

Notice of Preparation

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 Preparation of a Draft Program Environmental Impact Report

Project Title: Burbank Downtown Transit-Oriented Development (TOD) Specific Plan

The City of Burbank will be the Lead Agency and prepare a Program Environmental Impact Report (EIR) for the Burbank Downtown Transit-Oriented Development (TOD) Specific Plan (Project), which establishes objective development standards to facilitate the development of up to approximately 5,626 new residential units, approximately 4,157,997 square feet of commercial and industrial development, approximately 1,374 hotel rooms, introduce improvements to the pedestrian network, and provide transit-supportive design standards within a 965-acre Plan Area (Plan Area) in the City of Burbank, California. The City requests input from affected public agencies and interested members of the public as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the Project. The Project description and location are described in the attached materials.

Due to the time limits mandated by State law, your response must be sent at the earliest possible time but not later than thirty (30) days after receipt of this notice, and no later than **5:00 P.M. on June 18, 2021**. Please send your response to the City of Burbank, Community Development Department, Attn: Senior Planner Leonard Bechet, 150 North Third Street, P.O. Box 6459, Burbank, California 91502. You may also email your response to lbechet@burbankca.gov. Please provide the name of a contact person at your agency.

A joint Community Meeting and EIR Public Scoping Meeting will be held on May 26, 2021 from 6:00 P.M. to 8:00 P.M. The Community Meeting portion will be held from 6:00 P.M. to 7:00 P.M., followed by the EIR Public Scoping Meeting from 7:00 P.M. to 8:00 P.M. The meeting will be conducted online via zoom; a link to the meeting will be available the day of the meeting on the project website at: www.DowntownBurbankTOD.com.

Date: 5/19/2021 Signature: 
Fred Ramirez
Title: Assistant Community Development Director,
Planning
Telephone: (818) 238-5250

Burbank Downtown TOD Specific Plan Description

The Burbank Downtown TOD Specific Plan is intended to provide a framework for introducing new housing at all levels of affordability, outline a strategy for improving the pedestrian network, and provide objective design standards for future development in Downtown Burbank. Approximately 4,157,997 square feet of commercial and industrial development, 1,374 hotel rooms, and up to 5,626 new dwelling units are anticipated to be accommodated in the Specific Plan in support of the City Council goal to introduce 12,000 new units citywide by 2035 and help the City meet its required Regional Housing Needs Assessment (RHNA) allocation number.

The approximately 965-acre Plan Area is generally bounded by Lake Street, Victory Boulevard, and Mariposa Street to the west, San Fernando Boulevard and Andover Drive to the north, Glenoaks Boulevard and Fifth Street to the east, and Tujunga Avenue and the City boundary to the south (see Figure 1). The area is split by Interstate 5 and the Southern Pacific Railroad right-of-way.

The City identified groupings of underutilized sites within the Plan Area as opportunities for infill, intensification, and adaptive reuse (see Figure 1). These sites would also assist in meeting the City of Burbank's goals of introducing affordable housing; promoting infill development; catalyzing economic development; introducing development within walking and biking distance of the Downtown Metrolink Station; and providing open space for Plan Area residents, shoppers, workers, and visitors.

The Specific Plan also introduces a strategy to improve pedestrian and bicycle connections along routes connecting to the Metrolink Station. Improvements include introduction of trees and streetscape elements; implementation of pedestrian, bus stop, bikeway and street improvements and green infrastructure treatments described in the City's Complete Streets Plan; and introduction of plazas, parks, or parklets. Additional opportunities for increasing open space in the central portion of the Plan Area include transforming the alleys in the vicinity of San Fernando Boulevard into pedestrian-friendly paseos and expanding opportunities for outdoor space along San Fernando Boulevard by widening its sidewalks as discussed in the City's Complete Streets Plan.

Development of these opportunity sites and other underutilized parcels within the Plan Area, coupled with improved pedestrian, bicycle, and transit connections between the various opportunity sites, the Metrolink Station, and various destinations within and in the vicinity of the Plan Area would result in more efficient use of land area and natural resources; improved air quality; reduced vehicle miles traveled (VMT); increased transit ridership; improved economic development; increased attraction of private development investment; increased sales tax and property tax revenue; reduced cost for City services; safer streets; and result in a stronger sense of place.

