



May 20, 2020

ADAM OTHMAN
725 N CATALINA ST
BURBANK, CA 91505

**RE: Project No. 18-0005463 (Single Family Special Development Permit) – Approved
Located at 725 N Catalina St**

Dear Mr. Othman:

This letter is to notify you that the Community Development Director has approved your application for a Single Family Special Development Permit Project No. 18-0005463 for a first and second story addition and remodel to an existing 1,002 square foot single-family residence. On the first story, the project would include an addition of 737 square feet at the rear of the existing dwelling. On the second story, the project would include an addition of 814 on top of the rear first story addition. A 131 square foot ground floor covered patio is also proposed at the rear of the dwelling. The proposed addition is designed to match the existing house. The property is located in the R-1, Single Family Residential, zoning district. Enclosed is the approval with conditions.

Please be advised the decision of the Community Development Director will become final fifteen (15) days from your approval date (May 20, 2020), unless the decision is appealed to the Planning Board within these 15 days. Any appeal of the Director's decision must be submitted to the Planning Division with the applicable filing fee prior to the expiration of the fifteen (15) day appeal period, or by 5:00 p.m. on June 4, 2020. Please note, an appointment must be made for any appeal filed after 12 p.m. Monday through Friday. If no appeal is filed, then you can submit to the Building Division for Building Plan Check review the first business day following the conclusion of the 15-day appeal period.

If you have any questions, please contact Lisa Frank, Associate Planner, by phone at (818) 238-5250 or by email at LFrank@burbankca.gov.

Sincerely,

LEILA CARVER
Consulting Planner
for City of Burbank Planning Division,
Community Development Department

Community Development Department Director's Decision

DATE: May 20, 2020

PROJECT TITLE: Project No 18-0005463 – Single Family Special Development Permit

PROJECT ADDRESS: 725 N Catalina St.

APPLICANT: Mike Geragos, Geragos Designs

PROJECT DESCRIPTION: A first and second story addition and remodel to an existing 1,002 square foot single-family residence. On the first story, the project would include an addition of 737 square feet at the rear of the existing dwelling. On the second story, the project would include an addition of 814 on top of the rear first story addition. A 131 square foot ground floor covered patio is also proposed at the rear of the dwelling. The proposed addition is designed to match the existing house. The property is located in the R-1, Single Family Residential, zoning district.

ZONING: R-1 **GENERAL PLAN:** Low Density Residential

MUNICIPAL CODE CONFORMANCE: The project conforms to the Burbank Municipal Code and required neighborhood compatibility design guidelines. The proposed Floor Area Ratio (FAR) is 0.39, or 2,698 square feet, in compliance with the maximum permitted FAR of 0.4, or 2,700 square feet. The proposed lot coverage is 35.3%, within the maximum allowable of 50%. The second story addition is set back approximately 38'-8" (and approximately 67 feet from the front property line), and complies with the front yard modulation "Alternative A" where the addition is within the 60-degree inclined daylight plane extending from the intersection of the side property line and the existing grade at a point 12' above finished grade. The second story also complies with upper story side yard building modulation Alternative 'C' on the driveway side where the addition is within the 45-degree inclined daylight plane extending from the intersection of the side property line and the existing grade at a point 12 feet above finished grade. The other side yard complies with building modulation Alternative 'A', where at least 40% of the interior side of a building is offset a minimum of 4' in depth from the primary wall. The overall building height is a maximum of 25'-6", within the maximum allowed of 30 feet.

ENVIRONMENTAL REVIEW: This project has been determined to be exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15301(e) of the State CEQA Guidelines for minor additions to existing structures that do not increase square footage by more than 50% or add more than 2,500 square feet. The project qualifies for this exemption.

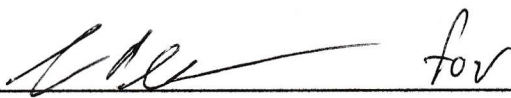
DATE SIGN POSTED ON-SITE: November 22, 2019

DATE PUBLIC NOTICE MAILED: December 5, 2019

DATE OF DIRECTOR'S DECISION: May 20, 2020

END OF APPEAL PERIOD: June 4, 2020

Leila Carver, Consulting Planner
Planning Division (714) 851-5775



Patrick Prescott, Community Development Director

**SINGLE FAMILY SPECIAL DEVELOPMENT PERMIT – PERMIT NO. 18-00005463
(725 N. Catalina St.– Mike Geragos, Geragos Designs, Applicant)**

Findings for Granting a Single Family Special Development Permit

The Community Development Director finds the proposed project satisfies the requisite findings contained in the Burbank Municipal Code Section 10-1-607(C) necessary for approval of the Single Family Special Development Permit, subject to the attached conditions of approval.

1) The house conforms to all of the required standards of this Article unless an exception has been approved.

The project complies with applicable standards set forth in the Burbank Municipal Code, including building setbacks, heights, floor-area ratio (FAR), and lot coverage for the house.

- The front yard setback is 32’2”. The first story addition complies with front yard setback requirement as it will be added to the rear of the house, and hence the existing front yard setback will not be modified. The second story complies with the requirement that it shall be no more than 85 percent of the square footage of the first story at approximately 40% of the square footage of the first story. The dwelling is in compliance with upper story front yard building modulation due to second story setback of greater than five feet across the front, at an approximately 35 foot setback from the first story.
- The side setback on the first story complies with the minimum 10% of lot width, or 5’-0”, with 5’-10” proposed on the south side and 10’-0” proposed on the north side. The second story also complies with upper story side yard building modulation Alternative ‘C’, on the driveway side where the addition is within the 45-degree inclined daylight plane extending from the intersection of the side property line and the existing grade at a point 12 feet above finished grade. The other side yard complies with building modulation Alternative ‘A’, where at least 40% of the interior side of a building is offset a minimum of 4’ in depth from the primary wall.
- The top-of-roof height is 25’-6”, within the maximum permitted height of 30’ from adjacent natural grade. The maximum top-of-plate height is 20’, within the maximum permitted height of 20’ as measured from adjacent natural grade.
- The proposed Floor Area Ratio (FAR) is 0.39 at 2,698 square feet total, within the maximum allowed 0.4 FAR for the property per BMC section 10-1-603(D). The proposed lot coverage is below the maximum of 50 percent at 35.3 percent.

2) If the house has a FAR greater than .35, or is larger than 3,000 square feet, or involves an addition or remodel that requires a Permit (but the FAR remains less than .40 with the addition), the house has been reviewed against the Neighborhood Compatibility and the house complies with the City’s Single Family Design Guidelines.

The project has been reviewed for neighborhood compatibility and complies with the adopted Design Guidelines. Enclosed is a completed Neighborhood Compatibility Review – Design Guidelines Checklist for the project. The existing house was built with architectural elements seen in the Minimal Traditional/Colonial Revival Style. The additions at the back and second story are designed to match the overall existing style of the house, as evidenced through the roof and window design, building materials, and proportional massing. The Minimal Traditional/Colonial Revival Style home has simple massing and detail, a side gabled roof form with pitched roofs sloping towards the sidewalk, and hipped house windows in the front elevation. The front porch, raised two steps

above the front lawn, supported by slender pillars, invites entry. The roof form of the second story is consistent with the overall building form and is expressed as a secondary mass rising behind the parallel-to-the-street main ridgeline. Minimal Traditional/Colonial Revival Style are among the seven identified architectural styles within the City of Burbank Neighborhood Compatibility Review and Design Guidelines.

3) Conditions are necessary for the purpose of satisfying the required findings, ensuring conformance with the Design Guidelines, mitigating environmental or other impacts of the project, and/or protecting the public health, safety, convenience, or welfare.

Permit conditions have been placed upon the project to satisfy required findings and standard city conditions to mitigate construction impacts of the project and protect the public health, safety, convenience, and welfare of the community. The project has been designed to comply with the City's Neighborhood Compatibility Design Guidelines and conditions 1 through 66 have been incorporated into the project to ensure neighborhood compatibility and protection of public health, safety, and welfare.

**SINGLE FAMILY SPECIAL DEVELOPMENT PERMIT – PERMIT NO. 18-0005463
(725 N. Catalina St.– Adam Othman, Property Owner; Mike Geragos, Applicant)**

CONDITIONS OF APPROVAL

PLANNING DIVISION

1. Project No. 18-00005463, Single Family Special Development Permit: approves a first and second story addition and remodel to an existing 1,002 square foot single-family residence. On the first story, the project includes an addition of 737 square feet at the rear of the existing dwelling. On the second story, the project includes an addition of 814 on top of the rear first story addition. The Project also includes a 131 square foot ground floor covered patio at the rear of the dwelling. The property is located in the R-1, Single Family Residential, zoning district.
2. This permit shall expire if the scope of work is not initiated within one year of the date of this approval (expires on May 20, 2021), unless the Property Owner has diligently developed the proposed project as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements.
3. The operation/construction on the site shall remain in substantial conformance with the request and with the application materials submitted by the applicant dated April 29, 2020 and the project plans dated April 29, 2020 and approved and placed on file in the office of the Planning Division.
4. The Applicant shall comply with all federal, state, and local laws. Violation or conviction of any of those laws in connection with the use will be cause for revocation of this permit.
5. This permit may be modified or revoked by the City should the determination be made that the structure or conditions under which it was permitted present detrimental impacts on neighboring properties.
6. The Applicant shall list these conditions of approval in all construction plans submitted to the Building Division for a building permit. The Applicant shall also provide a separate written document outlining how, or where, each of the conditions have been addressed in the building permit plan set for all City Division/Department conditions enclosed and provide the same number of copies as building plan sets submitted for Building Plan Check.
7. By signing and/or using this Single-Family Development Permit, the permittee acknowledges all of 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 occupants of the subject property.
8. No visual obstruction over three (3) feet high and under seven (7) feet high shall be placed within the five (5) foot by five (5) foot corner cut-off at the intersection of the driveway and the sidewalk.

9. Exterior materials and designs shown on the approved set of plans dated April 29, 2020 must be the same used during construction. Any modifications to materials must be reviewed and approved by the Planning Division prior to installation.
10. Window placement and size shown on final building elevations during Plan Check review shall match that of the approved Project plans.
11. The site must be landscaped per Section F.5 and F.6 of the Single-Family Design Guidelines and Section 10-1-603(H) of the Burbank Municipal Code.
 - a. Landscape screening in the form of hedges shall be provided along specified side yard areas as identified on the approved Project plans. Plant species for the hedges is subject to final review and approval by the City Planner during Plan Check review.
12. On plans submitted for Building Plan Check review, the following revisions shall be incorporated:
 - a. Proposed Site Plan and/or Cover Sheet shall indicate the total percentage of hardscape and landscape within the front yard; a minimum of 55% landscape area within the front yard is required.
 - b. Show location of all existing trees on-site.
 - c. Identify type of plants to screen to meet the City's height requirement for hedges – BMC 10-1-603(L)-.
 - d. Identify paint and material color including shutters (brand/type/model number).
 - e. Identify height of existing fence at property line.
 - f. Window schedule and corresponding building elevations shall be updated to reflect final approved window placement and dimensions on all sides of the building. All non-bedroom windows on the front elevation shall be placed at a minimum height of six (6) feet as measured from floor to the bottom of the lowest window panes.

BUILDING DIVISION

13. All projects shall comply with Title 9, Chapter 1, of the Burbank Municipal Code, and the 2019 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.
14. Please note that the plans for the new garage have been reviewed and a permit has been issued (BS1705800) and has received several inspections.
15. Construction projects must comply with Best Management Practices for construction and stormwater runoff requirements of the National Pollutant Discharge Elimination System MS4 Permit.
16. The City's mandatory Construction & Demolition Debris Diversion Ordinance requires the recycling and diversion of at least 65% of construction and demolition debris. A refundable deposit and non-refundable administrative fee will be collected prior to permit issuance. The

Ordinance applies to all demolitions and to new construction, additions, remodels, renovation, tenant improvement and alteration projects over 500 square feet in scope of work.

17. A stamped setback certification by a Licensed Surveyor will be required to certify the location of the new construction in relation to the setbacks prior to the first foundation inspection.
18. The California Division of Mines and Geology Active Fault Near-Source Zones Map for Burbank indicates the city is within 2 km - 5 km of the Verdugo and Hollywood Faults. Structural design of construction projects must address the impact of the Near-Fault Zones.
19. Plans submitted for plan check must be stamped by State-licensed architect or engineer unless the project is one of the following listed below and complies with conventional light wood frame construction requirements in the CBC:
 - Wood-framed, single-family dwellings not more than two stories in height;
 - Wood-framed, multi-family dwellings not more than two stories in height, and limited to four dwelling units per parcel;
 - Wood-framed, garages or accessory structures for single-family dwellings not more than two stories in height;
 - Non-structural or non-seismic storefronts, interior alterations or additions.
20. A Building Permit may be issued to the Property Owner provided that the work is limited to:
 - A single-family dwelling of wood frame construction not more than two stories and a basement in height.
 - Garages or other structures appurtenant to single-family dwellings of wood frame construction not more than two stories and basement in height.
 - Nonstructural or non-seismic alterations or additions.
21. Approved hours of construction are:

<i>Monday – Friday</i>	7:00 am to 7:00 pm
<i>Saturday</i>	8:00 am to 5:00 pm

No construction is permitted by contractors or subcontractors after hours, on Sunday or on City holidays without prior written request and approval from the Community Development Department.
22. New construction projects within the City of Burbank are subject to MWELo review. New landscape areas for residential and non-residential projects between 500 and 2,500 square feet requiring a building or landscape permit, plan check or design review will be required to complete, either a Performance or Prescriptive Compliance Method.
23. Screening will be required for equipment located in front and side yards. The screening will include the electrical panels, A/C compressor units, gas meters, and transformers. All screening will be subject to approval by Planning and Building divisions, and BWP.
24. Deferral of any submittal items shall have prior approval of building official. The registered design professional in responsible charge shall list the deferred submittals on construction documents for review.
25. Plans and reports submitted for Plan Check Review may be submitted electronically. For more information about the online submittal process, please contact Senior Plan Check Engineer

Mario Osuna in Building Division at 818-238-5241.

26. All conditions of approval are to be reproduced on the construction document drawings as part of the Approved Construction Set.
27. All Departments that have provided Conditions of Approval are to receive a set of drawings for review and have provided final approval stamp on drawings, prior to issuance of Building Permit.
28. Seven (7) sets of drawings shall be provided at the time of Plan Check Review. The following lists the necessary sheets per department:
 - a. Planning – Full set of Plans (C/L/A/S/M/P/E)
 - b. Building & Safety – Full set of Plans (C/L/A/S/M/P/E)
 - c. Public Works – Partial set of Plans (C/L/A/M/P/E)
 - d. Parks & Recreation – Partial set of Plans (C/L)
 - e. Burbank Water & Power Department – Partial set of Plans (C/L/A/M/P/E)
 - f. Burbank Police Department – Partial set of Plans (C/A)
 - g. Burbank Fire Department – Partial set of Plans (A/S)
 - C – Civil
 - L – Landscape
 - A – Architectural
 - S – Structural
 - M – Mechanical
 - P – Plumbing
 - E – Electrical

PUBLIC WORKS DEPARTMENT

ENGINEERING DIVISION

29. Applicant shall protect in place all survey monuments (City, County, State, Federal, and private). Pursuant to California Business and Professions Code Section 8771, when monuments exist that may be affected by the work, the monuments shall be located and referenced by or under the direction of a licensed land surveyor or licensed civil engineer legally authorized to practice land surveying, prior to construction, and a corner record or record of survey of the references shall be filed with the county surveyor. A permanent monument shall be reset or a witness monument or monuments set to perpetuate the location if any monument that could be affected and a corner record or record of survey shall be filed with the county surveyor prior to the recording of a certificate of completion for the project.
30. Show the width and location of all existing and proposed easements [BMC 9-1-1-3203]. Plans must show 8' public utility easement at rear of property.
31. No building appurtenances for utility or fire service connections shall encroach or project into public right-of-way (i.e. streets and alleys). Locations of these appurtenances shall be shown on the building site plan and the off-site improvement plans [BMC 7-3-701.1].
32. No structure is permitted in any public right-of-way or any public utility easements/pole line easements [BMC 7-3-701.1, BMC 9-1-1-3203].

33. Any work within the public right-of-way must be permitted and approved by the Public Works Department before construction can commence. All construction work in the public right-of-way must comply with Burbank Standard Plans and must be constructed to the satisfaction of the City Engineer. A Public Works **Excavation Permit** is required. The excavation permit requires a deposit acceptable to the Public Works Director to guarantee timely construction of all off-site improvements. Burbank Standard Plans can be accessed at; <http://file.burbankca.gov/publicworks/OnlineCounter/main/index.htm>
34. Prior to issuance of a building permit, submit on site drainage plans to Public Works to review. On-site drainage shall not flow across the public parkway (sidewalk) or onto adjacent private property. It should be conveyed by underwalk drains to the gutter through the curb face. [BMC 7-1-117, BMC 7-3-102].
35. Prior to issuance of a building permit, the Public Works Department will verify that the 7.5' public utility easement is cleared of any existing and/or proposed permanent structures prior to the start of construction.
36. Prior to issuance of a building permit, plans shall include easements, elevations, right-of-way/property lines, dedication, location of existing/proposed utilities and any encroachments.
37. Prior to issuance of a Certificate of Occupancy, provide verification to the City of Burbank Building & Safety Division showing that the 7.5' public utility easement is cleared of all permanent structures at the rear of the property after construction is completed.
38. Prior to the issuance of the Certificate of Occupancy, any portion of the public parkway that is broken, uneven or uplifted at the end of the project must be reconstructed to the satisfaction of the City Engineer. That reconstruction will be required whether the damage is pre-existing or is a result of the project. Contact Public Works Inspection Office at (818) 238-3955 to have these areas inspected and identified after obtaining a Public Works Excavation Permit [BMC 7-3-501].
39. If any utility cuts or construction-related impacts are made on Catalina Street adjacent to the property, applicant will have to restore the street fronting the property per City of Burbank paving requirements. For additional information or questions, please contact Anthony Roman, Civil Engineer Associate, at (818) 238-3945.

WATER RECLAMATION AND SEWER DIVISION

40. The location, depth, and dimensions of all sanitary sewer lines and easements must be shown on the plans submitted for Building Plan Check.
41. Please be advised that the City has a 15ft public easement (PUE) located at the rear of the property. No permanent structures are permitted within the PUE limits.
42. Every building or structure in which plumbing fixtures are installed which conveys sewage must be connected to the municipal wastewater system [BMC 8-1-104].
43. No person shall connect to or tap an existing public sewer without obtaining a permit to do

so [BMC 8-1-301].

44. Any existing fixture or connection to the sewer main line must be capped before a building demolition occurs.
45. A backwater valve is required on every private sewer lateral(s) connected to a private building(s), unless it can be shown that all fixtures contained therein have flood level rim elevations above the elevation of the next upstream maintenance hole cover of the public sewer serving the property, or a conditional waiver is granted by the Director [BMC 8-1-313]. Please note that Public Works' Wastewater Division will not sign off on the Certificate of Occupancy until the owner/developer provides proof that the backwater valve(s) has been installed.

STORMWATER DIVISION

46. Per BMC 9-3-407, Best Management Practices shall apply to all construction projects and shall be required from the time of land clearing, demolition or commencement of construction until receipt of a certificate of occupancy.
47. Certain construction and re-construction activities on private property will need to comply with post-construction Best Management Practices (BMPs), which include Sections 8-1-1007 and 9-3-414.D of the BMC authorizing the City to require projects to comply with the Standard Urban Stormwater Mitigation Plan provisions and the City's Low Impact Development (LID) ordinance. For questions on these requirements, please contact City's Building Division at (818) 238-3930.

TRAFFIC DIVISION

48. Plans show parkway width of 12' with a 5' wide sidewalk at property line.
49. Plans shall show parkway tree, street lights, water meter, power poles, and existing driveway.
50. No visual obstruction over 3' high and under 10' high shall exist within the 5' by 5' corner cut-off at the intersection of the street and driveway [BMC 10-1-1303(C)].
51. Applicant shall reconstruct driveway to a minimum 10' width. There is approximately 10' between exiting chimney and north property line wall [BMC10-1-1603].
52. Applicant shall reconstruct driveway apron to 10' wide between wings; 16' overall width [BMC 10-1-1603 & 1607].
53. Plans do not show dimension, and details of garage. Typically, a 16' garage door is centered in the 19' width required for two garage space, not lining up a garage door jamb up to the garage wall. The Site Plan shows a patio across the north garage wall. This doesn't make sense. It is recommended that the garage door be centered in the north wall or set 2' from the northeast corner of garage. So that a hammerhead to the driveway be constructed going to the northwest corner of lot to facilitate turning around to exit head first to street. [BMC 10-1-603(H)(8)]

54. Access to garage shall be provide by a minimum 24' turning radius. Recommend a minimum 14' radius for driveway at inside turn to east garage space. [BMC 10-1-1606 & 603 (H)(10)]

PARKS AND RECREATION DEPARTMENT

55. Submit landscape and irrigation plans prepared by a licensed landscape architect. Coordinate with Parks and Recreation Department at (818) 238-5300 prior to submittal for final approval.
56. Project must comply with Municipal Water Efficient Landscape Ordinance (MWLEO) requirements if the project includes over 500 square feet of landscape.
57. A Park Development Fee shall be paid prior to issuance of a building permit in the amount of \$150 per additional bedroom (\$300 for the two additional bedrooms proposed).
58. Provide an arborist valuation for the trees and landscape that will be affected/removed for this project.
59. Must comply with Art in Public Places Ordinance if building costs are over \$500,000
60. On final plans submitted for Building Plan Check review, add a note as follows:
- a. If the owner elects to install street trees, they must contact the Forestry Supervisor, at (818) 238-5343, at least forty-eight (48) hours prior to installation. Failure to contact the City for inspection and installation may cause the removal and replacement at the owner's expense.

BURBANK WATER AND POWER (BWP)

WATER DIVISION

61. The proposed new construction will conflict with the existing service drop, so the applicant will need to contact the Residential Service Planner at 818-238-3647 to obtain a confirmation of electric service for permanent and temporary power. BWP can provide electric service of 400 amps or less to the property. Overhead service is possible at the left rear of the two story addition.
62. Prior to final plan approval, contact the Residential Service Planner to determine the new service location and to discuss BWP's electric service requirements. A load schedule should be provided at that time.

POLICE DEPARTMENT

63. All outside lighting shall comply with the requirements of Section 5-3-505 BMC. Required lighting devices shall have vandal resistant covers.
64. Secure fencing around the construction site with locking gates and appropriate lighting shall be installed during construction to prevent trespassing and theft. During construction, the

65. Police Department shall be given emergency contact information of contractors and owners for any problems encountered after normal construction hours.
66. To ensure that construction personnel are aware of the restricted construction times, the developer shall install professionally made sign(s) 2 ft. X 3 ft. in size in location(s) satisfactory to the City Planner and the Police Department that states, “NOTICE: THE CITY OF BURBANK LIMITS CONSTRUCTION ACTIVITIES OF THIS PROJECT (DEMOLITION, EXCAVATION, GRADING, ACTUAL CONSTRUCTION, AND LANDSCAPING) as follows: 7:00 AM TO 7:00 PM MONDAY THROUGH FRIDAY, AND FROM 8:00 AM TO 5:00 PM ON SATURDAY. THERE SHALL BE NO WORK PERFORMED ON SUNDAYS OR ON MAJOR HOLIDAYS.” Any exceptions would be subject to the approval of the Directors of both the Community Development and Public Works Departments.
67. All residential structures shall display a street number in a prominent position so that it is easily visible from the street. The numbers shall be at least four (4) inches in height, of a color contrasting to the background, and located so they may be clearly seen and read. The numbers shall be illuminated during darkness. If the structure has rear vehicle access, numbers shall be placed there as well (9-2-505.1(a) BMC). *The Fire or Police Departments may require the size of the numbers to be increased or provided in additional locations if the distance from or orientation to the street limits visibility.*

X _____
Signature of Applicant/Permittee

X _____
Signature of Property Owner

SINGLE FAMILY SPECIAL DEVELOPMENT PERMIT – PERMIT NO. 18-0005463
(725 N. Catalina Street – Mike Geragos, Geragos Designs)

DWELLING SETBACKS *(Table A: Must meet all 3)*

1. Front Yard Setbacks

The front yard setback is 32'-2". The first story addition complies with front yard setback requirements as it will be added to the rear of the existing dwelling, and hence the existing front yard setback will remain in place. The dwelling is in compliance with upper story front yard building modulation due to second story setback of over five feet across the front, at approximately 35 feet setback from first story setback.

2. Side Yard Setbacks

The side setback on the first story complies with the minimum 10% of lot width, or 5', with 5'-10" proposed on the south side and 10' proposed on the north side. The second story also complies with upper story front yard building modulation Alternative 'C', on the driveway side, where the addition is within the 45-degree inclined daylight plane extending from the intersection of the side property line and the existing grade at a point 12 feet above finished grade. The other side yard complies with building modulation Alternative 'A', where at least 40% of the interior side of a building is offset a minimum of 4 feet in depth from the primary wall. The project design incorporates sufficient side yard setbacks as required to provide for buffering between adjacent dwellings. A condition of approval is included to provide landscape screening in the form of side yard hedges to further minimize the potential for privacy impacts.

3. Rear Yard Setbacks

The new rear setback to the first and second story is 41'-3" which complies with the minimum 15' required rear yard setback.

DWELLING ORIENTATION *(Table B: Must meet minimum 1 of 4)*

1. Dwelling Frontage Orientation

The dwelling frontage has secondary and minor elements such as an entry porch, chimney, bay window roofs, building wings, window boxes and shutter, and multi-level ridgelines to create and maintain visual interest along the public street and sidewalk.

2. Front Entry Orientation

The existing front entry orientation is centrally located, easily visible, and accessible from the front yard and sidewalk.

3. Front Entry Design

The existing front entry is a slightly recessed front door with a stairway designed to lead the eye to the entry.

DWELLING ORIENTATION CONTINUED *(Table C: Must meet minimum 1 of 2)*

1. Garage Orientation, General

The 514 sq. ft garage is currently under construction under a separate permit and will be located at the rear of the property detached from and behind the main dwelling. The garage is designed to

blend in with the rest of the house through the integrated roof design, color, and door material while also being subordinate to bulk and mass of the dwelling.

ROOFLINES *(Table D: Must meet minimum 1 of 3)*

1. Pitched Roofs

Pitched roofs are utilized in the building design. The overall roof form is hipped, with multiple intersecting ridgelines resulting from the building modulation offsets on all sides of the house. The low-pitch hip roof design reduces the appearance of overall mass and bulk, particularly for the new second story. While there are only a few second story additions in this neighborhood, this addition utilizes similar ridgelines to the adjoining properties.

MAJOR AND MINOR MASSING & MODULATION *(Table E: Must meet minimum 2 of 4)*

1. Major and Minor Massing

The design of the proposed addition builds upon the simple massing style of the existing house. The second story is significantly scaled down from the first and is pushed back to the rear of the house and, as such, serves as minor massing. Most of the building mass is set back significantly from the street. The overall bulk of this home is reduced through the existing and proposed minor massing elements, including the subordinate porch and front entry. The existing chimney creates additional variety and interest and a sense of smaller scale.

2. Residential Modulation, Front Yards

The front building plane is significantly modulated and broken up along both length and height resulting from the existing first floor and proposed second floor. The length of the overall façade has been reduced through existing and proposed building components such as multi-level ridgelines, building wings, window fenestration, and repeat of scale and size.

3. Residential Modulation, Side Yards

The second story also complies with upper story side yard building modulation Alternative ‘C’ on the driveway side where the addition is within the 45-degree inclined daylight plane extending from the intersection of the side property line and the existing grade at a point 12 feet above finished grade. The other side yard complies with building modulation Alternative ‘A’, where at least 40% of the interior side of a building is offset a minimum of 4’ in depth from the primary wall. sAt both the first and upper stories, the side building plane is modulated with regard to length and height to maintain the side yard while further reducing the sense of bulk through use of one story building wings that step down towards the side yard, and multi-planed building faces side yards that step back away from the side property lines.

RESIDENTIAL DWELLING HEIGHT, UPPER STORIES & HEIGHT TRANSITIONS

(Table F: With one story only, must meet minimum 1 of 2 below, and then do not complete Table G)

The house is two-stories. Table F is skipped.

RESIDENTIAL DWELLING HEIGHT CONTINUED *(With two or more stories, skip Table F and complete Table G. Table G: With two stories or more, must meet minimum 3 of 4)*

1. Residential Height and Upper Levels, Adjoining Existing One-Story Dwellings

The first/second story addition are located in the rear of the existing house which allows for the existing minor massing at the front of the dwelling to be maintained. The side yard is modulated to

minimize impacts of second-story construction and provides for an appropriate height transition between the adjoining one-story dwelling and the new upper level mass.

2. Upper Stories, New Construction

The new second story footprint to the existing dwelling is smaller than the first story footprint and set back from the front building plane.

3. Window, Balcony, and Roof Terrace Placement, at Upper Stories Overlooking Side Yards

The north elevation on the second story addition incorporates one raised window for the new morning room; this window is smaller than other windows to minimize direct views across the side yard into windows of the existing adjoining residence. The south elevation has no proposed windows. Landscape screening will be provided along portions of the side yard subject to the applicable height requirement for hedges. Additionally, due to the second story being stepped back approximately 67 feet from the front of the first story, new second story windows along the front elevation are located and dimensioned so as to further maximize privacy between adjacent dwellings to the extent feasible.

4. Window, Balcony, and Roof Terrace Placement, at Upper Stories Overlooking Rear Yards

The proposed rear (west) elevation windows are scaled down with the use of transom windows to reduce views into adjacent neighbors' yards.

RESIDENTIAL DWELLING HEIGHT CONTINUED *(Table H: With third story, must meet 1 item).*

The project does not include a third story. Table H is skipped.

WINDOWS AND 360° ARCHITECTURE *(Table I: Must meet minimum 1 of 4)*

1. Window Quality and Design

The first and second story addition incorporates window quality and design with similar scale and designed to be complimentary in character to the proportions, massing, and details of the existing residence. New window boxes and shutters are incorporated into the existing windows on the front elevation. The architectural details from the front elevation are also applied to the rear elevation with the use of window shutters and window grids.

ACCESSORY STRUCTURES *(Table J: Must meet 1 item)*

The garage is not visible from the front, so it has a simple, but consistent design. The garage is being constructed under a separate building permit.

FENCES AND PROPERTY LINE WALLS *(Table K: If provided, must meet all 3)*

No walls are being proposed in the front yard and this property does not have a street facing side yard. Table K is skipped.

LANDSCAPE *(Table L: Must meet minimum 2 of 4)*

2. Artificial Turf, Front Lawns

The project does not include artificial turf.

3. Hardscape, Front Yards

The landscape area meets the minimum required of 55% with approximately 80% of the front yard identified as landscaped area.

LANDSCAPE CONTINUED (Table M: Must meet minimum 3 of 7)

1. Landscape along Street Frontages

The existing front yard area will remain open along the block face. Outside of the driveway and pedestrian path to the entry, the front yard is entirely landscaped area.

5. Rear Yard Landscape

There are existing trees in the rear yard that will be protected in place that provide screening from side and rear yard. A new 15-gal sycamore tree will be added to the rear yard landscape between dwelling and garage in the rear yard.

6. Exterior Lighting

The project will utilize porch lights with recessed down lights and shielded garage for all security lights that are added around the perimeter.

USE OF CHARACTERISTIC OR OTHER ARCHITECTURAL STYLES

(Table N: Meet 1 of 2)

1. Use of Characteristic Architectural Style

The project has been reviewed for neighborhood compatibility and complies with the adopted Design Guidelines. Enclosed is a completed Neighborhood Compatibility Review – Design Guidelines Checklist for the project. The existing house was built with architectural elements seen in the Minimal Traditional/Colonial Revival Style. The additions at the back of and second story are designed to match the overall existing style of the house, as evidenced through the roof and window design, building materials, and proportional massing. The Minimal Traditional/Colonial Revival Style home has simple massing and detail, a side gabled roof form with pitched roofs sloping towards the sidewalk, and hipped house windows in the front elevation. The front porch, raised two steps above the front lawn, supported by slender pillars, invites entry. The roof form of the second story is consistent with the overall building form and is expressed as a secondary mass rising behind the parallel-to-the-street main ridgeline. The architectural style from the front (east) elevation is mimicked in the rear with the use of shutters and extension of the rafter tails trim all around the house. and 2.6). Minimal Traditional/Colonial Revival Style are among the seven identified architectural styles within the City of Burbank Neighborhood Compatibility Review and Design Guidelines.