RESOLUTION NO. 3494

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BURBANK APPROVING A CONDITIONAL USE PERMIT AND DEVELOPMENT REVIEW (PROJECT NO. 26-0003272) TO OPERATE A NEW AMUSEMENT ENTERPRISE USE, SUPER WYLD, AT 330 NORTH SAN FERNANDO BOULEVARD BASED ON THE FINDINGS OF FACT AND SUBJECT TO THE PROJECT CONDITIONS OF APPROVAL.

(330 N. San Fernando Blvd – Ellen Castillo, Applicant)

THE PLANNING COMMISSION OF THE CITY OF BURBANK FINDS:

A. The Planning Commission of the City of Burbank at its regular meeting of October 26, 2026, held a public hearing to consider a request for a Conditional Use Permit and Development Review to allow a new amusement enterprise use, Super WYLD, at 330 North San Fernando Boulevard.

B. Said hearing was properly noticed in accordance with the provisions of Sections 10-1-1942 and 10-1-1909.2 of the Burbank Municipal Code (BMC).

C. The Planning Commission considered the staff report and recommendations of the City Planner and the evidence presented at such hearing, consistent with BMC Sections 10-1-1912, 10-1-1935, and 10-1-1936.

D. The Project qualifies for an exemption from the California Environmental Quality Act (CEQA) in accordance with Section 15301(a) of the State CEQA Guidelines for interior and exterior alterations for such things as interior partitions, plumbing and electric with no expansion of former use. The Class 1 categorical exemption applies because the Project involves only minor interior alterations within the existing tenant space in which the amusement enterprise use will be located.

E. The Project is consistent with the Burbank2035 General Plan. The land use designation of the Project Site is Downtown Commercial, which supports a mixture of commercial, civic, cultural, recreation, educational, entertainment, and residential uses. The Project is consistent with Land Use Goal 1 (Quality of Life), Policy 1.1, which supports a mix of residential and non-residential land uses in appropriate locations that support the diverse needs of Burbank residents and businesses. The Project is also consistent with Land Use Goal 6 (Economic Vitality and Diversity), Policy 6.1, which supports attracting new businesses to create a healthy and diverse economy in Downtown Burbank.

THE PLANNING COMMISSION OF THE CITY OF BURBANK RESOLVES:

Section 1. The above findings are true and correct and incorporated herein by reference.

Section 2. The application for Project No. 26-0003272, a Conditional Use Permit (CUP) and Development Review (DR), to allow for the operation of a new amusement enterprise use is hereby approved subject to the applicant/permittee complying with all requirements of the Burbank Municipal Code (BMC) and the Conditions of Approval as provided in Exhibit A of this Resolution. The approval is based on the following findings made by the Planning Commission pursuant to BMC Sections 10-1-1936 and 10-1-1912:

Findings for Conditional Use Permit:

1. *The use applied for at the location set forth in the application is properly one for which a Conditional Use Permit is authorized by Chapter 1 of Title 10 of the Burbank Municipal Code.*

   The Project Site is located within the BCC-1 (Burbank Center Commercial Retail-Professional) zone, which is intended for commercial retail and office uses. Pursuant to BMC Section 10-1-502, an amusement enterprise use is a conditionally permitted use in the BCC-1 zone. Therefore, this finding can be made.

2. *The use is not detrimental to existing uses or to uses specifically permitted in the zone in which the proposed use is to be located.*

   The Project Site is located within the BCC-1 (Burbank Center Commercial Retail-Professional) zone, which is intended for commercial retail and office uses. Pursuant to BMC Section 10-1-502, an amusement enterprise use allowed subject to City of approval of a Conditional Use Permit in the BCC-1 zone. Through the Conditional Use Permit process, the use would be conditioned to operate in a manner that minimizes potential impacts to surrounding uses or to other uses specifically permitted in the BCC-1 Zone, which include, but are not limited to commercial retail, offices, and service-based commercial uses. The Project Site is strategically located within the city's vibrant downtown commercial district surrounded by a diverse mix of restaurants, retail stores, and entertainment venues. An amusement enterprise at the Project Site is both appropriate and complementary to the area's character, as it aligns with the existing mix of uses and further enhances the downtown experience.

   In addition, the proposed amusement enterprise use does not propose changes to the existing building's floor area and footprint, and the proposed amusement enterprise use will be limited to the designated tenant space within the existing building. As conditioned, the use will not be detrimental to existing uses or to uses specifically permitted in the BCC-1 zone in which the amusement enterprise use is to be located. Therefore, this finding can be made.

3. *The use will be compatible with other uses on the same lot, and in the general area in which the use is proposed to be located.*

   The Project Site is located within the BCC-1 (Burbank Center Commercial Retail-Professional) zone. The BCC-1 zone allows for a mix of commercial retail and service uses. Super WYLD is considered an amusement enterprise use and the surrounding uses in the area include retail stores and restaurants. The Project Site is also located within the Downtown District, which is both a local and regional destination that includes entertainment venues, restaurants, retail, and commercial uses. Other compatible entertainment amusement enterprise related venues in the area include Sky Zone, iSmash, and Round One Entertainment. The inclusion of Super WYLD within the BCC-1 zone at the Project Site would further strengthen the amenities the area has to offer to residents and future visitors, which bolster the prominence of the Downtown District as a destination for shopping, dining, and entertainment. The use will be compatible with other uses on the same lot, and in the general area in which the use is proposed to be located. Therefore, this finding can be made.

4. *The site for the proposed use is adequate in size and shape to accommodate the use and all of the yards, setbacks, walls, fences, landscaping and other features required to adjust the use to the existing or future uses permitted in the neighborhood.*

   The Project Site is currently developed with an existing multi-tenant commercial building that is generally occupied by retail uses. There are no building additions or other major exterior building improvements proposed as part of the Project as alterations are proposed within the individual tenant space that will be occupied by Super WYLD. In addition, the amusement enterprise use will operate within the existing building footprint. The Project Site for the proposed use is adequate in size and shape to accommodate the amusement enterprise use. Therefore, this finding can be made.

5. *The site for the proposed use relates to streets and highways properly designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed use.*

   The Project Site is located along North San Fernando Boulevard, which is classified as a Downtown Collector Street in the Burbank2035 General Plan. The Downtown Collector Street has the capacity to carry local cross-town traffic to arterial roads while providing access to residential properties. The Project does not require any significant alterations to the building, and no alterations are being made to on-site vehicle circulation or parking. In accordance with BMC Section 10-1-1407.1 (Central Business District Downtown Parking Area), the District was intended to allow for shared parking within this specific area. The proposed business use is allowed to use the shared parking areas in the District and is not required to provide additional parking spaces in accordance with BMC Section 10-1-1407.1(C) (General Parking Requirement Credit). The proposed amusement enterprise use

will function as both a neighborhood serving business and a regional destination. The Project Site for the proposed use relates to streets and highways properly designed and improved to carry anticipated type and quantity of traffic generated by the proposed use. Therefore, this finding can be made.

6. *The conditions imposed are necessary to protect the public health, convenience, safety and welfare.*

   Conditions of Approval have been included to ensure the proposed amusement enterprise use, Super WYLD, operates in a manner that protects the public health, convenience, safety, and welfare. The proposed Project was reviewed by the Public Works Department, Burbank Fire Department, Burbank Police Department, Burbank Water and Power Department, Burbank Parks & Recreation Department – Forestry Division; as well as the Community Development Department Planning, Transportation Planning, and Building & Safety Divisions. Several City departments and divisions provided conditions of approval to ensure the protection of the public health, convenience, safety, and welfare of the community are maintained during construction of the Project and throughout the Project's operational life. Therefore, this finding can be made.

Findings for Development Review:

1. *The application/project is consistent with all the provisions of this Code.*

   The proposed Project was evaluated for compliance with the BMC including Chapter 1 (Zoning) of Title 10 (Zoning Regulations). A detailed zoning consistency review checklist is attached as Attachment 7 of the staff report. Staff has determined that the Project is consistent with the BMC. Therefore, this finding can be made.

Section 3. The City Planner shall file a Notice of Exemption with the Los Angeles County Clerk and the State Clearinghouse, within 5 days of the Planning Commission approval.

Section 4. The Secretary of the Planning Commission shall mail a copy of this Resolution to the applicant and report this decision to the City Council in accordance with BMC Section 10-1-1946(B).

PASSED AND ADOPTED this **26** day of **October**, 2026.

CITY PLANNING COMMISSION

Chair, Samantha Wick

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF BURBANK

I, Fred Ramirez, Secretary of the Planning Board of the City of Burbank, certify that this Resolution was adopted by the City Planning Board at its meeting held on the **26** day of **October**, 2026, by the following vote:

AYES: Wick, Safarian, Mendez. Van Gorder, Bennett

NOS:

ABSENT:

ABSTAINED:

Fred Ramirez, Secretary

EXHIBIT A
CONDITIONS OF APPROVAL
Project No. 26-0003272 (CONDITIONAL USE PERMIT & DEVELOPMENT REVIEW)
(330 N. San Fernando Blvd. – Rui Lui, Applicant)

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division:

1. Conditional Use Permit and Development Review Project No. 26-0003272, authorizes the operation of a new amusement enterprise use, Super WYLD, at 330 North San Fernando Boulevard, in the BCC-1 (Burbank Center Commercial Retail-Professional) zone.

2. The Site Plan, Floor Plan, and Operational Plan shall be in substantial conformance with conceptual plans approved by the Planning Commission on October 26, 2026, and attached to this Resolution as Exhibit B. Minor modifications to the approved plans may be granted by the Community Development Director or his/her designee. If a proposed change is considered a minor change to the project description, design, operation, or conditions of this approved Conditional Use Permit, then the Applicant shall first go through the Minor Modification of Existing Conditional Use Permit process in BMC Section 10-1-1953.

3. This Conditional Use Permit and Development Review shall automatically expire if the scope of work is not initiated within one year of the date of this approval (expires on October 26, 2027), unless the permittee has diligently initiated the permit process for the Project as shown by having applied for a Building Permit Application for the review and approval of the tenant improvements. Prior to the expiration period, the Property Owner can request the Community Development Director's approval of a one-time extension of the permit for a period not to exceed two-years from the date of expiration. Approval of the extension, including the amount of approved years under the extension is at the sole discretion of the Director.

4. Pursuant to BMC Section 10-1-19401, the Applicant, including their successors and assignees, shall defend, indemnify, and hold harmless the City of Burbank (the City) and its agents, officers, employees, agencies, boards, commissions, or 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 the subject approval or any environmental determination under the California Environmental Quality Act or National Environmental Policy Act by the City, its agents, officers, employees, agencies, commissions, or City Council. The indemnification shall include damages awarded against the City, if any, cost of suit, attorney's fees, administrative expenses, and 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. This duty to defend, indemnify, and hold harmless the City and its agents, officials, employees, agencies, boards, commissions,

or City Council shall apply even if the applicant fails or refuses to enter into the indemnification agreement. In the event of a legal challenge, the provisions under BMC Section 10-1-19402 shall be followed.

5. The permittee shall comply with all applicable provisions of the BMC and obtain all necessary permits as required for the operation of a new amusement enterprise use.

6. The permittee shall comply with all Federal, State, and local laws. Violation of or conviction under any of those laws in connection with the use will be cause for revocation of this permit.

7. The permittee shall incorporate these Conditions of Approval into the Building Permit plan sets and provide a written response to how, or where, each condition has been addressed in the building permit plans, providing the same number of copies of the written response as plans required by the Building and Safety Division for the Plan Check review.

8. The permittee shall include these Conditions of Approval as part of the Business Tax Application that is provided to the City.

9. The permittee, or the owner of the subject property at 330 North San Fernando Boulevard, if other than the permittee, shall record the terms and conditions of this Resolution in the office of the County Registrar-Recorder/County Clerk and provide a certified copy of the recorded document to the City prior to updating the required Business Tax form for the approved use. In addition, upon any transfer or lease of the property and/or business, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of this Resolution and its conditions to the transferee or lessee of the subject property and/or business.

10. Per BMC Section 10-1-1952 (Revocation), Conditional Use Permit and Development Review Project No. 26-0003272 may be revoked should it be determined that the use failed to meet one or more of the conditions listed in this section.

11. If excessive calls for police service occur for three or more consecutive months, the business may be considered a public nuisance, and such calls may be used as grounds for revocation of this Conditional Use Permit. Excessive calls for service shall be defined as more than three bona fide calls for police assistance in any calendar month.

12. Before placing or constructing any signs on the subject property, the Applicant shall obtain a sign permit from the City. Sign locations and illumination are subject to review and approval by the Planning Division under a separate permit.

13. The business hours of operation shall be from 8:00 AM to 10:00 PM, Sunday through Saturday.

14. The subject property at 330 North San Fernando Boulevard, must be maintained free of trash, litter, and debris at all times.

15. Conditional Use Permit and Development Review No. 26-0003272 is subject to ongoing compliance with all conditions from the City Departments/Divisions, which includes, but is not limited to: Community Development Department (Planning and Building & Safety Divisions), Public Works Department, Fire Department, and Burbank Water and Power.

16. By signing and/or using this Conditional Use Permit, the permittee acknowledges all the conditions imposed and accepts this permit subject to those conditions and with full awareness of the provisions of the Burbank Municipal Code. Failure of the permittee or property owners to sign these conditions does not affect their enforceability by the City or other responsible entity. These conditions are binding upon all future property owners and business occupants of the subject property located at 330 North San Fernando Boulevard.

Building and Safety Division:

17. All projects shall comply with Title 9, Chapter 1, of the Burbank Municipal Code, and the **2025 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.

18. The property shall comply with accessibility requirements in the California Building Code and the Americans with Disabilities Act.

PUBLIC WORKS DEPARTMENT

Land Development & Permits:

19. Plans should include topographic site information, including elevations, right-of-way/property lines, dimensions/location of existing/proposed public improvements adjacent to protect (i.e., street, sidewalk, parkway and driveway widths, catch basins, pedestrian ramps).

20. 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].

21. No structure is permitted in any public right-of-way or any public utility easements/pole line easements [BMC Section 7-3-701 .1, BMC Section 9-1-1-3203].

22. Provide width and location of all existing and proposed easements [BMC Section 9-1-2-3203]

23. 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 exists that may be affected by the work the monument 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 constriction, and 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 filled with the county surveyor prior to the recording of a certificate of completion for the project.

24. 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 offsite improvements. Burbank Standard Plans can be accessed here: http://file.burbankca.gov/publicworks/OnlineCounter/main/index.htm.

The following must be completed prior to the issuance of a Building Permit:

25. Off-site improvements plans (in the public right-of-way) must be approved by the Public Works Director.

26. An address form must be processed [BMC Section 7-3-907].

27. Public Works Permit Division to verify and sign off that any existing utility easement is cleared of any existing and/or proposed permanent structures prior to the start of construction.

28. Plans should include any easements, elevations, right-of-way/property lines, dedication, location of existing/proposed utilities and any encroachment.

The following must be completed prior to issuance of Certificate of Occupancy:

29. Provide verification from the City of Burbank, Building Division showing public utility easement/or any other easement is cleared of all permanent structures at the rear of the property after construction is completed.

30. Any portion of the public parkway (sidewalk, curb, gutter, driveways, landscape, etc.) that is broken, uneven or uplifted at the end of the project must be reconstructed to the satisfaction of the City Engineer. The repairs and/or reconstruction will be required whether

the damage is pre-existing or is a result of the project. Contact the Public Works Inspection Office at (818) 238-3955 to have these areas inspected and identified after obtaining a Public Works Excavation Permit [BMC Section 7-3-501].

31. Provide dimensions from centerline of San Fernando Boulevard to existing property line on the construction plans.

32. Provide dimensions from centerline of alley to existing property line on the construction plans.

33. Provide parkway dimensions on the construction plans.

34. Topographic site information, including elevations, dimensions/location of existing/proposed public improvements adjacent to project (i.e., street, sidewalk, parkway and driveway widths, catch basins, and pedestrian ramps).

35. Show existing and proposed underground utility connections.

36. If any utility cuts are made in the pavement along San Fernando Boulevard fronting the property, applicant will have to resurface to the centerline of the street fronting the property per City of Burbank Standards (Intersection of San Fernando Boulevard and Magnolia Boulevard has decorative pavement).

37. Any work within the public right-of-way must be permitted and approved by the Public Works Department before construction can commence.

38. Additional impacts to street triggered by this project could extend the paving restoration limits.

39. 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].

Wastewater:

40. Under the current rate structure, pulling the Building Permit for the proposed development is subject to a Sewer Facilities Charge estimated at $6,833.32. The charge is due prior to issuance of a Building Permit [BMC 8-1-802 and BMC 8-1- 806].

    SFC = Proposed Developments
    = Indoor Amusement [(10 ,529 SF)* ($0.649/SF)] SF]
    = $ $6,833.32

    (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.)

41. Food Service Establishments (as defined in BMC Section 8-1-102) are required to install, operate, and maintain an approved type and adequately sized, remotely located and readily

accessible grease interceptor, unless a conditional waiver is granted by the Director [BMC Section 8-1-502.2.E]. This project, due to the inclusion of a Food Service Establishment, will require a grease interceptor to trap, separate and hold grease from wastewater and prevent it from being discharged into the public sewer per the requirements above.

42. 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 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.

Stormwater:

43. 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].

44. 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.

BURBANK FIRE DEPARTMENT

45. Project shall comply with section 424-play structures of the 2025 California Building Code.

46. All items reviewed are based on information provided at time of review. The comments provided do not limit or relieve the owner and the owner's architect and/or contractor from the responsibility of ensuring compliance with all applicable provisions of fire/life safety codes. Such compliances may include but are not limited to fire department access for firefighting, including fire department vehicle access, fire water supplies and appurtenances. Further reviews may require additional requirements or limitations as the project develops and is not limited to the requirements provided in these comments. FIRE SPRINKLER, FIRE ALARM, EMERGENCY VEHICLE ACCESS, YARD HYDRANT, UNDERGROUND FIRE WATER AND EMERGENCY RADIO COMMUNICATION SYSTEM PLANS SHALL BE HARD COPY DELIVERED TO THE BURBANK FIRE DEPARTMENT 311 E. ORANGE GROVE AVE. BURBANK CALIFORNIA 91502.

X _____ X _____

Signature of Applicant/Permittee Signature of Property Owner

Exhibit B
Approved Plans
(Plans will be attached upon project Approval)

SUPERWYLD

330 N SAN FERNANDO BLVD, BURBANK, CA 91502

PROJECT CONTACTS

CLIENT / TENANT

SUPER WYLD
ADDRESS: 330 N SAN FERNANDO BLVD BURBANK, CA 91502
CONTACT: RUI LIU
TEL: 310-922-5667
EMAIL: RUI.L@SUPERWYLD.COM

ARCHITECT

CURTIS SU ASSOCIATES
ADDRESS: 1414 FAIR OAKS AVE. #2A, SOUTH PASADENA, CA 91030
CONTACT: SU HUANG
TEL: (818)-835-6623
EMAIL: SU@CURTISSU.COM

MEP ENGINEER

BUILDING SOLUTIONS GROUP, INC.
ADDRESS: 1139 WESTMINSTER AVENUE, UNIT A ALHAMBRA, CA 91803
CONTACT: ROGER NITE
TEL: (626)-281-4220
EMAIL: RNITE@BUILDINGSOLUTIONSGROUP.COM

LANDLORD

GD REALTY
ADDRESS: 190 N CANON DR STE 300 BEVERLY HILLS, CA 90210
CONTACT: ARASH DANIALIFAR
TEL: 310-308-1308
EMAIL: ARASHBUS@GMAIL.COM

PROPERTY INFORMATION

PROPERTY INFO:

PROPERTY ADDRESS:	316/328/330/340 N SAN FERNANDO BLVD * PROJECT SITE ADDRESS #330
ADDRESS PER ASSESSOR RECORD:	328 N GOLDEN MALL BURBANK CA 91502-0000
APN	2453-002-005
LOT SIZE	APPROX. 100'-6" X 160' (NO CHANGE PROPOSED)
# OF PARKING	NONE REQUIRED, DOWNTOWN AREA
PAVED AREA PERCENTAGE	N/A
EXISTING ZONING	(BCC-1) BURBANK CENTER COMMERCIAL RETAIL PROFESSIONAL
FAR	1 (NO CHANGE)
# OF DWELLING UNITS	0 (NO CHANGE)

EXISTING BUILDING INFO:

YEAR BUILT	1951
YEAR REMODEL	1972
TYPE OF CONSTRUCTION	TYPE III-B
EXISTING # OF STORIES	1 (WITH MEZZANINE), NO CHANGE PROPOSED
EXISTING SQARE-FOOTAGE	15,642 SQ.FT. (PER RECORD FOR WHOLE BUILDING)
SUBJECT SPACE #330 SQ.FT.	10,436 SQ.FT. (PER SITE SURVEY)
GARAGE & ACC. STRUCTURE	MEZZANINE 3,070 SQ.FT. (PER SITE SURVEY)
BUILDING HEIGHT	23'-4" (NO CHANGE, V.I.F.)
FIRE SPRINKLER	FULLY SPRINKLERED

SCOPE OF WORK

1. CHANGE OF USE FROM RETAIL TO CHILDREN'S GYM & CAFE
2. NEW PLAY EQUIPMENT
3. NEW CAFE
4. NEW RESTROOMS
5. DEMOLITION OF NON-LOAD INTERIOR BEARING WALLS
6. NEW NON-LOAD INTERIOR BEARING WALLS
7. NEW ELECTRICAL RECEPTACLES
8. HVAC REPLACEMENT AND DUCT WORKS

DEFERRED SUBMITTAL
* SIGNAGE WILL BE DEFERRED SUBMITTAL
* FIRE SPRINKLER/ALARM WILL BE DEFERRED SUBMITTAL

PROJECT INFORMATION / CODE ANALYSIS

PER SITE SURVEY:

GROUND FL SQARE-FOOTAGE	10,436 SQ.FT.
MEZZANINE SQARE-FOOTAGE	3,070 SQ.FT.
TOTAL BLDG SQARE-FOOTAGE	13,506 SQ.FT.

OCCPANCY:

EXISTING USE:	CLOTHING STORE (RETAIL)
EXISTING OCC. GROUP	M (MERCANTILE)
PROPOSED USE:	INDOOR PLAYGROUND, CAFE, AND CRAFT ROOMS
PROPOSED OCC. GROUP	A-3 (CHILDREN'S GYMNASIUMS) B (CAFE, O.L. <50) B (CRAFT ROOMS, O.L. <50 EA. ROOM)

COMPLIANCE WITH CBC 504.4 & 506.2

504.4 NUMBER OF STORIES

OCC. GROUP	CONSTRUCTION TYPE III B	ALLOWABLE NUMBER OF STORIES (CBC 504.4)	PROJECT BUILDING STORIES
A-3	SPRINKLERED (W/O AREA INCREASE)	3	1 (WITH MEZZ.)

506.2 ALLOWABLE AREA DETERMINATION

OCC. GROUP	CONSTRUCTION TYPE III B	ALLOWABLE AREA FACTOR (CBC 506.2)	PROJECT BUILDING AREA
A-3	SPRINKLERED (1I)	28,500 SQ.FT.	13,506 SQ.FT.
	SM (WITHOUT HEIGHT INCREASE)	28,500 SQ.FT.	13,506 SQ.FT.

DRAWING LIST

#	DRAWING LIST SHEET NAME	PLANNING CUP SUBMITTAL 20260904/21	BLDG PRELIM REVIEW 20260105/21	PLANNING CUP REV #1 2026/0730
T-0.0	COVER PAGE	√	√	√
T-1.0	PHOTO MONTAGE	√		√
PLN-2.0	SITE & ROOF PLAN	√		√
PLN-1.0	EXTERIOR ELEVATION (SAN FERNANDO)	√		√
PLN-1.1	EXTERIOR DESIGN	√		√
PLN-1.2	EXTERIOR ELEVATION (ALLEY)	√		√
A-1.0	OCCUPANT LOAD CALC		√	√
A-1.1	EGRESS & EXIT PLAN		√	
A-3.0	FLOOR PLAN	√		
A-3.0.1	EQUIPMENT SCHEDULE			
PLN-3.0	BUILDING AND SITE SECTION	√		√

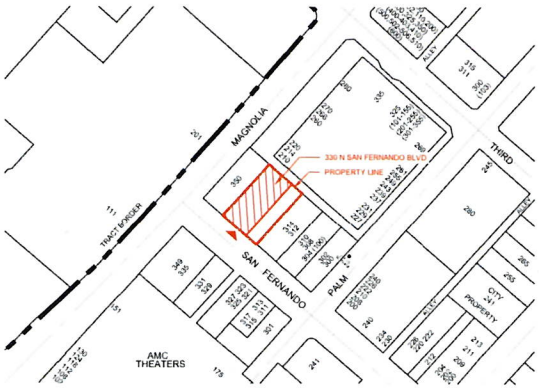
VICINITY MAP

SCALE 1=10,000



NEIGHBORHOOD MAP

SCALE 1/128" = 1'-0"



CITY OF BURBANK | COMMUNITY DEVELOPMENT | PLANNING DIVISION

APPROVED
Conditional Use Permit & Development Review

by Eduardo Rendon, Assistant Planner
Project No. 26-0003272 Date: 10/26/2026

PROJECTS

SUPERWYLD

ADDRESS
330 N SAN FERNANDO BLVD
BURBANK, CA 91502

CLIENT
RUI LIU
330 N SAN FERNANDO BLVD
BURBANK, CA 91502

CONSULTANTS

curtis su
[CURTIS SU ASSOCIATES]
Design | Build | Architecture
1414 FAIR OAKS AVE. #2A
SOUTH PASADENA, CA 91030
T. +1.818.835.6623
SU@CURTISSU.COM

CONSULTANTS

STAMP

1	PLN CUP REVIEW	2026/07/30
2	FOR PRELIM BLDG REVIEW	2026/01/05
1	PLN CUP APPLICATION	2025/09/04
NO.	DESCRIPTION	DATE

PROJECT #
PHASE
DATE
SCALE
DRAWN BY

DISCLAIMER: WE HEREBY ACKNOWLEDGE THE [illegible]

COVER PAGE

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1 STREET VIEW





VIEW 1



VIEW 2



VIEW 3



VIEW 4

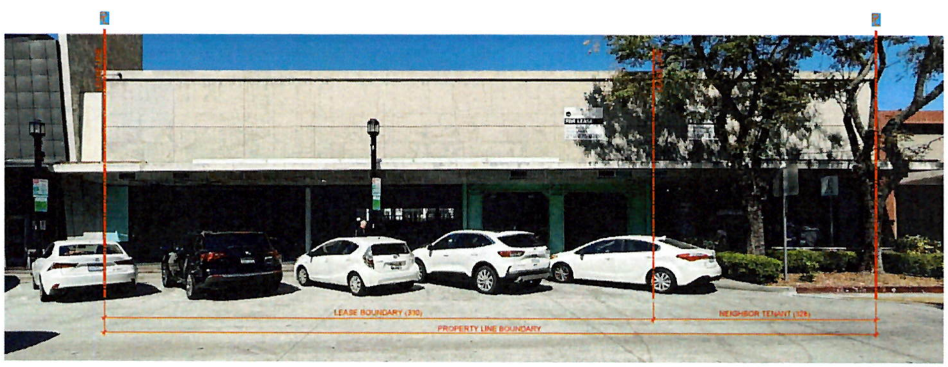


VIEW 5



VIEW 6

2 FRONT ELEVATION PHOTO (FACING SAN FERNANDO)



3 BACK ELEVATION PHOTO (FACING BACK ALLEY)



CITY OF BURBANK | COMMUNITY DEVELOPMENT | PLANNING DIVISION

APPROVED

Conditional Use Permit & Development Review

by: Eduardo Rendon , Assistant Planner

Project No. 26-0003272 Date: 10/26/2026

PROJECTS

SUPERWYLD

ADDRESS
330 N SAN FERNANDO BLVD
BURBANK, CA 91502

CLIENT
RUI LIU
330 N SAN FERNANDO BLVD
BURBANK, CA 91502

CONSULTANTS

curtis su

[CURTIS SU ASSOCIATES]
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STAMP

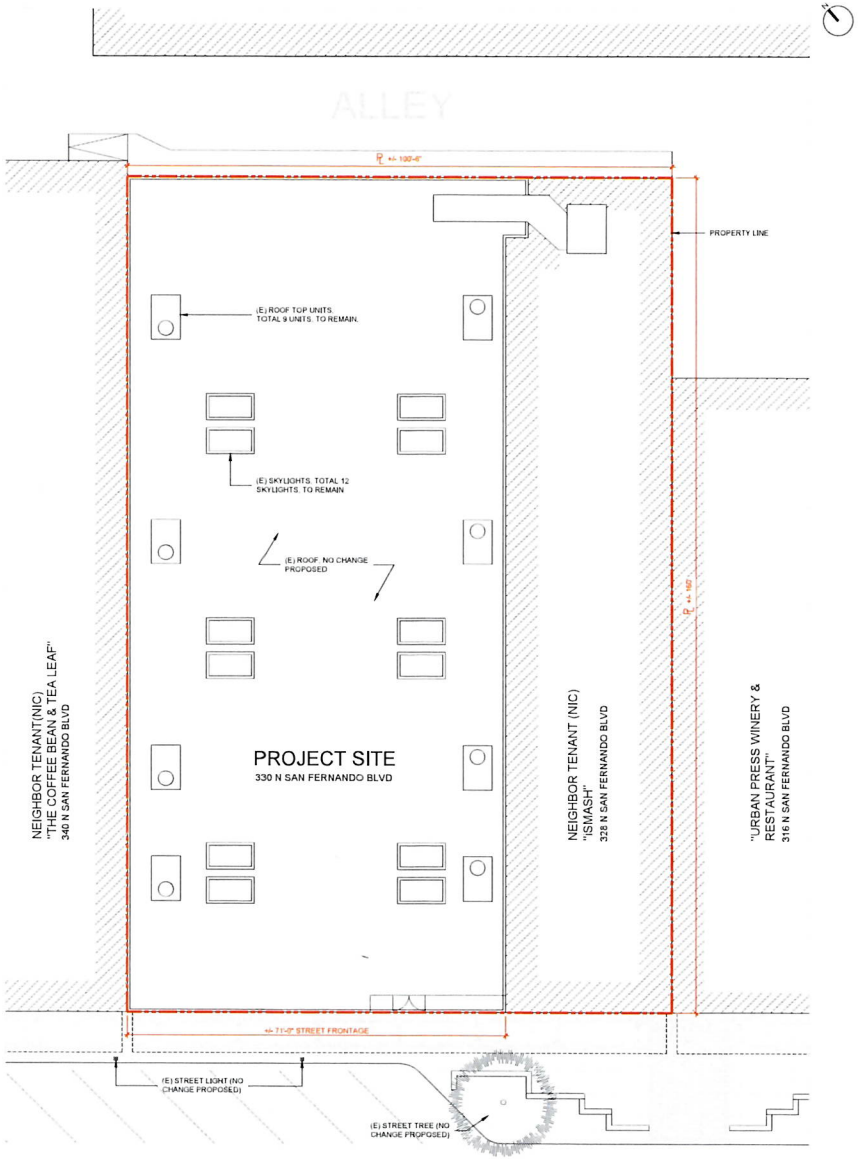
NO	DESCRIPTION	DATE
[illegible]	PLN CUP REV#1	[illegible]
2	FOR PRELIM BLDG REVIEW	[illegible]
1	PLN CUP APPLICATION	[illegible]

PHOTOGRAPHS

T-1.0

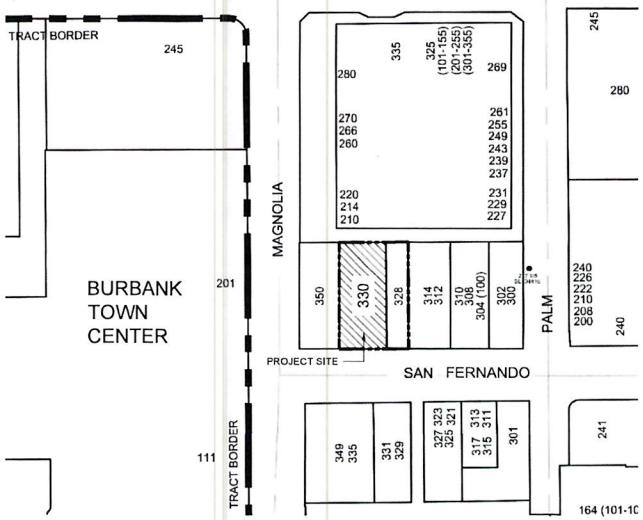
1 SITE & ROOF PLAN

SCALE: 3/32"=1'-0"



2 SITE PLAN

SCALE: 1=1,000



CITY OF BURBANK | COMMUNITY DEVELOPMENT | PLANNING DIVISION

APPROVED

Conditional Use Permit & Development Review

by Eduardo Rendon, Assistant Planner

Project No. 26-0003272 Date: 10/26/2026

PROJECTS

SUPERWYLD

ADDRESS
330 N SAN FERNANDO BLVD
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1	PLN-CUP RESUB	2026-09-29
2	FOR PRELIM BLDG REVIEW	2026-05-28
1	PLN-CUP APPLICATION	2026-04-28
NO.	DESCRIPTION	DATE

PROJECT #: 25-005
PHASE: ARCHITECTURAL
DATE: 26-0-1726
SCALE: PER DRWG
DRAWN BY: T.L.

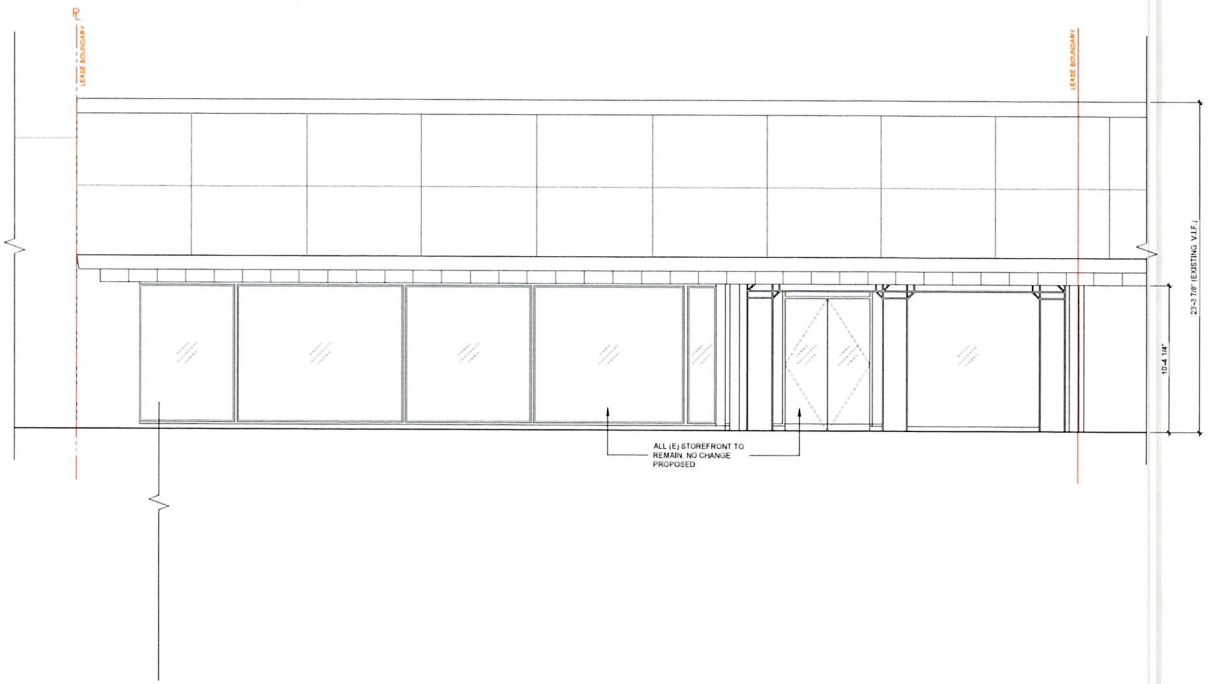
DISCLAIMER: WE MAKE NO GUARANTEE TO THE BUILDING SECTION APPROVED DRAWINGS REPRESENTS ACTUAL CONDITIONS. ALL ADDITIONAL ALTERATIONS SHOULD BE FIELD VERIFIED.

SITE PLAN

PLN-0.0

1 EXISTING FRONT EXTERIOR ELEVATION (SAN FERNANDO BLVD)

SCALE: 1/4"=1'-0"



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APPROVED
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Project No. 26-0003272 Date: 10/26/2026

2	PLN-CUP REVIEW	25/08/27(1)
1	FOR PRELIM BLDG REVIEW	25/08/20
0	PLN-CUP APPLICATION	25/04/28
Ref.	ISSUE/REVISION	DATE

PROJECT #
PHASE
DATE
SCALE
DRAWN BY

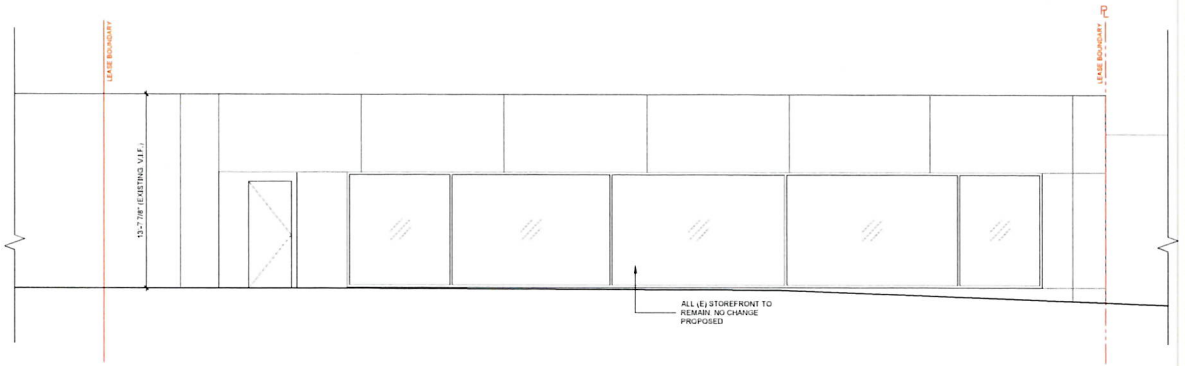
DISCLAIMER: WE MAKE NO GUARANTEES THE EXISTING CONDITIONS SHOWN ON THESE PLANS IS ACTUAL. QUALITY OF FIELD CONDITIONS. AS A RESULT, ALL EXISTING CONDITIONS SHOULD BE FIELD VERIFIED.

EXTERIOR ELEVATION

PLN-1.0

1 EXISTING FRONT EXTERIOR ELEVATION (ALLEY)

SCALE: 1/4"=1'-0"



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2	PLN CUP RESPONSE	2026/07/24
1	FOR PRELIM BLDG REVIEW	2026/05/28
0	PLN CUP APPLICATION	2026/04/28
NO.	DESCRIPTION	DATE

PROJECT #

PHASE

DATE

SCALE

DRAWN BY

DISCLAIMER: WE MAKE NO GUARANTEE THE E-PLANS TECHNOLOGY AND ITS RENDERINGS ITS ACTUAL QUALITY OR SPEED. CONSTRUCTING AS A RESULT, ALL E-PLANS TECH SHOULD BE HELD ACCOUNTABLE.

EXTERIOR ELEVATION

PLN-1.2

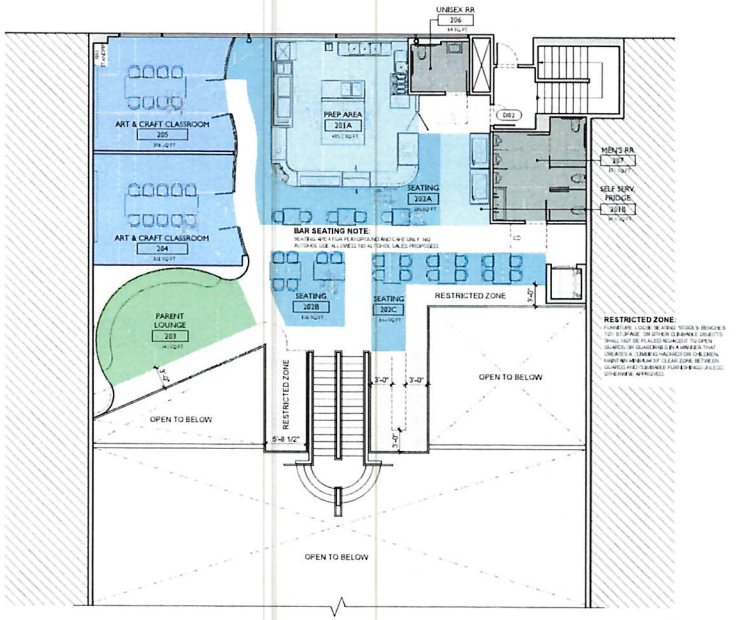
1 PROPOSED FLOOR PLAN - GROUND FL

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



2 PROPOSED FLOOR PLAN - MEZZANINE

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



3 ROOM SCHEDULE & OCC. LOAD CALC.

ROOM/AREA			OCCUPANT LOAD PER TABLE 1004.5				
#	NAME	SQFT	FUNCTION OF SPACE	OCC. GROUP	FACTOR		O.L
100	ENTRY AREA	380.7	WAITING AREAS	B	15	GROSS	26
101	RECEPTION DESK	247.0	BUSINESS AREAS	B	150	GROSS	2
102A	PLAY AREA #1	1,014.6	EXERCISE ROOMS	A-3	50	GROSS	21
102B	PLAY AREA #2	3,457.0	EXERCISE ROOMS	A-3	50	GROSS	70
102C	PLAY AREA #3	1,288.5	EXERCISE ROOMS	A-3	50	GROSS	26
102D	PLAY AREA #4	929.0	EXERCISE ROOMS	A-3	50	GROSS	19
103	ART & CRAFT CLASSROOM	259.0	CLASSROOM AREA	B	20	NET	13
103b	STORAGE	27.0	ACCESSORY STORAGE AREAS	B	300	GROSS	1
104	ART & CRAFT CLASSROOM	251.0	CLASSROOM AREA	B	20	NET	13
105	ART & CRAFT CLASSROOM	316.0	CLASSROOM AREA	B	20	NET	16
106	ART & CRAFT CLASSROOM	376.0	CLASSROOM AREA	B	20	NET	19
108	STORAGE	189.0	ACCESSORY STORAGE AREAS	B	300	GROSS	1
109	OFFICE	99.0	BUSINESS AREAS	B	150	GROSS	1
110	WOMEN'S RESTROOM	308.0	N/A		0	N/A	0
111	UNISEX RESTROOM	62.4	N/A		0	N/A	0
112	UNISEX RESTROOM	62.4	N/A		0	N/A	0
113	ELECTRICAL ROOM	49.0	ACCESSORY EQUIPMENT ROOM	B	300	GROSS	1
GROUND FLOOR							219
201A	BAR PREP AREA	415.2	KITCHENS, COMMERCIAL	B	200	GROSS	3
201B	SELF SERV FRIDGE	89.6	KITCHENS, COMMERCIAL	B	200	GROSS	1
202A	BAR SEATING	239.0	ASSEMBLY - UNCONCENTRATED	B	15	NET	16
202B	BAR SEATING	106.0	ASSEMBLY - UNCONCENTRATED	B	15	NET	8
202C	BAR SEATING	160.0	ASSEMBLY - UNCONCENTRATED	B	15	NET	11
203	PARENT SPECTATING LOUNGE	242.0	ASSEMBLY - UNCONCENTRATED	B	15	NET	17
204	ART & CRAFT CLASSROOM	321.0	CLASSROOM AREA	B	20	NET	17
205	ART & CRAFT CLASSROOM	308.0	CLASSROOM AREA	B	20	NET	16
206	UNISEX RESTROOM	64.0	N/A		0	N/A	0
207	MEN'S RESTROOM	173.0	N/A		0	N/A	0
MEZZANINE							99
TOTAL							318

4 PLUMBING FIXTURE COUNT

OCCUPANCY GROUP	OCCUPANT LOAD	EACH GENDER		WATER CLOSET		URINALS	LAVATORIES	
				MALE	FEMALE	MALE	MALE	FEMALE
GROUP B	194	97	REQ'D	2	4	1	1	1
GROUP A-3	131	66	REQ'D	1	3	1	1	1
			TOTAL REQ'D	3	7	2	2	2
			PROVIDED	4	7	3	3	5

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3	PLAN CUP REVIEW	25.08.2026
2	PLAN PREP BLDG REVIEW	25.06.2026
1	PLAN CUP APPLICATION	10.10.2025
NO.	DESCRIPTION	DATE

PROJECT #
PHASE
DATE
SCALE
DRAWN BY

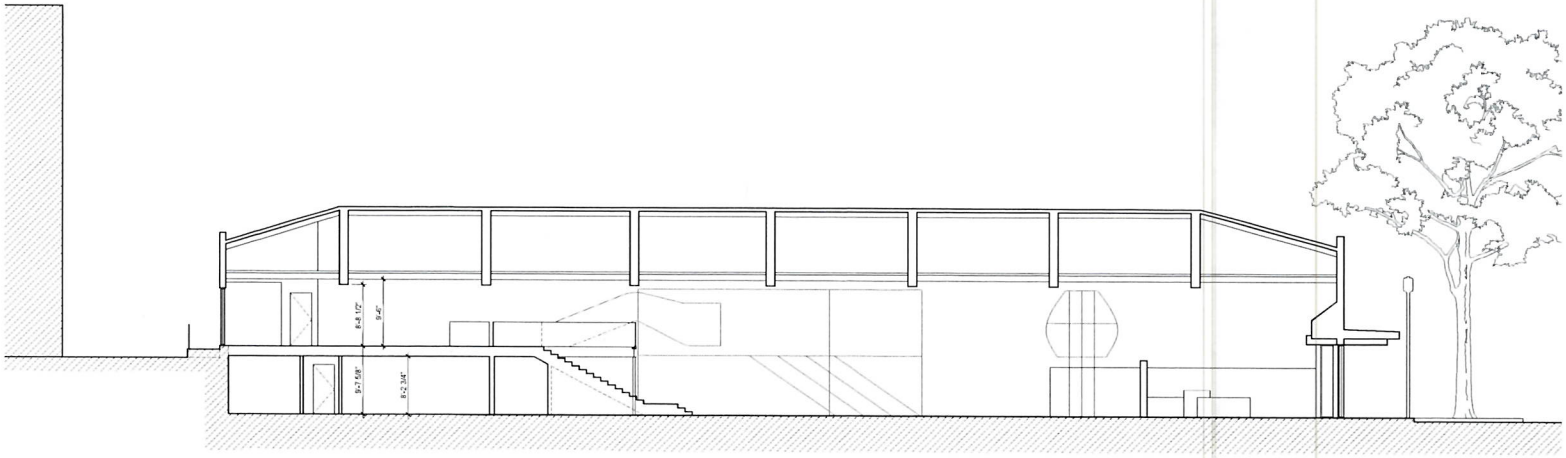
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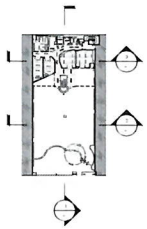
OCCUPANCY LOAD CALC

A-1.0

1 BUILDING & SITE SECTION

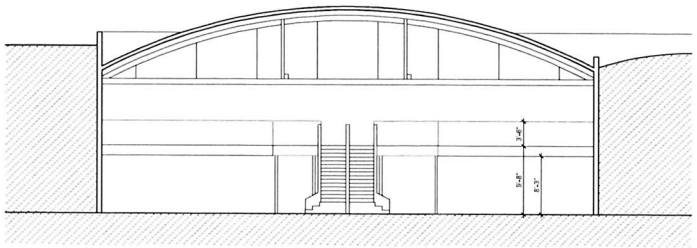
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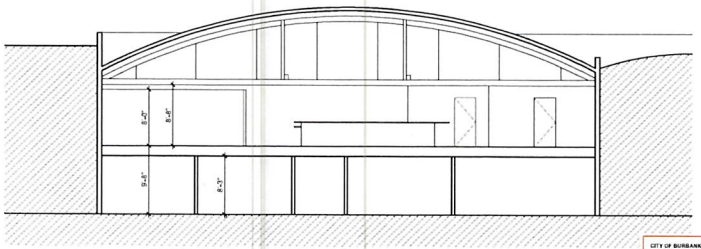
2 BUILDING CROSS SECTION

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



3 BUILDING CROSS SECTION

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



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CONSULTANTS

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1	PLN CUP NEW	20260129
2	FOR PRELIM BLDG REVIEW	20260512
3	PLN CUP APPLICATION	20260612
ref	DESCRIPTION	DATE

PROJECT #: 25005
PHASE: 4K PREVIEW
DATE: 26.10.06
SCALE: PER DWG
DRAWN BY: TL

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BUILDING & SITE SECTIONS

PLN-3.0