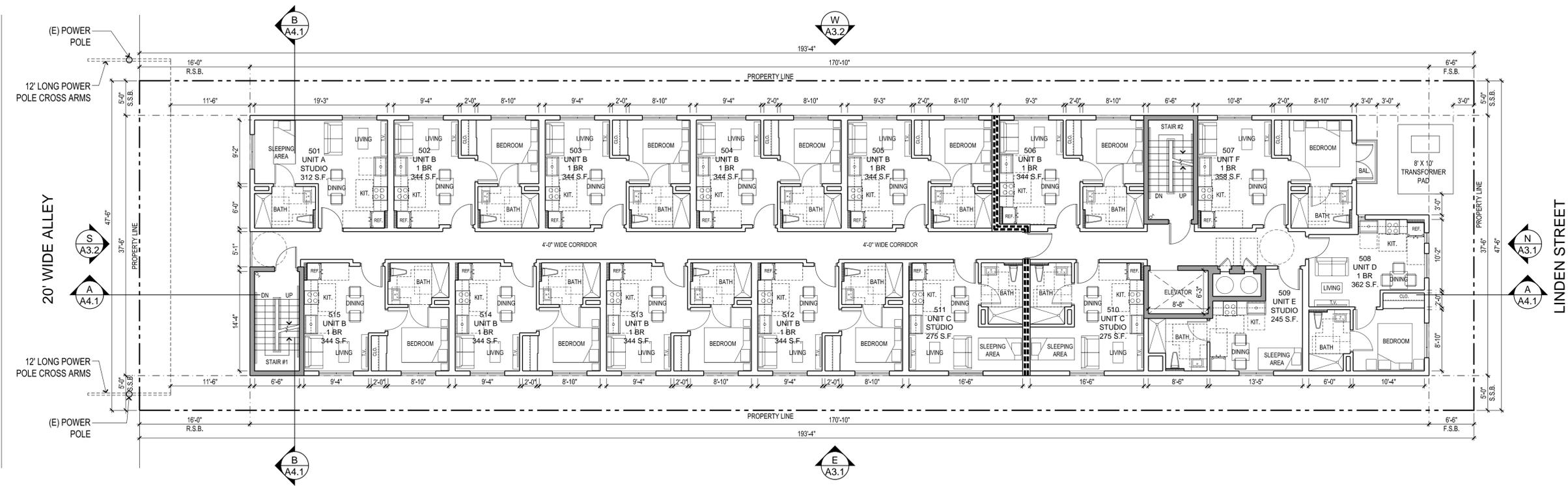
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DRAWN
CHECKED

PROJECT
 100% AFFORDABLE
 75 UNIT APARTMENT
 BUILDING

SHEET TITLE
 FIFTH
 FLOOR PLAN

SHEET	OF
A2.5	



FIFTH FLOOR PLAN

1/8"=1'-0"





OWNER
 MS. ELENA BABAKHANYAN
 257 W. LINDEN AVE.,
 BURBANK, CA 91502

CONSULTANT

PROJECT TITLE
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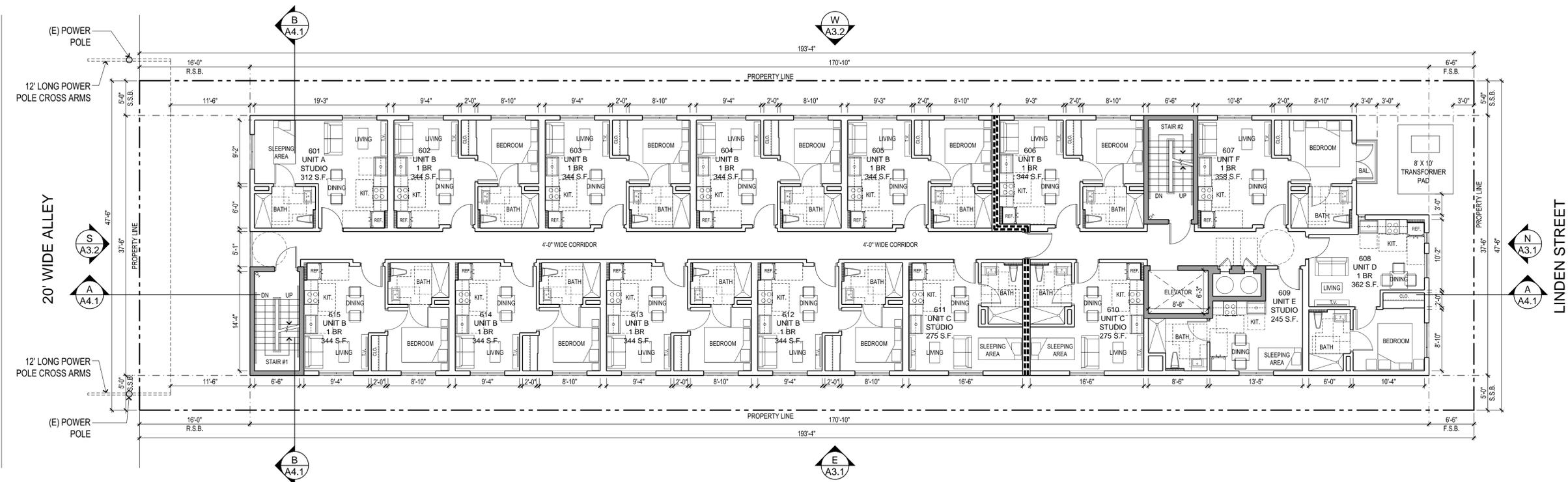
NOTES
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DATE
03-27-2025
DRAWN
CHECKED

PROJECT
 100% AFFORDABLE
 75 UNIT APARTMENT
 BUILDING

SHEET TITLE
 SIXTH
 FLOOR PLAN

SHEET	OF
A2.2	



SIXTH FLOOR PLAN

1/8"=1'-0"





OWNER
 MS. ELENA BABAKHANYAN
 257 W. LINDEN AVE.,
 BURBANK, CA 91502

CONSULTANT

PROJECT TITLE
 100% AFFORDABLE
 75 UNIT APARTMENT BUILDING
 257 W LINDEN AVE.,
 BURBANK, CA 91502

DATE	REVISIONS

DATE	ISSUED FOR

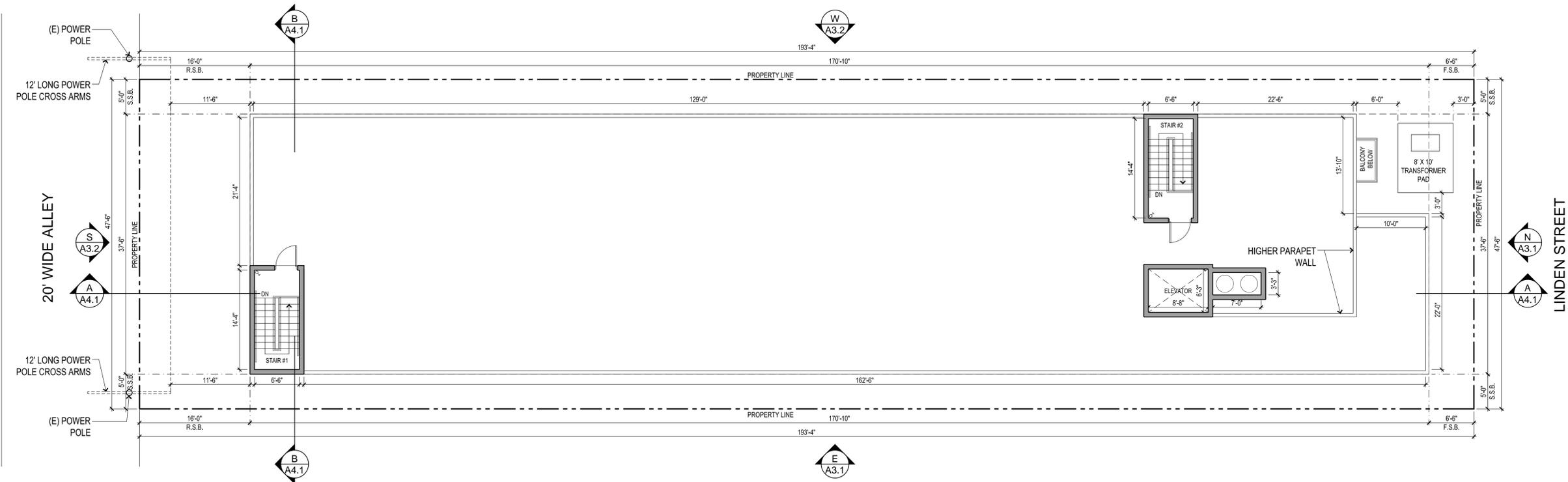
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DATE
03-27-2025
DRAWN
CHECKED

PROJECT
 100% AFFORDABLE
 75 UNIT APARTMENT
 BUILDING

SHEET TITLE
 ROOF PLAN

SHEET	OF
A2.7	



ROOF PLAN

1/8"=1'-0"





OWNER
 MS. ELENA BABAKHANYAN
 257 W. LINDEN AVE.,
 BURBANK, CA 91502

CONSULTANT

PROJECT TITLE
 100% AFFORDABLE
 75 UNIT APARTMENT BUILDING
 257 W LINDEN AVE.,
 BURBANK, CA 91502

DATE	REVISIONS

DATE	ISSUED FOR

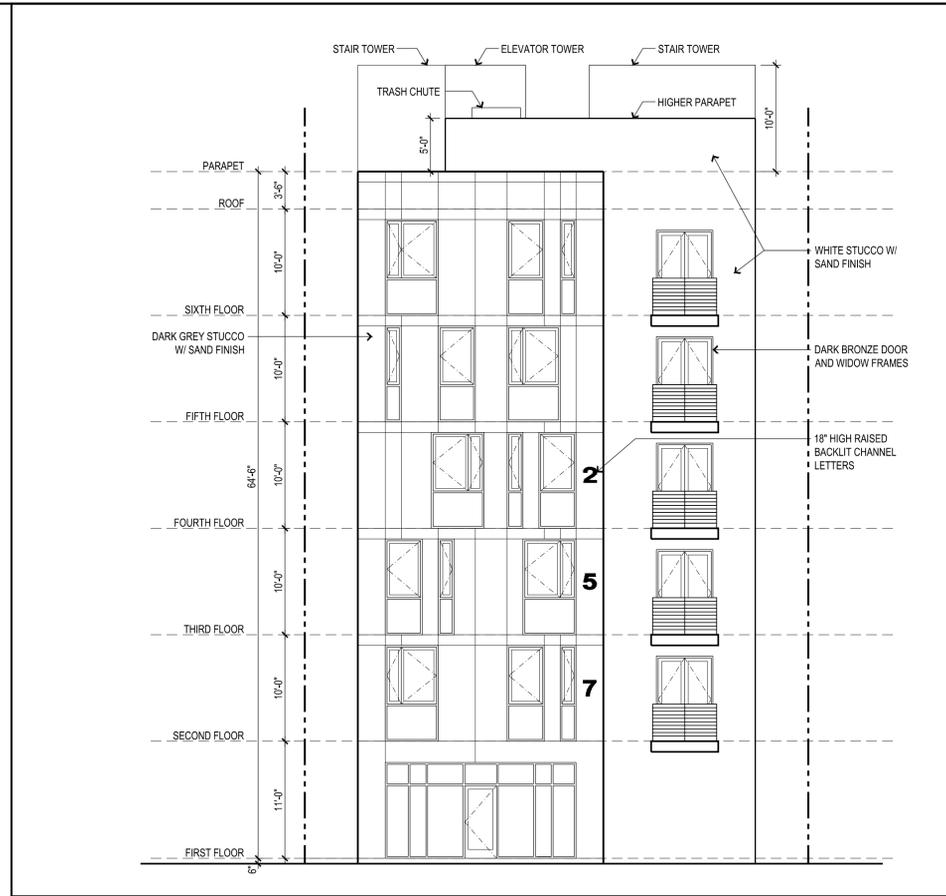
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DATE	DRAWN	CHECKED
03-27-2025		

PROJECT
 100% AFFORDABLE
 75 UNIT APARTMENT
 BUILDING

SHEET TITLE
 NORTH & EAST
 ELEVATIONS

SHEET	OF
A 3.1	



(FRONT) NORTH ELEVATION

1/8"=1'-0"



EAST ELEVATION

1/8"=1'-0"



OWNER
 MS. ELENA BABAKHANYAN
 257 W. LINDEN AVE.,
 BURBANK, CA 91502

CONSULTANT

PROJECT TITLE
 100% AFFORDABLE
 75 UNIT APARTMENT BUILDING
 257 W LINDEN AVE.,
 BURBANK, CA 91502

DATE	REVISIONS

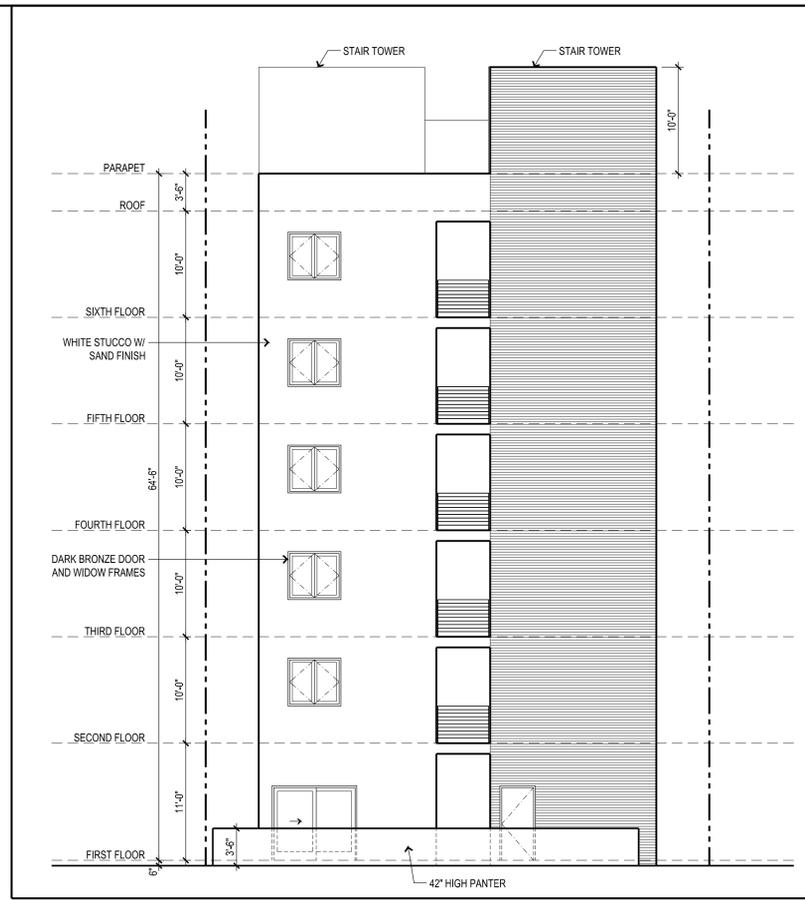
DATE	ISSUED FOR

DATE
03-27-2025
DRAWN
CHECKED

PROJECT
 100% AFFORDABLE
 75 UNIT APARTMENT
 BUILDING

SHEET TITLE
 SOUTH & WEST
 ELEVATIONS

SHEET	OF
A 3.2	



(REAR) SOUTH ELEVATION

1/8"=1'-0"



WEST ELEVATION

1/8"=1'-0"



OWNER
 MS. ELENA BABAKHANYAN
 257 W. LINDEN AVE.,
 BURBANK, CA 91502

CONSULTANT

PROJECT TITLE
 100% AFFORDABLE
 75 UNIT APARTMENT BUILDING
 257 W LINDEN AVE.,
 BURBANK, CA 91502

DATE	REVISIONS

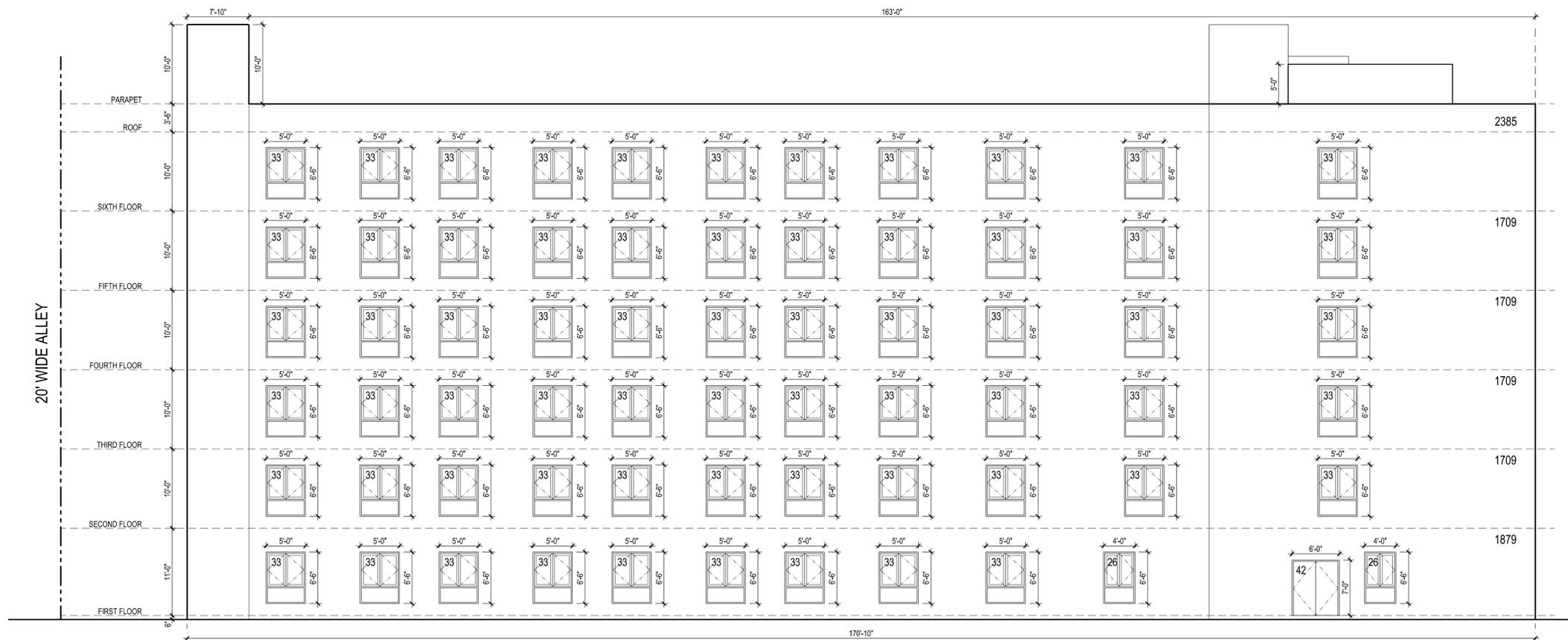
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DATE	DRAWN
03-27-2025	

PROJECT
 100% AFFORDABLE
 75 UNIT APARTMENT
 BUILDING

SHEET TITLE
 UNPROTECTED
 OPENINGS



EAST ELEVATION - 25% MAX. PROTECTED OPENINGS

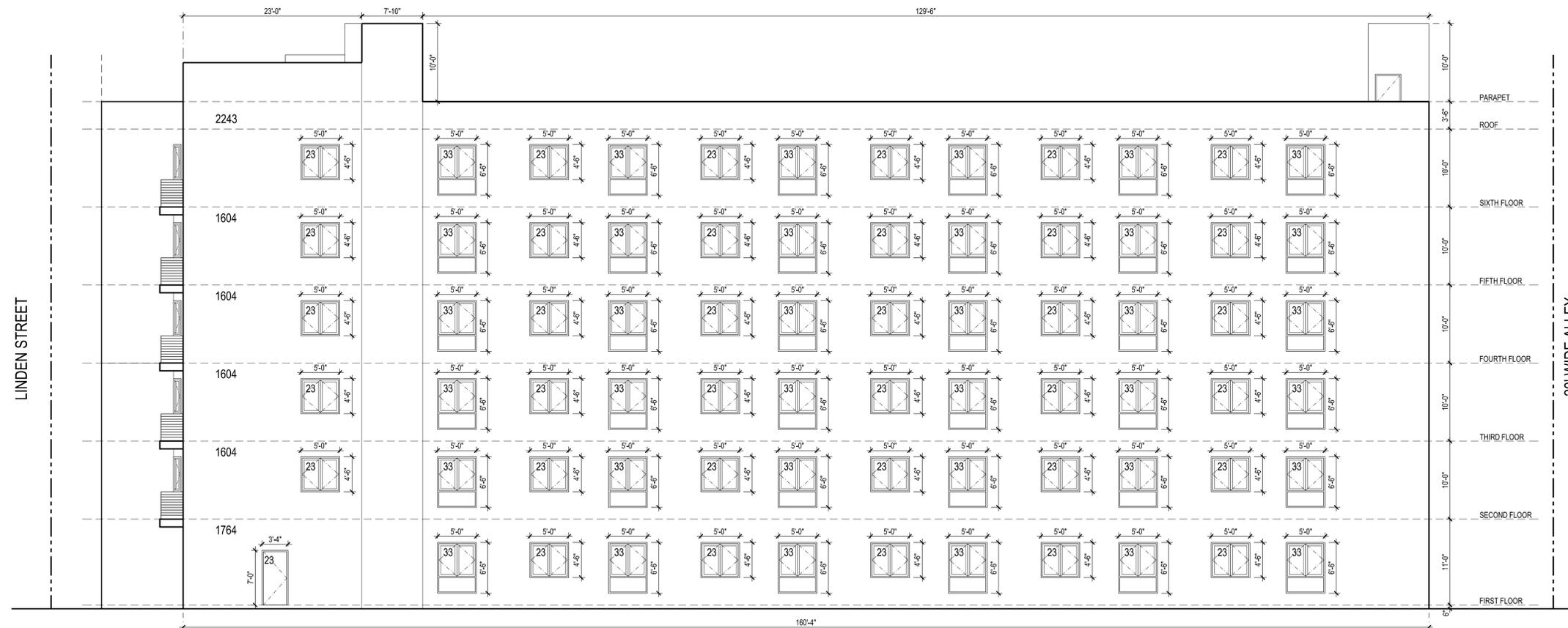
1/8"=1'-0"

**ALLOWABLE EXT. WALL OPENING
 EAST ELEV. 25% MAX.
 UNPROTECTED FOR 5'-0" FROM P.L.**

FLOOR	WALL AREA	ALLOWABLE OPENING	PROPOSED OPENING
1ST STORY ABV. GRADE PLANE	1879 S.F.	469.75 S.F.	391 S.F.
2ND STORY ABV. GRADE PLANE	1709 S.F.	427.25 S.F.	363 S.F.
3RD STORY ABV. GRADE PLANE	1709 S.F.	427.25 S.F.	363 S.F.
4TH STORY ABV. GRADE PLANE	1709 S.F.	427.25 S.F.	363 S.F.
5TH STORY ABV. GRADE PLANE	1709 S.F.	427.25 S.F.	363 S.F.
6TH STORY ABV. GRADE PLANE	2385 S.F.	596.25 S.F.	363 S.F.

**ALLOWABLE EXT. WALL OPENING
 WEST ELEV. 25% MAX.
 UNPROTECTED FOR 5'-0" FROM P.L.**

FLOOR	WALL AREA	ALLOWABLE OPENING	PROPOSED OPENING
1ST STORY ABV. GRADE PLANE	1764 S.F.	441.00 S.F.	336 S.F.
2ND STORY ABV. GRADE PLANE	1604 S.F.	401.00 S.F.	336 S.F.
3RD STORY ABV. GRADE PLANE	1604 S.F.	401.00 S.F.	336 S.F.
4TH STORY ABV. GRADE PLANE	1604 S.F.	401.00 S.F.	336 S.F.
5TH STORY ABV. GRADE PLANE	1604 S.F.	401.00 S.F.	336 S.F.
6TH STORY ABV. GRADE PLANE	2243 S.F.	560.75 S.F.	336 S.F.



WEST ELEVATION - 25% MAX. PROTECTED OPENINGS

1/8"=1'-0"