

**BURBANK CENTER COMMERCIAL GENERAL (BCC-3) ZONE**  
(Title 10, Ch. 1, Article 25)

<b>DEVELOPMENT STANDARD</b>	<b>REQUIREMENT</b>	<b>PROPOSED</b>	<b>COMPLIES?</b>
Max. building height 10-1-2530  [FAA notice is not required.]	Greater than 500 ft. from R-1 or R-2: 164 ft., or 12 stories, with CUP. For bldgs. > 70 ft., height shall be measured to the highest portion of the structure.	Hotel Parapet: 91'-0" Hotel Roof: 85'-0"  Residential Plate: 82'-6" Residential Roof: 85'-0"  Parking Structure: 92' to top of roof  Parapets: 6' high	PD Approval
Floor Area Ratio 10-1-2514.5	Downtown: 2.5 FAR	Proposed FAR .69	Yes
Density (D.U. per acre) 10-1-2514.5	Downtown: 87 du/ac	Gross Land Density: 71 du/ac  Net Land Density: 85 du/ac	Yes
Front yard setback 10-1-712(C)(1 & 2)	5 feet or 20% of bldg. height, whichever is greater.	0' Front Yard Setback	PD Approval
Side yard setback 10-1-718(C)(2)	Treated as a front yard on a corner lot.	NA	PD Approval
Rear yard setback	None	32' Provided	Yes
Open Space 10-1-718(B)	<ul style="list-style-type: none"> <li>• See R4 R</li> </ul>	NA	Yes
Landscaping in required yards 10-1-718(C)(3)	<ul style="list-style-type: none"> <li>• Min. 50% of front &amp; exposed side yards.</li> <li>• Min. 1 tree per 40 linear ft. of street frontage or fraction thereof.</li> <li>• Min. of 50% of required trees shall be 36" box; remainder may be 24" min.</li> <li>• Min. tree planter dimensions 5' by 5'.</li> </ul>	For street frontage, some areas are consistently 2'-wide vine pockets planting. Otherwise, planting areas 3' min.  More than 50% areas are planted with shrub at 1 plant per 10 SF.	PD Approval

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	<ul style="list-style-type: none"> <li>In shrub areas, min. of one 5-gal. shrub for every 10 sq. ft. of shrub area.</li> </ul>	Trees will be provided at various sizes, 48-inch box street trees and 24-inch box for ½ remaining rest 15-gal.	
<p>Off-street parking : (10-1-1408)</p> <p>Bicycle (10-1-2304(B)(2 &amp; 3))</p> <p>Loading (10-1-1501)</p>	<ul style="list-style-type: none"> <li>Hotels: 1 space per room</li> <li>Retail 3.3 spaces/ 1000 sf</li> <li>See R-4 Table for residential requirements</li> <li>See R-4 Table for bicycle parking requirements</li> <li>One (1) space (min.) per building/phase.</li> </ul>	<p><b>Hotel / Retail = 311</b> 307 Hotel Parking 4 Retail</p> <p><b>Residential = 857</b> <b>Total Project = 1,168</b></p> <p>Bicycle parking provided</p> <p>One (1) space (min.) per building/phase.</p>	<p>PD Approval</p> <p>Yes</p> <p>Yes</p>
<p>Parking space sizes &amp; design:</p> <ul style="list-style-type: none"> <li>Standard (10-1-1401)</li> <li>Loading (10-1-1502)</li> <li>Carpool/Vanpool</li> </ul>	<ul style="list-style-type: none"> <li>8'6"W x 18'0"L</li> <li>300 sq. ft. &amp; 14'H; min. depth of 30 ft. from P/L when located adjacent to a street.</li> <li>8'6"W x 18'0"L</li> </ul>	<p>Standard Parking &amp; Carpool/Van Sizes 8'6"x18'</p> <p>Backup 24'0"</p> <p>All parking in enclosed parking structure.</p> <p>Loading will be adjacent to street min. depth 30'</p>	Yes
<p>Parking Structure Design Standards (10-1-1419(A))</p>	<ul style="list-style-type: none"> <li>Minimize use of blank concrete façade.</li> <li>Similar color, material, and architectural detail to building it serves.</li> <li>Substantially screen vehicles from public view.</li> </ul>	<p>The parking is completely hidden and integrated architecturally into the architecture. Pedestrian and vehicular access are both off Front Street. Design consideration has been given to the traffic patterns and pedestrian circulation safety.</p>	Yes
<p>Trash enclosures (10-1-1113.1(H))</p>	<p>Located behind front &amp; street side yards. To be screened at installation.</p>	<p>The project has multiple trash enclosures and locations completely screened from view and located at the interior of the building.</p>	Yes

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Transformer	<p>Located behind front &amp; street side yards. To be screened at installation.</p>	<p>The project has 3-transformer locations, all of which are along the rear of the property, completely screened from public view.</p>	Yes
Rooftop equipment (10-1-1113.1(A))	<p>May not protrude above height of parapet. Screened and visually integrated into the building design.</p>	<p>Roof equipment is screened completely behind both roof parapet and mechanical screens.</p>	Yes
<p>Fences &amp; Walls (10-1-1113.1(J))</p> <p>(10-1-1303)</p>	<ul style="list-style-type: none"> <li>• 3 ft. max. within any front yard &amp; street-side yard.</li> <li>• 8 ft. max. behind front and street-side yards.</li> <li>• Corner cut-off provisions: 10 ft. from the intersections.</li> </ul>	<p>Rear wall will be 10' min along freeway side of property.</p>	PD Approval
Building Design & Architecture (10-1-1113.1)	<ul style="list-style-type: none"> <li>• Variation in plane: building elevations fronting public streets shall provide visual variation including expressed floor or surface breaks, balconies, projections, recesses, awnings, and horizontal setbacks.</li> <li>• Pedestrian entrances on exposed elevations shall be recessed and architecturally highlighted.</li> <li>• All façades with consistent treatment.</li> <li>• All parapets shall have returns equal to the height of the parapet.</li> </ul>	<p>Façade Design provides variation in heights, volumes, entries, materials, colors and architectural features. The design feature, colors, materials and finishes extend around all building facades. The architecture uses architectural features of varying scale and texture to articulate the building on all facades, including the parking structure. All pedestrian entrances are recessed and architecturally highlighted.</p>	Yes
Lighting	<ul style="list-style-type: none"> <li>• Arranged to prevent glare or direct illumination on adjoining properties and streets.</li> </ul>	<p>The common areas will feature architectural lighting, shielded to minimize glare and will have not light poles taller than 8'0" high. The light fixtures will be of a style consistent with the architectural style of the proposed development.</p>	Yes

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Art in Public Places (10-1-1114)	On-site art or In-Lieu Fee payment (formula listed in Section 10-1-1114(C)).	On-Site Art will be a part of the proposed development. Exact scope of work has not been determined.	Yes
Residential Mixed Use projects (10-1-2527)	Refer to the R-4 Table	<p>Proposed yards do not comply with all R-4 requirements Front: 0' Int Side: 32' / 70' Rear: 32'</p> <p>For street frontage will have areas that are consistently 2' wide vine pockets planting. Otherwise, planting areas 3' min. at parkway.</p> <p>More than 50% areas are planted with shrub at 1 plant per 10 SF.</p> <p>Trees shall be provided at various sizes, 48-inch box street trees and 24-inch box for ½ remaining rest 15-gal.</p>	PD Approval