

City of Burbank  
Community Development Department  
Planning Division

Appeal of Decision of Planning Board/Director

Any person may file an appeal within 15 days after a decision is mailed. The appeal must be accompanied by a filing fee (\$100) as set forth in the Burbank Fee Resolution (Burbank Municipal Code Section 31-1907). If multiple parties wish to appeal a decision, they may either all sign the same appeal form, or each must submit a separate appeal form with the filing fee. All appeals will be processed at the same time.

Project address/location: 901 W. ALAMEDA AVE., BURBANK, CA

Type of application/project number (e.g., variance, development review, etc.): PROJECT # 2006-1  
DEVELOPMENT REVIEW, VARIANCE, CONDITIONAL USE PERMIT

Purpose of application (e.g., reduced setbacks, sale of alcohol, new construction, etc.):  
\_\_\_\_\_  
\_\_\_\_\_

Action of the Planning Board/Director (◀circle one▶) approval or denial.

Pursuant to Burbank Municipal Code Section \_\_\_\_\_, I (we) hereby appeal such decision based on the following specific reasons (explain reasons for the appeal and why the decision should not be upheld—additional pages may be attached as needed):

WE BELIEVE THAT THE FINDINGS CAN BE MADE FOR THE  
APPROVAL OF THE VARIANCES & CUP'S

10/25/06  
date

[Signature]  
signature of person(s) appealing

805-496-6449  
phone

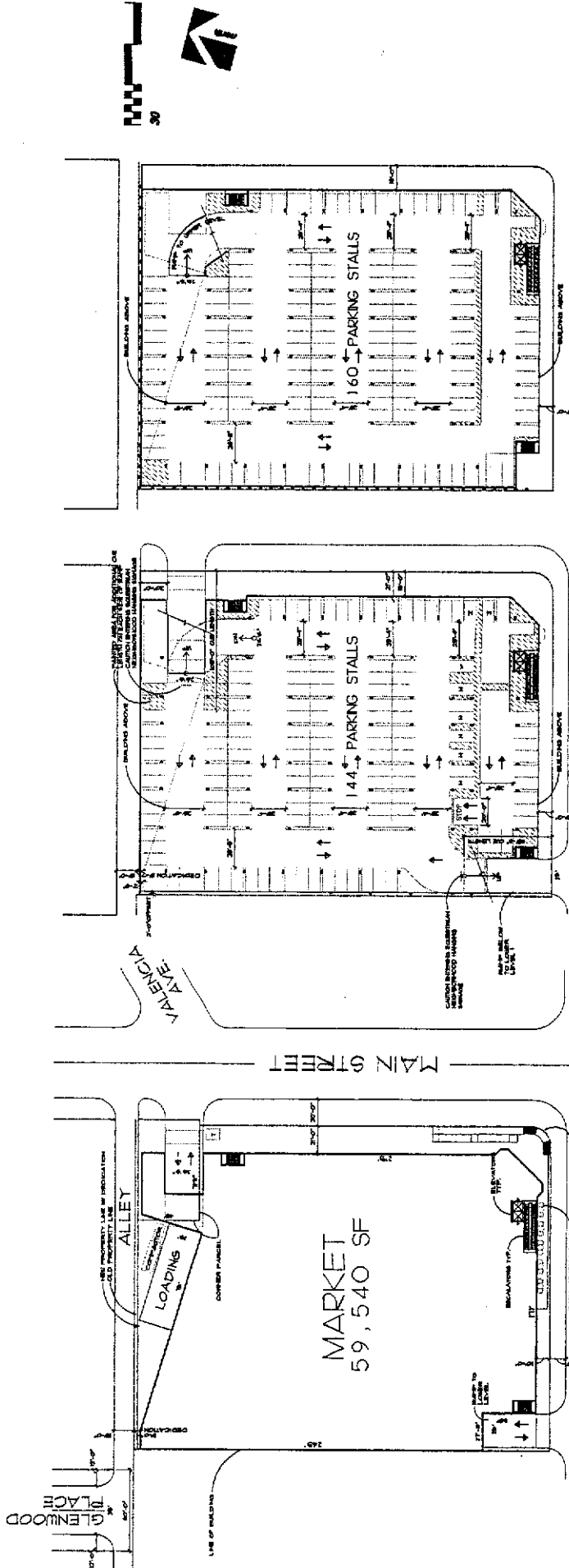
TOM DAVIES  
print name(s)

\_\_\_\_\_  
address(es)

Copies to Appellant and City Clerk

# EXHIBIT "A"

**Summary**  
 Land: ±1.67 AC ±76,118 SF  
 Building: 59,540 SF  
 Parking Provided: 308 stalls



**NOTE:**  
 THIS SITE PLAN SHOWS LANDING & PLAN FOR THE LOWER LEVELS. THE LOCATION OF THE STAIRS FOR THE STAFF IS NOT SHOWN. IT IS ONLY A PLAN AND IT SHALL NOT BE USED FOR CONSTRUCTION. THE LOCATION OF THE PARTICULAR BUILDING OR SPACE DESIGNATION, OR THE CONSTRUCTION OF THE SPACE AREA, OR ANY OTHER INFORMATION, IS NOT TO BE USED FOR ANY PURPOSES. THE DESIGNER AND ARCHITECT ASSUME NO LIABILITY FOR THE CONSTRUCTION AND THE CONSTRUCTION OF THE BUILDING OR SPACE DESIGNATION, OR THE LOCATION OF THE STAIRS, OR ANY OTHER INFORMATION, IS NOT TO BE USED FOR ANY PURPOSES. THE DESIGNER AND ARCHITECT ASSUME NO LIABILITY FOR THE CONSTRUCTION AND THE CONSTRUCTION OF THE BUILDING OR SPACE DESIGNATION, OR THE LOCATION OF THE STAIRS, OR ANY OTHER INFORMATION, IS NOT TO BE USED FOR ANY PURPOSES.

LOWER LEVEL 2 PARKING

LOWER LEVEL 1 PARKING

REVISED NOVEMBER 17, 2005  
 DATE: JUNE 18, 2005  
 MODEL: J05F  
 1990 S. DUNN RD., FOURTH FLOOR  
 WESTLAKE VILLAGE, CA 91381  
 T.310.878.2100 F.310.878.0182  
 WWW.MJELARC.COM

W. ALAMEDA AVE. @ S. MAIN ST.  
 Davies Properties  
 Westlake Village, CA  
 (805) 496-6449

ALL DIMENSIONS ARE SHOWN UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.



2225 Glastonbury Road  
Westlake Village, CA 91361  
805 496 6449

December 11, 2006

Ms. Avital Shavit  
Assistant Planner  
City of Burbank  
275 E. Olive Avenue  
Burbank, CA 91510

Re: Project changes for Whole Foods project at 901 W. Alameda Avenue

Dear Avital:

We would like to make the following changes on the project prior to the city council meeting:

**Setbacks:** We will agree to a 25' Main Street setback less the 4' street dedication for a net dedication of 21'. The balance of the setbacks will remain the same.

**Building Size:** We will reduce the building size to 59,540 square feet.

**Parking:** Our parking on the current site plan is 308 cars. We would be agreeable to reduce the parking to 300 cars in order to provide greater stacking distances inside the garage.

**Podium Level:** We are agreeable to reduce the podium level to 3.5' from the sidewalk level in the front of the store.

**Site Plan and Access:** We have revised our site and parking plan to incorporate the Design Review comments. Please see the attached.

**Egress from Main Street:** Whole Foods has agreed to restrict straight through traffic onto Valencia from the Main Street Driveway. Customers will have to turn right or left.

**Traffic calming:** We would agree to traffic improvements up to a certain dollar limit.

**Street Widening:** We will agree to widen Main Street per the Public Works drawing and other previously discussed improvements outlined in the Design Review comments.

I think the above changes are substantial and will make for a better project.

Very truly yours,

A handwritten signature in black ink, appearing to read "Tom Davies", written over a horizontal line.

Tom Davies

Summary  
 Land ±1.67 AC ±76,118 SF  
 Building 59,540 SF  
 Parking Provided 308 stalls

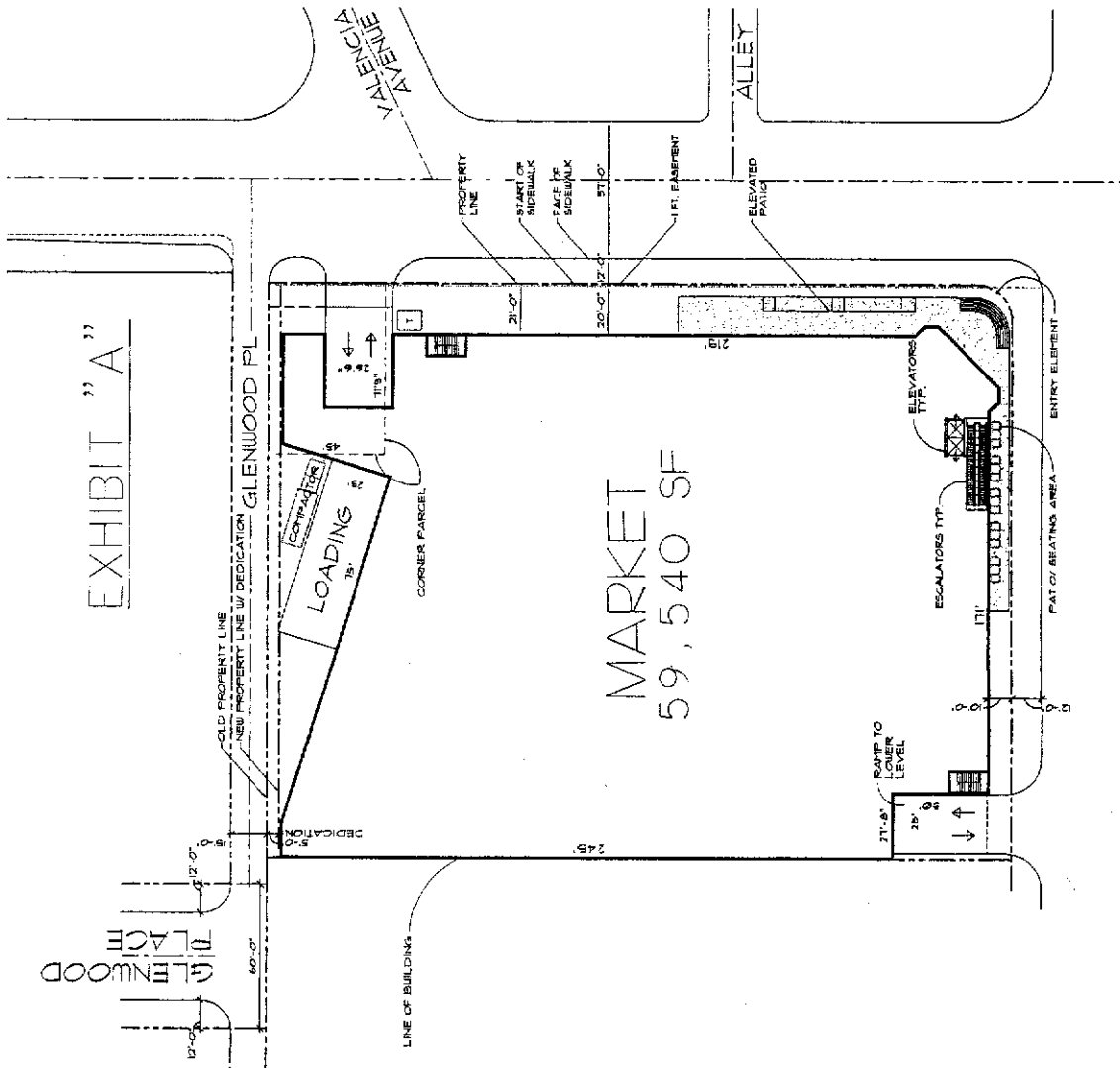


EXHIBIT "A"

MARKET  
 59,540 SF

NOTE:  
 THIS SITE PLAN SHOWS LANDLORD'S PLAN FOR THE PROJECT. THE CITY OF WESTLAKE VILLAGE HAS REVIEWED THIS PLAN AND HAS GRANTED A PERMIT TO CONSTRUCT. THIS PLAN IS SUBJECT TO THE CITY OF WESTLAKE VILLAGE'S FINAL REVIEW AND APPROVAL. THE CITY OF WESTLAKE VILLAGE IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS PLAN. THE CITY OF WESTLAKE VILLAGE IS NOT PROVIDING ANY WARRANTIES OR REPRESENTATIONS REGARDING THE ACCURACY OF THIS PLAN. THE CITY OF WESTLAKE VILLAGE IS NOT PROVIDING ANY WARRANTIES OR REPRESENTATIONS REGARDING THE ACCURACY OF THIS PLAN. THE CITY OF WESTLAKE VILLAGE IS NOT PROVIDING ANY WARRANTIES OR REPRESENTATIONS REGARDING THE ACCURACY OF THIS PLAN.

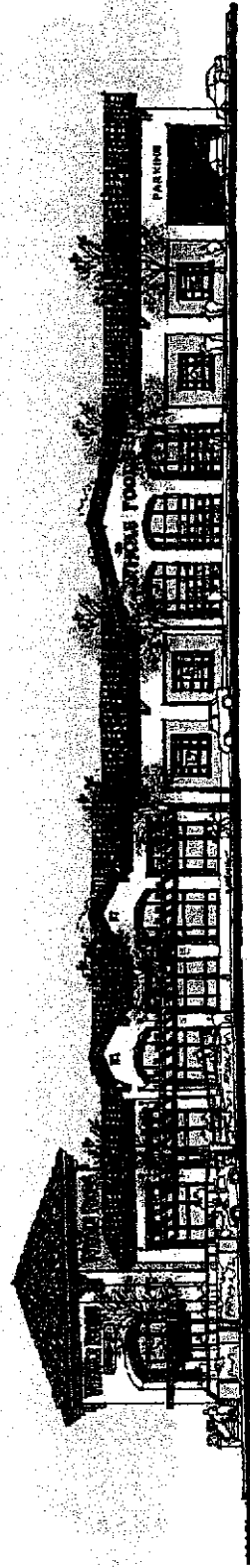
REVISED NOVEMBER 13, 2008  
 DATE: APRIL 16, 2008  
 NOEL JORGE CIV-418

Davies Properties  
 Westlake Village, CA  
 (805) 498-8449

W. ALAMEDA AVE. @ S. MAIN ST.  
 BURBANK, CA.



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



EAST ELEVATION

ELEVATIONS

W. ALMEDA AVE. @ S. MAIN ST.  
BURBANK, CA.

DATE: OCTOBER 11, 2006  
DRAWN BY: JMM

1999 S. MAIN ST. @ S. ALMEDA AVE.  
LOS ANGELES, CA. 90033  
TEL: 310.343.1333 FAX: 310.343.1334  
WWW.NADELARCH.COM



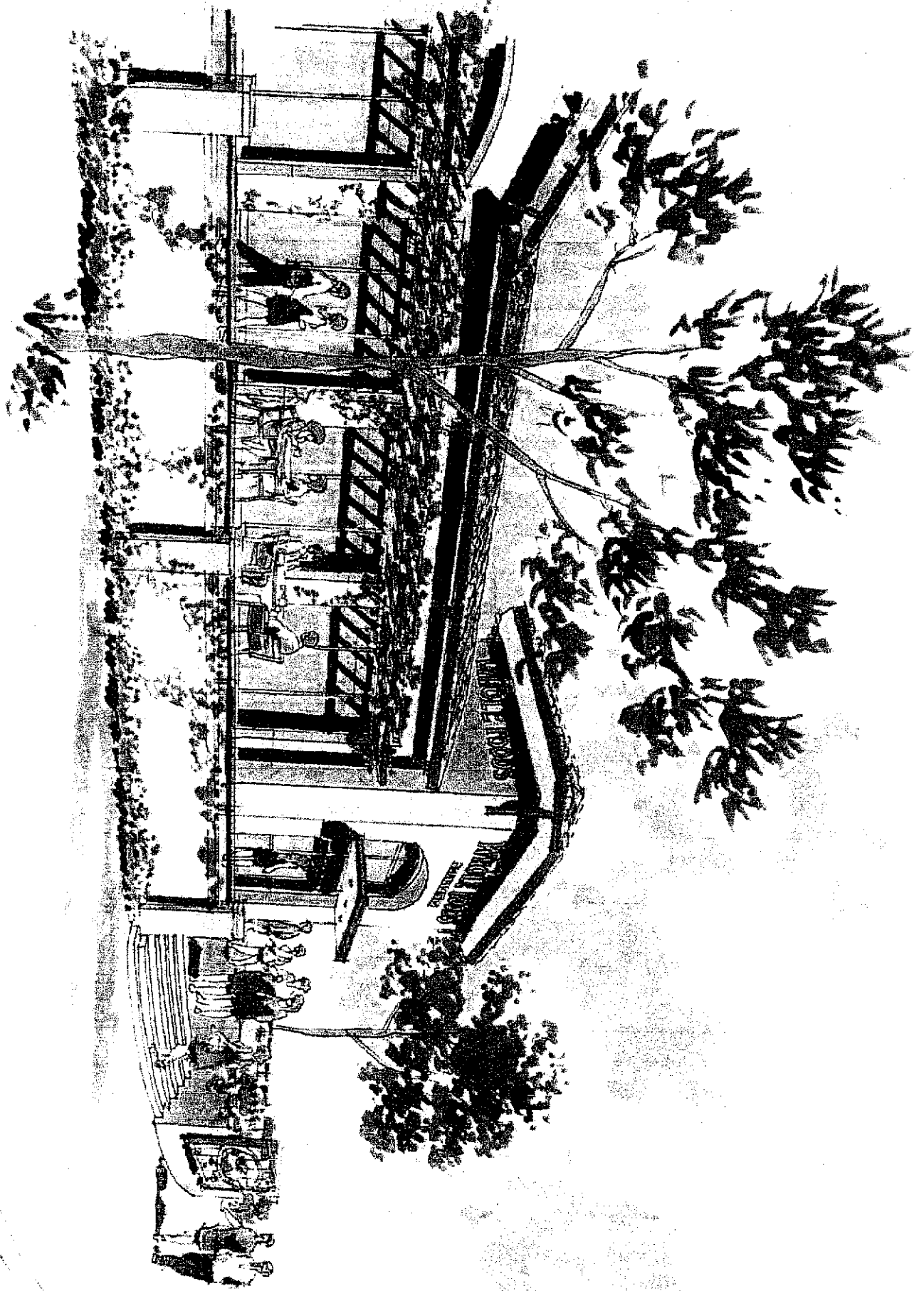
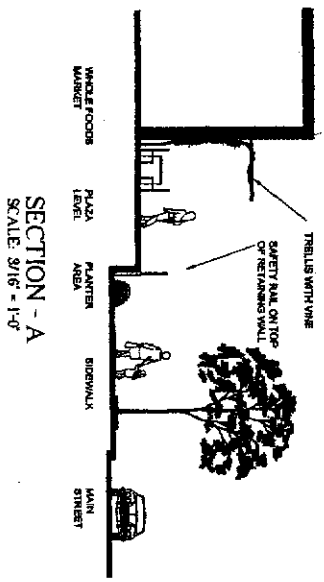
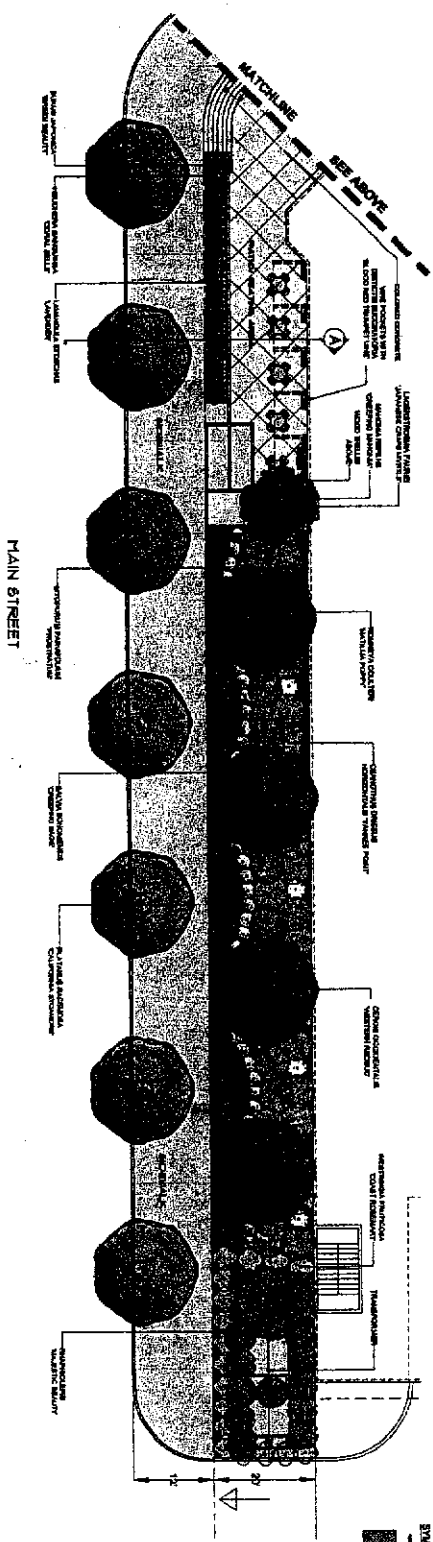
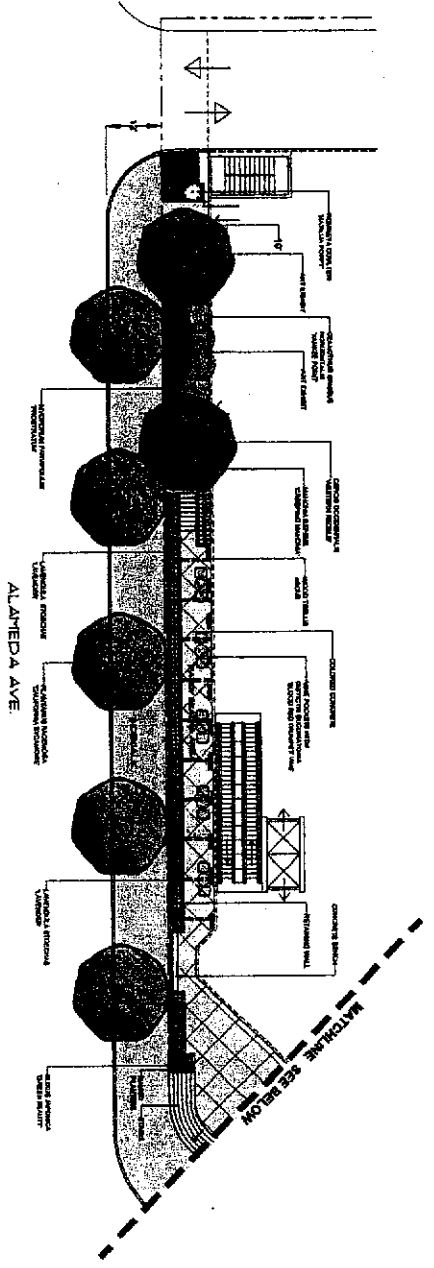


EXHIBIT 9



SECTION - A  
SCALE: 3/16" = 1'-0"

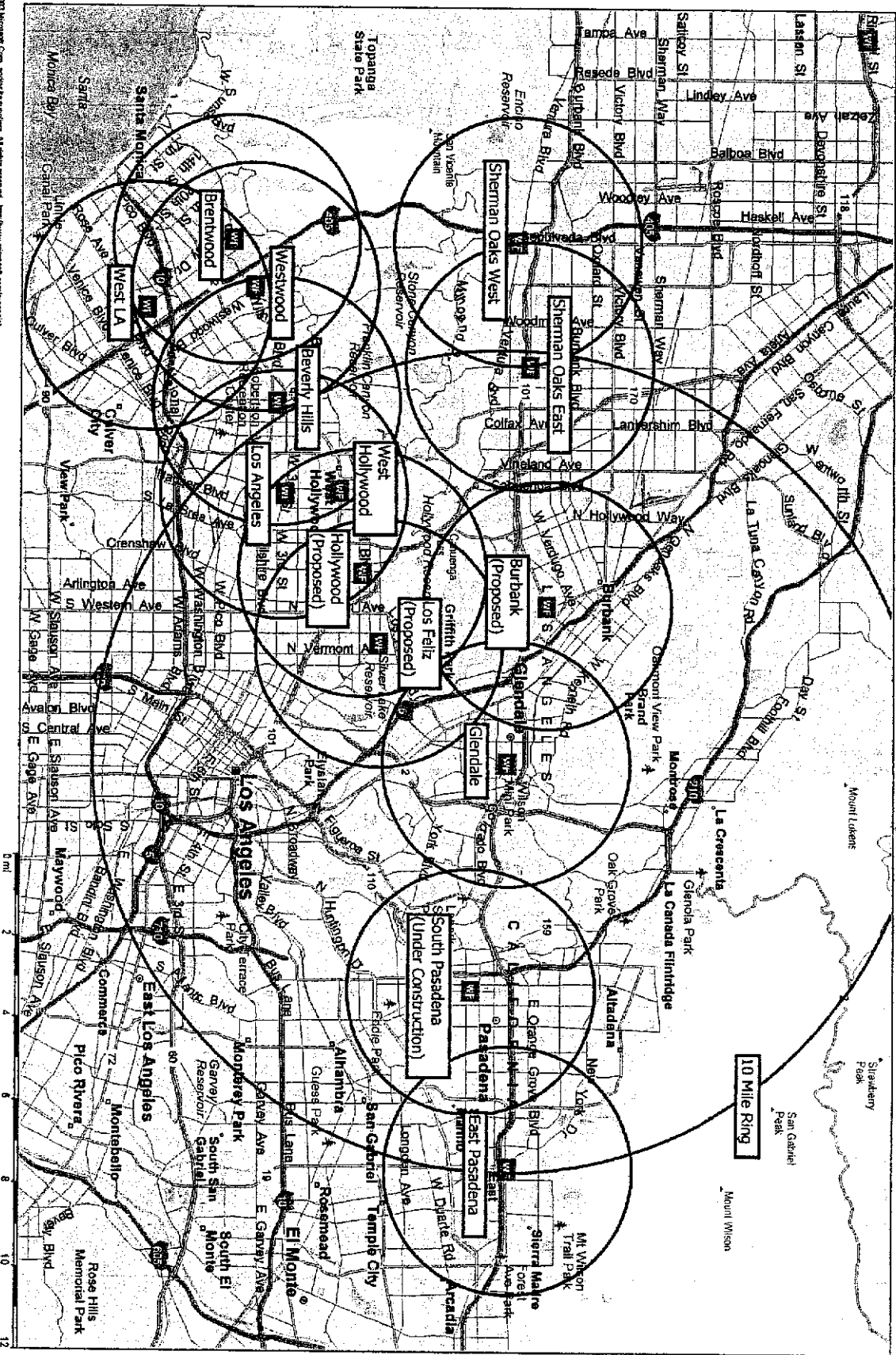
**WHOLE FOODS MARKET**  
BURBANK, CALIFORNIA  
SCALE: 1"=10'-0"

TREE LEGEND	
BOTANICAL NAME	COMMON NAME
Ligustrum lucidum	Japanese Cedar / Yaiba
Ficus religiosa	Chinese Banyan
Citrus occidentalis	Western Mandarin
PLANT LEGEND	
BOTANICAL NAME	COMMON NAME
Rosa blanda	Green Shrub
Hibiscus syriacus	China Rose
Lantana camara	Lantana
Ligustrum lucidum	Japanese Cedar
Ficus religiosa	Chinese Banyan
Citrus occidentalis	Western Mandarin
Ligustrum lucidum	Japanese Cedar
Ficus religiosa	Chinese Banyan
Citrus occidentalis	Western Mandarin
Ligustrum lucidum	Japanese Cedar
Ficus religiosa	Chinese Banyan
Citrus occidentalis	Western Mandarin
VINE & GROUNDCOVER LEGEND	
BOTANICAL NAME	COMMON NAME
Hedera helix	English Ivy
Hesperis matronalis	Night-flowering Jasmine
Impatiens walleriana	Impatiens

CONCEPTUAL PLAN - 10/19/06



Whole Foods Market (w/ 3 Mile Rings)



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EXHIBIT 9



Explanation of Exhibit "Whole Foods Market (w/ 3 Mile Rings)

Whole Foods Market currently operates five grocery stores within a ten mile radius around the Glendale store at 321 N. Glendale Blvd. In addition, Whole Foods has one store under construction in Pasadena at the SWC Arroyo Parkway and Bellvue and three proposed stores in Burbank, Los Feliz and Hollywood for a total of nine stores within the ten mile radius. The trade area of the Glendale and Pasadena stores will be substantially reduced with the opening of the new Pasadena store and the proposed Burbank store.

It is interesting to note that Albertsons, which nobody disputes is a neighborhood grocer has just eight stores in this same ten mile radius.

*(Provided by Tom Davies, project applicant)*