

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044
Street Address: 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Los Angeles
Address: PO Box 1208
Norwalk, CA 90650

From:

Public Agency: City of Burbank
Address: 150 North Third Street
Burbank, CA 91502
Contact: Daniel Villa, Senior Planner
Phone: 818-238-5250

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2021040010

Project Title: 3700 Riverside Drive Mixed-Use Project

Project Applicant: 3700 W. Riverside Investments, LLC, 127 North Madison Avenue, Suite 200, Pasadena, CA 91101

Project Location (include county): 3700 Riverside Drive, Burbank, CA, Los Angeles County

Project Description:

The Project proposes to demolish the existing on-site structures and construct a six-story (with mezzanine), approximately 82,723 square foot mixed-use development. The proposed development would consist of 49 condominium units, 2,000 square feet of ground level restaurant/retail use, publicly accessible open space, and surface and subterranean parking. The condominiums would consist of one to three bedroom units ranging in size from 937 to 2,187 square feet. Additionally, four of the 49 condominiums would be developed as affordable housing units for very low income households. City discretionary approvals include Development Review, Conditional Use Permit, Density Bonus Request, Tentative Condominium Map, and Encroachment Permit.

This is to advise that the City of Burbank has approved the above (Lead Agency or Responsible Agency)

described project on 4/11/22 and has made the following determinations regarding the above described project.

- 1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Burbank Planning Division, 150 North Third Street, Burbank, CA 91502 and on the City's website: https://www.burbankca.gov/web/community-development/3700rd

Signature (Public Agency): [Signature] Title: Senior Planner

Date: 04/12/22 Date Received for filing at OPR: