

# NOTICE OF AVAILABILITY



**Date:** December 16, 2024  
**To:** Public Agencies and Other Interested Parties  
**From:** City of Burbank  
Community Development Department  
Planning Division  
150 North Third Street  
Burbank, California 91502

**Subject:** Notice of Availability of a Draft Environmental Impact Report

**Project Title:** 2500 N. Hollywood Way – Dual Brand Hotel Project

This is a Notice of Availability to inform you that the City of Burbank Community Development Department has released the Draft EIR for the proposed 2500 N. Hollywood Way – Dual Brand Hotel Project (referred to as the “Project”) for a 45-day public review period beginning **December 16, 2024, and ending on January 29, 2025.**

The Project Applicant proposes development of a new seven-story dual brand hotel consisting of approximately 262,338 square feet and a separate, detached four-story parking garage on a portion of the 11.76-acre site generally bounded by Thornton Avenue, Hollywood Way, and Avon Street in the City of Burbank, California. City discretionary approvals include Planned Development, Development Review, Development Agreement, Grading and Building Permits.

The Draft EIR has been prepared in compliance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines (California Code of Regulations Section 15000 et seq.).

The Draft EIR determined the following environmental topical areas would result in no impact, less than significant impact, or less than significant impact with mitigation incorporated:

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Wildfire

However, significant and unavoidable impacts would occur for the following topical areas despite the implementation of feasible mitigation measures:

- Greenhouse Gas Emissions
- Noise (project and cumulative construction)
- Utilities (project and cumulative construction relative to noise)

The Project site is on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

The Draft EIR is available for review at the following locations:

- City of Burbank, Community Services Building, 1st Floor, Planning Division Public Counter
- 150 North Third Street, Burbank, California 91510 (by appointment only, please contact Principal Planner, Daniel Villa, at [dvilla@burbankca.gov](mailto:dvilla@burbankca.gov) to schedule an appointment)
- Buena Vista Branch Library, 300 North Buena Vista Street, Burbank, CA 91505
- Burbank Central Library, 110 North Glenoaks Boulevard, Burbank, CA 91502
- Northwest Branch Library, 3323 West Victory Boulevard, Burbank, CA 91505
- City of Burbank Website:

<https://www.burbankca.gov/web/community-development/2500nhw>

Please provide any comments your agency may have on this Draft EIR in writing **by 5:00 PM on January 29, 2025** to:

Daniel Villa, Principal Planner  
Community Development Department  
Planning Division  
150 North Third Street  
Burbank, California 91510

You may also email your response to [dvilla@burbankca.gov](mailto:dvilla@burbankca.gov). Please include “2500 N. Hollywood Way – Dual Brand Hotel Project” in the subject line and include the name of a contact person.

The Burbank Planning Commission will hold a public meeting on January 13, 2025 at 6:00 PM to receive public comments on this Draft EIR. The meeting will be held in the City Council Chamber, located at 275 E. Olive Avenue, Second Floor.