PROJECT DATA

PROJECT ADDRESS:
600 N. SAN FERNANDO BLVD.
BURBANK, CA 91502

EXISTING LAND USE:
Governed by the requirements set forth in PD-89-4
Underlying zones:
- Burbank Center Commercial Limited Business (BCC-2)
- Commercial Zone (C-2)

PROPOSED LAND USE:
As defined by the amended and restated PD-89-4

AREA 4 - RESIDENTIAL PODIUM
APARTMENTS WITH RETAIL & RESTAURANTS

EXISTING LAND USE:
Governed by the requirements set forth in PD-89-4
Underlying zones:
- Burbank Center Commercial Limited Business (BCC-2)
- Commercial Zone (C-2)

AREA 4 - RESIDENTIAL PODIUM

ALLOWED
7 stories

PROPOSED LAND USE:
As defined by the amended and restated PD-89-4

BUILDING CODE:
2013 California Building Code (CBC)

TYPES OF CONSTRUCTION:
Type IIA Sprinklered, NFPA-13 (Residential)
Type IA Sprinklered, NFPA-13 (Garage & Retail)

OCCUPANCY CLASSIFICATION:
4-2: Residential Units
M: Retail & Restaurant
S-2: Garage
A-3: Fitness Center, Club Room

LOT AREA:
As per the boundary established by the City
Area 4: ± 300,572 SF
6.90 AC

BUILDING SETBACKS:

AREA 1:

AREA 4:

AREA 5:

CITY STREET

PROJECT SUMMARY

PURPOSE:
Amend and restate the existing Planned Development No. 89-4 to address the redevelopment of the Property.

DENSITY & FAR
AVERAGED ACROSS ENTIRE PLANNED DEVELOPMENT (Listed on Page 0-1)

BUILDING STORIES LIMITATION:
ALLOWED: 15 stories under current PD-89-4
PROPOSED: 7 stories

BUILDING HEIGHT LIMITATION:
ALLOWED: 205’ under current PD-89-4
PROPOSED: Building 4A/B +/- 88'-0" (measured from average grade plane)
Building 4C +/- 88'-0" (measured from average grade plane)
Building 4D +/- 98'-0" (measured from average grade plane)

OPEN SPACE:
PROPOSED:

PROJECT TOTAL - PARKING REQUIRED 1,844
PROJECT TOTAL - PARKING PROVIDED 1,844

*Square footage is taken from centerline of parti walls and outside of exterior walls, excluding all decks and balconies.

UNIT TYPE | UNITS | S.F.* | S.F. | Net Rent. | Unit Mix
--- | --- | --- | --- | --- | ---
STUDIO | 348 | 394 | 2 Bedroom (Unit B) 2.0 | 251 | L1 - Res 9 | 297 | 18 | 70
2 Bedroom (Unit C) 2.0 | 41 | 80 | B1 - Res 9 | 443 | 18 | 112
3 Bedroom (Unit D) 2.0 | 765 | 191 | C1 | 667 | 77 | 77
2 BR | 69 | 73 | Retail/Restaurant | 0.0045 | 22,610 | 102 | 9’ x 18’ | 9’ x 18’ | 8’ x 15’
3 BR | 40 | 72 | Retail/Restaurant | 0.25 | 765 | 191 | 75% dedicated per 2&3 BR unit

Accessible Stalls 2% | 1,413 | 28 | 1016 | 50 | 230 | 1,324
Accessible Stalls 5% | 191 | 733 | 41 | 70,368
Accessible Stalls 75% | 1,110 | 50 | 5,550

IR A1 | 224 | 224 | 01 | 111111
IR A2 | 733 | 70 | 90,804
IR A3 | 220 | 000000
IR A4 | 1,110 | 50 | 5,550
IR B1 | 1,146 | 74 | 208,572
IR B2 | 696 | 69 | 1,316 | 70 | 90,804
IR B3 | 40 | 40 | 77
IR B4 | 0 | 0 | 0

Ratio Total Pkg. | 855 | 28 | 39 | 43 | 46 | 47 | 38 | 1,193 | 18,298 | 32.8%

Required Parking - Residential
5% | 1,604 | 80 | Residential | 80 | 0 | 0 | 80
25% | 40 | 40 | 4%
75% | 28 | 28 | 71

REQUIRED PARKING - AREA 4
Required Parking - Residential
5% | 1,773 | 152 | Residential | 152 | 0 | 0 | 152
25% | 20 | 20 | 11
75% | 60 | 60 | 0

REQUIRED PARKING - TOTAL
5% | 1,604 | 80 | Residential | 80 | 0 | 0 | 80
25% | 40 | 40 | 4%
75% | 120 | 120 | 120

REQUIRED PARKING - RETAIL
Guest | 0.25 | 765 | 191 | 191
Retail | 0.0045 | 22,610 | 102 | 9’ x 18’ | 9’ x 18’ | 8’ x 15’
Retail/Restaurant | 0.0045 | 22,610 | 102 | 9’ x 18’ | 9’ x 18’ | 8’ x 15’

REQUIRED PARKING - LEASING
Co-working space | 1,994 | 924 | 8,210
Fitness Room | 6,730 | 6,730
Meeting Room | 1,085 | 1,085
Club Lounge | 1,830 | 1,830
Roof Decks | 1,200 | 1,200
Club Room/Lounge/Deck | 2,140 | 2,140
Lounge | 655 | 655
Club Lounge Deck | 2,000 | 2,000
Long-term 75% | 60 | 60
Short-term 25% | 1 | 1

REQUIRED PARKING - OFF-SITE RESIDENTIAL & RETAIL
Private | 50 SF/UNIT AVG. | 50 SF/UNIT AVG.
Common | 75 SF/UNIT | 75 SF/UNIT

AREA: ± 300,572 SF
6.90 AC

SCOPE OF WORK
(ILLUSTRATIONS ARE SCHEMATIC AND MAY BE SUBJECT TO CHANGE)

PD AMENDMENT SUBMITTAL
CC DEVELOPMENT PARTNERS, LLC & CAPREF Manager, LLC
A JOINT VENTURE BETWEEN
A创办发展伙伴有限公司

JUNE 27, 2016

DEVELOPMENT SUMMARY
A4-1.1

TCA # 2015-082
PARKING INFORMATION

Standard: 9' x 18'
Tandem: 9' x 18'
HC: 9' x 18' with 5' dedicated access
HC Van: 9' x 18' with 8' dedicated access
Driven Area Width: 20' - 4" minimum per Burbank Municipal Code

ACCESSIBLE STALL ANALYSIS:

Resident Accessible Stalls Required (CBC):
- Total accessible dwelling units = 765
- Per 2013 CBC Section 1109A.3, HC parking required = 2% of stalls
  \[0.02 \times 765 \text{ assigned stalls} = 15.3 \approx 16 \text{ HC stalls required}\]

Resident Guest Accessible Stalls Required (CBC):
- Total accessible dwelling units = 765
- Per 2013 CBC Section 1109A.5, HC parking required = 5% of stalls
  \[0.05 \times 191 \text{ assigned stalls} = 9.55 \approx 10 \text{ HC stalls required}\]

Retail/Restaurant Accessible Stalls Required (CBC):
- Total provided retail stalls = 174
- Per 2013 CBC Table 11B-208.2, HC parking required = 6 stalls required
  \[6 \text{ HC stalls required}\]

*All retail/restaurant and guest parking is located in the North Parking Garage
BUILDING PLAN - LEVEL 3

LEGEND
Utilities
Amenities & Public Program
Exit Stairs & Elevators
Residential Units
TC # 2015-082
CAPREF Manager, LLC &
PD AMENDMENT SUBMITTAL
JUNE 27, 2016
B1
S1
A1
ELEVATION 1
A4-2.3
SECTION B
A4-3.0
SECTION A
A4-3.0
ELEVATION 1
A4-2.5
ELEVATION 1
A4-2.4
ELEVATION 1
A4-2.7
ELEVATION 1
A4-2.1
LEGEND
Utilities
Amenities & Public Program
Exit Stairs & Elevators
Residential Units
PD AMENDMENT SUBMITTAL
(EXHIBIT 1)
JUNE 27, 2016

LEGEND
Utilities
Amenities & Public Program
Exit Stairs & Elevators
Residential Units
CC DEVELOPMENT PARTNERS, LLC & JOINT VENTURE BETWEEN TCA # 2015-082
CAPREF Manager, LLC & CROWN
PD AMENDMENT SUBMITTAL (EXHIBIT 1)
JUNE 27, 2016

MATERIAL LEGEND
(See exterior material sheet APPX-1.0 for more information)
1. Exterior Plaster
2. Stone Veneer
3. Brick Veneer
4. Horizontal Cementitious Siding
5. Board-form Concrete
6. Concrete w/ Skim Coat
7. Decorative Block
8. Vinyl Window
9. Aluminum Storefront
10. Specialty Door
11. Railing
12. Metal Awning

THIRD STREET ELEVATION

1. THIRD STREET ELEVATION
2. PERSPECTIVE VIEW STANDING ON THE CORNER OF THIRD ST. AND GRINNELL DR.
3. PERSPECTIVE VIEW FROM THIRD STREET LOOKING TOWARD PRIVATE RESIDENT PASEO
PD AMENDMENT SUBMITTAL (EXHIBIT 1)  JUNE 27, 2016

MATERIAL LEGEND
(See exterior material sheet APPX-1.0 for more information)
1. Exterior Plaster
2. Stone Veneer
3. Brick Veneer
4. Horizontal Cementitious Siding
5. Board-form Concrete
6. Concrete w/ Skim Coat
7. Decorative Block
8. Vinyl Window
9. Aluminum Storefront
10. Specialty Door
11. Railing
12. Metal Awning

NOTE: Signage is conceptual & subject to change.
PD AMENDMENT SUBMITTAL
(EXHIBIT 1)
JUNE 27, 2016
PD AMENDMENT SUBMITTAL (EXHIBIT 1) JUNE 27, 2016

MATERIAL LEGEND
(See exterior material sheet APPX-1.0 for more information)

1. Exterior Plaster
2. Stone Veneer
3. Brick Veneer
4. Horizontal Cementitious Siding
5. Board-form Concrete
6. Concrete w/ Skim Coat
7. Decorative Block
8. Vinyl Window
9. Aluminum Storefront
10. Specialty Door
11. Railing
12. Metal Awning

KEY PLAN (not to scale)

1 | PODIUM COURTYARD WEST

2 | PERSPECTIVE VIEW FROM ROOFTOP DOG PARK.

3 | PERSPECTIVE VIEW LOOKING TOWARD RETREAT COURTYARD.
CC DEVELOPMENT PARTNERS, LLC  A JOINT VENTURE BETWEEN:

TCA # 2015-082

CAPREF Manager, LLC    &

PD AMENDMENT SUBMITTAL (EXHIBIT 1) JUNE 27, 2016
PD AMENDMENT SUBMITTAL
(EXHIBIT 1)
JUNE 27, 2016

MATERIAL LEGEND
(See exterior material sheet APPX-1.0 for more information)
1. Exterior Plaster
2. Stone Veneer
3. Brick Veneer
4. Horizontal Cementitious Siding
5. Board-form Concrete
6. Concrete w/ Skim Coat
7. Decorative Block
8. Vinyl Window
9. Aluminium Storefront
10. Specialty Door
11. Railings
12. Metal Awning

KEY PLAN (not to scale)
GENERAL NOTES

1. Unit plans shown here are typical only. All plan variations are shown in building plans and may contain differences in net livable and deck square footages.

2. Refer to A4-1.0 sheet for all square footages.

3. Furring and architectural projections not yet shown.

UNIT S1

UNIT A1

UNIT B1

UNIT C1

UNIT A2

UNIT B2

UNIT A3

UNIT B2

UNIT A3
LEGEND

1. RESORT POOL COURTYARD
2. RELAXATION COURTYARD with SPA
3. DINING COURTYARD with SPA
4. ENTERTAINMENT COURTYARD

KEY PLAN (not to scale)
RESORT POOL & ENTERTAINMENT COURTYARD
- succulent accent planting
- shade trellis with dining tables
- porcelain tile paving
- decorative concrete
- synthetic turf
- cantilevered nest seating
- synthetic turf
- decorative pottery with plants
- sunning pool
- specimen focal trees
- pedestrian park seating
- synthetic turf
- expanded private patios

ENTERTAINMENT COURTYARD
- shaded loggia with dining tables
- linear fireplace with lounge seating
- cantilevered umbrellas with dining seating
- firepits with built-in seating
- linear knife edge fountain
- succulent accent planting
- specimen focal trees
- decorative pottery with plants
- pedestrian park seating
- synthetic turf
- porcelain tile paving
- overhead task lighting
- expanded private patios
PD AMENDMENT SUBMITTAL
(Exhibit 1)
JUNE 27, 2016

RETREAT & DINING COURTYARD ENLARGEMENT
L4-3.0

LEGEND

1 RETREAT COURTYARD with SPA
- spa
- bosque of olive trees
- lounge furniture
- day beds
- cabanas
- cantilevered nest seating
- decorative pottery with plants
- metal shade structure with group seating
- banquette seating
- decorative concrete
- pedestrian precast pavers
- synthetic turf
- porcelain tile paving
- expanded private patios

2 DINING COURTYARD with SPA
- spa
- 3-sided fireplace with lounge seating
- table sets with built-in banquette seating
- day beds
- cabanas
- cantilevered nest seating
- decorative pottery with plants
- metal shade structure with group seating
- large focal tree
- matching height palms
- decorative concrete
- pedestrian precast pavers
- synthetic turf
- porcelain tile paving
- overhead festival lighting
- expanded private patios
LEGEND

1. TYPICAL DOG PARK
   - synthetic turf
   - porcelain tile paving
   - bench seating
   - water fountain
   - built-in banquet seating

2. TYPICAL SKY LOUNGE
   - synthetic turf
   - porcelain tile paving
   - fireplace with lounge seating
   - outdoor kitchen

3. CLUB LOUNGE ROOF DECK
   - synthetic turf
   - porcelain tile paving
   - firepits with lounge seating
   - group dining

KEY PLAN (not to scale)
The proposed development will include a new 200 room limited service hotel with two newly constructed restaurant spaces. Hotel guest will enter through a lobby located off the existing North parking structure which also has strong visibility to N. San Fernando Blvd. Hotel amenities such as the reception, café bar, conference rooms, fitness center, and pool are located on the second level above the restaurants. Bridging across the entrance into the North Parking Structure, the building will stretch to 7 stories tall and will capture desirable views over the valley.
PROJECT ADDRESS:
601 N. SAN FERNANDO BLVD.
BURBANK, CA 91502

EXISTING LAND USE:
Governed by the requirements set forth in PD-89-4

PROPOSED LAND USE:
As defined by the amended and reinstated PD-89-4

ASSESSOR PARCEL NUMBERS:
Area 5: 2460-031-045

BUILDING CODE:
2013 California Building Code (CBC)

TYPES OF CONSTRUCTION:
Type IIA Sprinklered, NFPA-13 (Residential)
Type IIA Sprinklered, NFPA-13 (Garage & Retail)

OCCUPANCY CLASSIFICATION:
A-3 Fitness, Lounge
B Conference & Meeting Rooms
M Retail & Restaurant

LOT AREA: As per the boundary established by the Civil TTM
Area 5: ±187,308 SF 4.30 AC

PROJECT SUMMARY

AREA 5 - HOTEL & RESTAURANTS

SCOPE OF WORK

(ILLUSTRATIONS ARE SCHEMATIC AND MAY BE SUBJECT TO CHANGE)

PURPOSE:
Amend and reinstate the existing Planned Development No. 89-4 to address the redevelopment of the Property.

DENSITY & FAR
AVERAGED ACROSS THE ENTIRE PLANNED DEVELOPMENT (LISTED ON PAGE G1.3)

BUILDING STORIES LIMITATION:
ALLOWED 15 stories under current PD-89-4
PROPOSED 7 stories

BUILDING HEIGHT LIMITATION:
ALLOWED 205' under current PD-89-4
PROPOSED 97'-0" (measured from average grade plane)

BUILDING SETBACKS:
REQUIRED 12'-15' Parkway (measured from face of curb per Burbank General Plan)
PROPOSED 12'-15' Parkway (Street Frontage)
0' Interior Lot (measured from Property Line)
PD AMENDMENT SUBMITTAL
(EXHIBIT 1)
AUGUST 09, 2016

NOTE: No equipment screen proposed

PARKING INFORMATION

Standard
9’ x 18’

HC
9’ x 18’ with 5’ dedicated access

HC Van
9’ x 18’ with 8’ dedicated access

Drive Aisle Width: 25’-4” minimum per Burbank Municipal Code

ACCESSIBLE STALL ANALYSIS:

Retail/Restaurant Accessible Stalls Required (CBC):
Total provided retail/restaurant stalls = 48
Per 2013 CBC Table 11B-208.2, HC parking required = 2

Hotel Accessible Stalls Required (CBC):
Total provided hotel stalls = 200
Per 2013 CBC Table 11B-208.2, HC parking required = 6

LEGEND

Vehicular Circulation
Parking
Utilities / B.O.H.
Hotel Amenities & Program
Exit Stairs & Elevators
Retail & Restaurant
Hotel Rooms
CC DEVELOPMENT PARTNERS, LLC A JOINT VENTURE BETWEEN:
TCA # 2015-082
CAPREF Manager, LLC &
PD AMENDMENT SUBMITTAL
(EXHIBIT 1)
JUNE 27, 2016

ELEVATIONS - N. SAN FERNANDO BLVD. & NORTH

MATERIAL LEGEND
(See exterior material sheet APPX-1.0 for more information)
1. Exterior Plaster
2. Stone Veneer
3. Brick Veneer
4. Horizontal Cementitious Siding
5. Board-form Concrete
6. Concrete w/ Skim Coat
7. Decorative Block
8. Vinyl Window
9. Aluminum Storefront
10. Specialty Door
11. Railing
12. Metal Awning
13. Metal Siding

NOTE: Signage is conceptual & subject to change.
PD AMENDMENT SUBMITTAL
(EXHIBIT 1)
JUNE 27, 2016

MATERIAL LEGEND
(See exterior material sheet APPX-1.0 for more information)
1. Exterior Plaster
2. Stone Veneer
3. Brick Veneer
4. Horizontal Cementitious Siding
5. Board-form Concrete
6. Concrete w/ Skim Coat
7. Decorative Block
8. Vinyl Window
9. Aluminum Storefront
10. Specialty Door
11. Railing
12. Metal Awning
13. Metal Siding

NOTE: Signage is conceptual & subject to change.

ELEVATIONS - WEST & CYPRESS AVE.
LEGEND

**1. HOTEL POOL COURTYARD**
- lounge pool
- synthetic turf
- precast concrete pavers
- fountains with lounge seating
- cabanas
- decorative pottery with plant material
- large shade trellis
- outdoor kitchen with bar seating

**2. VIEW DECK**
- precast concrete pavers
- decorative pottery with plant material

KEY PLAN (not to scale)
The enhancements along N. San Fernando Blvd. will incorporate a variety of activities including retail and restaurant storefronts with setbacks that accommodate outdoor dining, pedestrian passage, and landscape enhancements. Enhanced paving treatments will be provided along the entry procession toward the North Parking structure and a raised table will exist adjacent to the plaza as a traffic calming device and will serve as an expansion of the plaza when the road is closed off for community events. The plaza is envisioned to be a vibrant community feature that serves as the heart of the development and becomes a destination for local residents and the surrounding area. The plaza is designed with flexibility in mind with activities ranging from weekly farmer’s market, movie night, local concerts, and food truck gatherings in addition to seasonal events such as an ice skating rink, tree lighting ceremony, and other holiday festivities.
PROJECT DATA

PROJECT ADDRESS:
N. SAN FERNANDO BLVD
BURBANK, CA 91502

EXISTING LAND USE:
Governed by the requirements set forth in PD-89-4

PROPOSED LAND USE:
As defined by the amended and reinstated PD-89-4

ASSessor PARCEL NUMBERS:
Area 8: TBD

BUILDING CODE:
2013 California Building Code (CBC)

TYPES OF CONSTRUCTION:
N/A

OCCUPANCY CLASSIFICATION:
N/A

LOT AREA: As per the boundary established by the Civil TM
Area 8: ± 142,449 SF  3.27 AC

SCOPE OF WORK

PURPOSE:
Amend and reinstate the existing Planned Development No. 89-4 to address the redevelopment of the Property.

DENSITY & FAR
AVERAGE Across ENTIRE PLANNED DEVELOPMENT (LISTED ON PAGE G1.1)

BUILDING STORIES LIMITATION:
ALLOWED: 15 stories under current PD-89-4
PROPOSED: N/A

BUILDING HEIGHT LIMITATION:
ALLOWED: 205’ under current PD-89-4
PROPOSED: N/A

BUILDING SETBACKS:
REQUIRED: 12’-15’ PARKWAY (measured from face of curb per Burbank General Plan)
PROPOSED: 12’-15’ Parkway (Street Frontage)

OPEN SPACE:
PROPOSED*: 21,900 SF
*AREA MEASURED FROM FACE OF RETAIL TO FACE OF CURB AT PLAZA SPACE ONLY

PROJECT SUMMARY

AREA 8 - N. SAN FERNANDO BLVD.
& THE PLAZA

PROJECT ADDRESS:
N. SAN FERNANDO BLVD
BURBANK, CA 91502

EXISTING LAND USE:
Governed by the requirements set forth in PD-89-4

PROPOSED LAND USE:
As defined by the amended and reinstated PD-89-4

ASSessor PARCEL NUMBERS:
Area 8: TBD

BUILDING CODE:
2013 California Building Code (CBC)

TYPES OF CONSTRUCTION:
N/A

OCCUPANCY CLASSIFICATION:
N/A

LOT AREA: As per the boundary established by the Civil TM
Area 8: ± 142,449 SF  3.27 AC
CONCEPTUAL LANDSCAPE PLAN

san fernando promenade:
- matching height date palms
- overhead festival lighting
- precast concrete pavers
- decorative concrete paving
- decorative pottery with plant material
- al fresco dining

public plaza:
- matching height date palms
- large shade structure
- precast concrete pavers
- large seat pods
- decorative pottery with plant material
- al fresco dining

al fresco dining

decorative concrete paving

matching height date palms

precast concrete pavers

overhead festival lighting

large seat pods

decorative pottery with plant material

al fresco dining

LEGEND

1. SAN FERNANDO PROMENADE
2. PUBLIC PLAZA

KEY PLAN (not to scale)

BTC
BURBANK, CA
CC DEVELOPMENT PARTNERS, LLC A JOINT VENTURE BETWEEN
CAPREF Manager, LLC &
PD AMENDMENT SUBMITTAL
(EXHIBIT 1)
JUNE 27, 2016

CONCEPTUAL LANDSCAPE PLAN

L8-1.0
1. EXTERIOR PLASTER
   SMOOTH COAT 20/30 FINISH

2. STONE VENEER

3. BRICK VENEER

4. HORIZONTAL CEMENTITIOUS SIDING
   SMOOTH PAINTED FINISH

5. BOARD-FORM CONCRETE

6. CONCRETE W/ SKIM COAT
   PAINTED FINISH

7. DECORATIVE BLOCK

8. VINYL WINDOW

9. ALUMINUM STOREFRONT

10. SPECIALTY DOOR

11. RAILING

12. METAL AWNING

APPX-1.0 EXTERIOR MATERIALS