



CITY OF BURBANK
COMMUNITY DEVELOPMENT DEPARTMENT

150 North Third Street, P.O. Box 6459, Burbank, California 91510-6459
www.ci.burbank.ca.us

March 9, 2020

Aaron Brumer
10999 Riverside Drive, #300
North Hollywood, CA 91602

**RE: Project No. 18-0005707 – Single Family Special Development Permit Approval
Located at 844 N. Frederic Street**

Dear Mr. Brumer:

This letter is to notify you that the Community Development Director has approved your application for a Single Family Special Development Permit (Project No. 18-0005707) to construct a 648 square foot two-story addition, 50 square foot second floor balcony, and 195 square foot covered patio (underneath portion of second story addition) attached to the rear of an existing 1,482 square foot single-family residence with detached 330 square foot detached two-car garage. The property is located at 844 N. Frederic Street in the Single-Family Residential (R-1) zone. Enclosed is the approval with conditions.

Please be advised that the decision of the Community Development Director will become final fifteen (15) days from the date of this letter, unless the decision is appealed to the Planning Board within fifteen days. Any appeal of the Director's decision must be submitted to the Planning Division with the applicable filing fee of \$1,241 prior to the expiration of the fifteen (15) day appeal period, or 5:00 p.m. on **July 8, 2020**. 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 concerning this letter, please call me at (818) 238-5250.

Sincerely,

LEONARD BECHET
Senior Planner
COMMUNITY DEVELOPMENT DEPARTMENT

Community Development Department Director's Decision

DATE: March 9, 2020

PROJECT TITLE: Project No. 18-0005707 – Single Family Development Permit

PROJECT ADDRESS: 844 N. Frederic Street

APPLICANT: Aaron Brumer

PROJECT DESCRIPTION: The project includes the construction of a 648 square foot two-story addition, 50 square foot second floor balcony, and 195 square foot covered patio (underneath portion of second story addition) attached to the rear of an existing 1,482 square-foot single family residence with detached 330 square foot two-car garage. There are no proposed changes to the existing detached garage. 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 0.361 in compliance with the maximum FAR permitted (2775.4 square feet or 0.4). The proposed lot coverage is 29.94 percent, within the maximum allowable of 50 percent. As required for upper-story stepbacks, the second story addition is set back an additional 37'-9½" from the street facing (front) elevation of the first story. Furthermore, the project complies with the side yard modulation "Alternative C" where the second story is below the 45-degree inclined daylight plane extending from the intersection of the side property line and the existing grade at a point 12'-0" above finished grade for the south side elevation and side yard modulation "Alternative A" where at least 40 percent of the length of the second story is set back 4'-0" from the first floor building face. The overall building height is a maximum of 24'-7½", within the maximum allowed of 30'-0".

ENVIRONMENTAL REVIEW: This project has been determined to be exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15301(e)(2) of the State CEQA Guidelines for existing facilities based on specific criteria, where the addition to an existing structure will not result in an increase of more than 10,000 square feet; the project is in an area where the public services and facilities are available to allow for maximum development permissible in the General Plan; and the area in which the project is located is not environmentally sensitive. The project qualifies for this exemption.

DATE SIGN POSTED ON-SITE: February 12, 2020

DATE PUBLIC NOTICE MAILED: February 20, 2020

DATE OF DIRECTOR'S DECISION: March 9, 2020

END OF APPEAL PERIOD: July 8, 2020

Leonard Bechet, Senior Planner
Planning Division (818) 238-5250



Patrick Prescott
Community Development Director

**Single Family Special Development Permit No. 18-0005707
(844 N. Frederic Street – Aaron Brumer, Applicant)**

FINDINGS FOR A SINGLE FAMILY SPECIAL DEVELOPMENT PERMIT

The Community Development Director finds that the proposed project satisfies the requisite findings contained in the Municipal code and policies 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 (Article 6) 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 second story is setback an additional 37'-9½" beyond the first story, consistent with Section 10-1-603(E)(1)(c). Additionally, the side yard setback complies with minimum 10% of lot width, or 5'-0", with 5'-0" proposed for the North side yard and 23'-11" proposed for the South. The second story complies with upper story side yard building modulation Alternative A, where at least 40 percent of the length of the second story is back be 4'-0" from the first floor building face and Alternative C, where the side yard setbacks comply with 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 maximum top-of-roof height is 24'-7½", within the maximum permitted height of 30'-0" from adjacent natural grade. The maximum top-of-plate height is 19'-9', aligning with the maximum permitted of 20' as measured from adjacent natural grade.
 - The proposed FAR is 0.361 or 2,505 square feet total – this is within the maximum allowed FAR of 0.40 or 2,775.4 square feet. Additionally, the proposed lot coverage is below the maximum of 50 percent at 29.94 percent.
 - There are no proposed changes to the existing 330 square foot detached garage within the rear half of the lot.
 - There are no proposed changes to the existing front yard landscaped area.
 - There are no proposed changes to the existing CMU walls along the side and rear property lines. No fences are proposed in the front setback.
- 2) If the house has an FAR greater than 0.35, or is larger than 3,000 square feet, or involves an addition or remodel that requires a Permit (but the FAR remains less than 0.40 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 proposed addition is consistent with the existing single-family residence for the Tudor architectural style, as demonstrated through the overall building form and detail. Tudor is one of seven identified architectural styles within the City of Burbank Neighborhood Compatibility Review and Design Guidelines. It is City staff's determination that

the Tudor design elements extend to all exterior portions of the structure and that the house complies with all checklist requirements.

- 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 55 have been incorporated into the project to ensure neighborhood compatibility and protection of public health, safety, and welfare.

**Single Family Special Development Permit No. 18-0005707
(844 N. Frederic Street – Aaron Brumer, Applicant)**

CONDITIONS OF APPROVAL

Planning Division

1. Single Family Special Development Permit No. 18-0005705 approves construction of a 648 square foot two-story addition, 50 square foot second floor balcony, and 195 square foot covered patio (underneath portion of second story addition) attached to the rear of an existing 1,482 square foot single-family residence with a detached 330 square foot detached two-car garage. The property is located at 844 N. Frederic Street in the R-1 zone.
2. This permit shall expire if the scope of work is not initiated within one year of the date of this approval (expires on March 9, 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 project plans dated March 9, 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 Special 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.

Building Division

8. All projects shall comply with Title 9, Chapter 1, of the Burbank Municipal Code, and the current 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. The 2016 California Building Standards Code is applicable to projects that submit a building permit application on or before December 31, 2019. The 2019 California Building Standards Code is applicable to projects that submit a building permit application on or after January 1, 2020.

9. Justify Floor Area Ratio per current Burbank Municipal Code 10-1-601 (ARTICLE 6. RESIDENTIAL USES AND STANDARDS).
10. Provide corrected Demolition Calculations (demolition calculations are based on the length of walls, not the square footage of walls):
 - Total length of all walls to be demolished divided by total length of all existing walls = Demolition Percentage.
 - Length of walls are to include interior and exterior walls, including openings, and any walls attached to existing structure.
11. Construction projects must comply with Best Management Practices for construction and stormwater runoff requirements of the National Pollutant Discharge Elimination System MS4 Permit.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. Approved hours of construction are:
 - Monday – Friday 7:00 am to 7:00 pm
 - Saturday 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.
 18. 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.
 19. 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 shall be subject to approval by Planning and Building divisions, and BWP.
 20. Grading and drainage plans will be required, and a separate Grading & Shoring Permit will be required. Geotechnical report to be submitted along with Grading & Shoring Permit Application.
 21. 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.
 22. All conditions of approval are to be reproduced on the construction document drawings as part of the Approved Construction Set.
 23. 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.
 24. 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

Parks and Recreation Department

25. Submit landscape and irrigation plans prepared by a licensed landscape architect for new or replacement landscaping. Landscape and irrigation plans must comply with Municipal Water Efficient Landscape Ordinance (MWELo) requirements if over 500 square feet of new landscaping:
- Please provide an Arborist valuation for the trees and landscape that will be affected/removed for this project.
 - Please replace any lost landscaping with new landscaping on the property.
26. All street trees shall remain.
27. A Park Development Fee shall be paid prior to the issuance of building permits of \$150/bedroom.

Burbank Water and Power (Electric Services Division)

28. The existing service drop is currently established with temporary connections, so the applicant will need to contact the Residential Service Planner at 818-238-3647 to obtain a confirmation of electric service to finalize the existing electrical panel permit prior to final sign off. BWP can provide permanent electric service of 400 amps or less to the property. Overhead service may not be possible on the house to the Building Division's 22.5' radial clearance requirement from the service drop to the proposed new pool. Underground service may be possible at the rear of the existing garage. The applicant will be responsible for installing all substructure required to provide underground electric service from the pool to the main panel. Due to the age of the existing pole, a new secondary riser pole would need to be installed by BWP before any underground substructure are installed by the applicant for underground service. The pole replacement will be done at BWP's cost and would have to be delayed for a minimum of 45 days for joint pole agreement paperwork to be processed, once established.
29. 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.

Public Works Department – Engineering Division

30. 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 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 of any monument that could be affected, an 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.

31. Plans shall show the width and location of all existing and proposed easements [BMC 9-1-1-3203]. Plans shall show 5'-0" public utility easement at rear of the property.
32. 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].
33. 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].
34. 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>.

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

35. Submit on-site drainage plans to Public Works for 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 7-1-1-117, BMC 7-3-102].
36. Public Works Permit Division to verify and sign-off that the 5'-0" public utility easement is cleared of any existing and/or proposed permanent structures prior to the start of construction.
37. Plans should include easements, elevations, right-of-way/property lines, dedication, location or existing/proposed utilities and any encroachments.

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

38. Provide verification from the City of Burbank, Building Division showing the 5'-0" public utility easement is cleared of all permanent structures at the rear of the property after construction is completed.
39. 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 7-3-501].

Additional Comments:

40. If any utility cuts or construction related impacts are made on Frederic Street adjacent to the property, applicant will have to restore the street fronting the property per City of Burbank paving requirements.

Public Works Department – Water Reclamation and Sewer

41. Plans shall show the location, depth, and dimensions of all sanitary sewer lines and easements must be shown on plans.
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 [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 issued.
46. Per BMC 8-1-1004.B(3), a Pool Discharge Permit is to be issued by the Public Works Permits counter and a fee is required each time a single-family residential pool is emptied. Please refer to the attached pool discharge brochure. If the proposed pool/spa contains salt water, please note that salt/water pool/spa discharges are currently conditionally allowed to discharge into the storm drain system, subject to meeting (and not exceeding) the following water quality objectives, in addition to other BMP requirements: TDS = 950 mg/l, Sulfate = 300 mg/l, Chloride = 190 mg/l. This conditional allowance and the limits may be changed by the Regional Water Quality Control Board in the future. The City strongly discourages the use of saltwater pools.
47. Per BMC 9-4-407, Best Management Practices shall apply to all construction projects and shall be required from the time of the land clearing, demolition or commencement of construction until receipt of a certificate of occupancy.

Public Works Department – Traffic Engineering

48. The Plans shall identify the location of the water meter, parkway tree, and parkway width of 12'-0" with a 5'-0" sidewalk.
49. No visual obstruction over 3'-0" high and under 10'-0" high shall exist within the 5'-0" by 5'-0" corner cut-off at the intersection of the street and driveway [BMC 10-1-1303(C)].

Public Works Department – Field Services

50. There shall be a designated location on the property for all solid waste containers and/or bins. Containers are not to be visible from the street.

Police Department

51. All outside lighting shall comply with the requirements of Section 5-3-505 BMC. Required lighting devices shall have vandal resistant covers.
52. 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 Police Department shall be given emergency contact information of contractors and owners for any problems encountered after normal construction hours.
53. 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.
54. 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.*

Fire Department

55. While there are no significant fire code requirements for this project, the owner and the owner's architect and/or contractor are responsible for ensuring compliance with all the applicable provisions of fire life/safety codes. Failure to cite a specific code requirement in this preliminary document does not relieve the application of such responsibility. If this project meets Fire Sprinkler Requirements as per The City of Burbank Municipal Code Fire Sprinklers shall be installed.

X _____
Signature of Applicant/Permittee

X _____
Signature of Property Owner

Single Family Special Development Permit No. 18-0005707
(844 N. Frederic Street – Aaron Brumer, Applicant)

NEIGHBORHOOD COMPATIBILITY REVIEW - DESIGN GUIDELINES CHECKLIST

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

1. Front Yard Setbacks

The front yard setback is 25'-0" on the first story and complies with the average front yard setback of approximately 25'-0" for the neighborhood, which is defined as houses located on the same side of the block within 250'-0" of the subject property.

2. Side Yard Setbacks

The proposed addition complies with the interior side yard setback requirements of 10% of the width of the lot. The required side yard setback is 5'-0"; the project proposes side setbacks of 5'-0" proposed for the North side yard and 23'-11" proposed for the south side yard; exceeding the minimum side yard setback requirement.

3. Rear Yard Setbacks

The project complies with the 15'-0" rear yard setback requirement. The proposed addition is setback 27'-8½" from the rear property line of the lot, exceeding the minimum rear yard setback requirement.

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

1. Dwelling Frontage Orientation

There are no proposed changes to the front elevation of the existing residence.

DWELLING ORIENTATION CONTINUED *(Table C: Must meet both)*

There are no proposed changes to the existing detached garage. The garage is placed behind the main dwelling within the rear half of the lot.

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

1. Pitched Roofs

The project proposes the use of a gable roof that is consistent in design and slope of the existing residence. While the proposed project will add a second floor to the residence, the existing residence has steeply pitched roofs that have a slope of 6:12 and a height of approximately 18'-0", the second floor will increase the height of the rear portion of the residence to 24'-7½" as measured to top of the roof.

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

1. Major & Minor Massing

The proposed house includes building modulation and interest, in relation to its massing, rooflines, and setbacks. The proposed addition incorporates a second story that is smaller than the first story

to reduce the overall sense of mass and bulk. Additionally, the proposed mass of the second floor is setback approximately 62'-0" from the street.

3. Residential Modulation, Side Yards

The side building plane of the proposed house incorporates modulation along the length and height of the structure. This is incorporated through second story stepbacks that create horizontal and vertical movement in the building.

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

Single-story components are provided along both the front yard and side yards of the house. This results from compliance with the upper-story front yard requirements, and the upper-story side yard building modulation Alternative A, where at least 40 percent of the length of the second story is set back 4'-0" from the first-floor building face; and Alternative C, where the second story is below 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. This provides a height transition to neighboring one-story homes.

2. Upper Stories, New Construction

The second story footprint is approximately 62% smaller than the first story. The second story is 577 square feet, while the first story is 1,553 square feet.

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

The project design consists of one balcony at the rear of the house. The balcony is set back 10'-0" from the side property line, meeting the minimum requirement of 10'-0", and 27'-8½" from the rear property line.

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 J: Must meet minimum 1 of 4)*

3. 360° Additions

The proposed additions are similar and complimentary in character to the details of the existing residence. The addition extends the architectural character of the home to all building elevations by incorporating building modulation and architectural design elements consistently on all sides of the structure, such as exterior finish with beige stucco and brown roofing shingle.

ACCESSORY STRUCTURES *(Table K: Must meet one item)*

Not applicable to project since no accessory structures are proposed.

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

Not applicable to project since no fences or retaining walls at front and street-facing side yards are proposed.

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

2. Artificial Turf, Front Lawns

The project does not include artificial turf.

4. Trees

The property has trees planted in the front and rear yards.

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

There are no proposed changes to the existing landscape.

USE OF CHARACTERISTIC OR OTHER ARCHITECTURAL STYLES

(Table N: Meet 1 of 2)

2. Use of Other Architectural Styles

The proposed addition is consistent with the existing single-family residence for the Tudor architectural style, as demonstrated through the overall building form and detail. The design utilizes steeply pitched gable roof that is consistent with existing cross gable roof, multi-ridged roof design found on the existing house. The exterior finish includes grey stucco and windows framed by wood. Tudor is one of seven identified architectural styles within the City of Burbank Neighborhood Compatibility Review and Design Guidelines.