

# DOWNTOWN BURBANK TRANSIT ORIENTED DEVELOPMENT (TOD) SPECIFIC PLAN

PROGRAM EIR SCOPING MEETING  
November 30, 2023



MOULE & POLYZOIDES

KOSMONT

STUDIO-MLA

FEHR & PEERS

FUSCOE

ARELLANO





## WEBINAR LOGISTICS

### PROJECT REVIEW

Project Background

Project Area

Project Schedule

Vision Statement

Guiding Principles

The Plan Framework

Key Projects

Plan Land Use Changes

Plan Development Potential

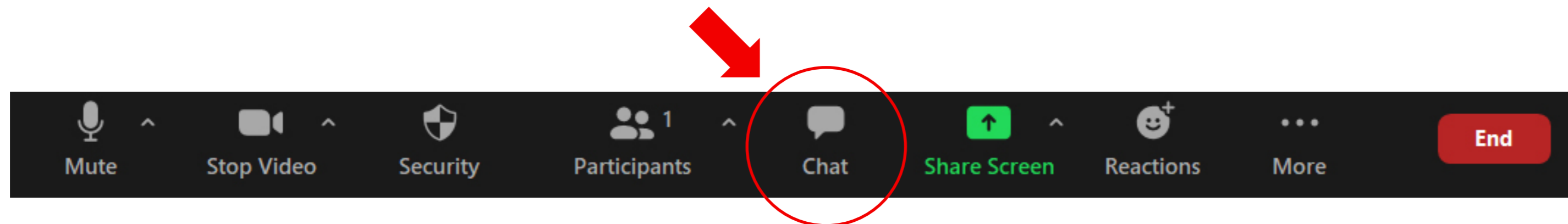
### CEQA/EIR SCOPING

### QUESTIONS/COMMENTS





- Your video will be turned off during this meeting and you have been automatically muted.
- You will have an opportunity to provide voice comments at the end of the presentation. Instructions will be provided later.
- You may leave comments anytime during this meeting. Please press the “Chat” button in the toolbar at the bottom of your screen



- This presentation is being recorded and will be available on the Downtown Burbank TOD Website following the webinar:

<http://www.DowntownBurbankTOD.com>



# PROJECT BACKGROUND



- 1997 Burbank Center Plan and 2012 San Fernando Boulevard Master Plan are out-of-date.
- Funding from Metro and HCD to create a new specific plan.
- Jobs/Housing Imbalance.
- Burbank's Regional Housing Needs Assessment (RHNA) Allocation = production of 8,700 units by 2028.
- City Council goal to introduce 12,000 housing units citywide by 2035.





# PROJECT BACKGROUND



- Develop a common Vision and Guiding principles to:
  - Stabilize jobs/housing imbalance by introducing more housing, including workforce and affordable housing.
  - Not just build buildings, but create a beautiful, safe, and thriving downtown.
  - Re-envision Downtown as a walkable, transit-oriented, mixed-use place.
  - Protect existing neighborhoods.





# PROJECT AREA





# PROJECT SCHEDULE





# VISION STATEMENT



A vibrant, urban, transit-oriented, mixed-use Downtown of:

- Beautiful tree lined, multi-modal streets that are safe and accessible to all;
- Inviting parks and plazas; and
- Beautiful buildings that together create an active and bustling central district surrounded by inviting and genuine neighborhoods.

A place where people truly want to live, work, shop, visit, and play!





# GUIDING PRINCIPLES



## NEIGHBORHOODS, DISTRICTS, AND CORRIDORS

1. Protect existing single-family residential neighborhoods.
2. Create safe, distinct, beautiful, and thriving neighborhoods, districts, and corridors.
3. Maintain and enhance Downtown's prominent shopping and entertainment offerings.



## BUILDINGS

4. Promote compact, sustainable, transit-oriented infill development.
5. Introduce much needed housing at all levels of affordability.
6. Design mixed-use buildings with pedestrian-friendly ground floors, street-facing windows and entries, quality materials, and varied massing.





# GUIDING PRINCIPLES



## PUBLIC REALM

7. Introduce community benefits and public improvements, including parks, that support Downtown's growing resident, worker, and visitor population.
8. Create a safe, pedestrian and bike friendly environment, with wide sidewalks, generous tree cover, outdoor dining, and safe pedestrian crossings.
9. With appropriate design and safety considerations, use streets and alleys as public space.
10. Conceive of streets as linear parks that connect different parts of Downtown and utilize sustainable streetscape design and stormwater capture.





# GUIDING PRINCIPLES



## STREETS

11. Balance and enhance pedestrian, bicycle, transit, vehicular, and alternative transportation modes within and to Downtown.
12. Provide safe and inviting streets for walking, biking, and riding transit, while reducing the need for vehicle trips and increasing transit ridership.
13. Enhance pedestrian and bike connections across the freeway between Downtown and the Metrolink Station.



## PARKING

14. Implement a range of parking management strategies to ensure parking is available as the Plan Area develops and intensifies .
15. Provide sufficient public and on-site parking to ensure Downtown parking does not spill over into surrounding residential neighborhoods.





# THE PLAN FRAMEWORK



- A Downtown of diverse neighborhoods, districts, and corridors
- A well-connected Downtown, north to south and east to west
- A street network accessible to all
- A public realm of streets and parks
- Parking for a mixed-use downtown

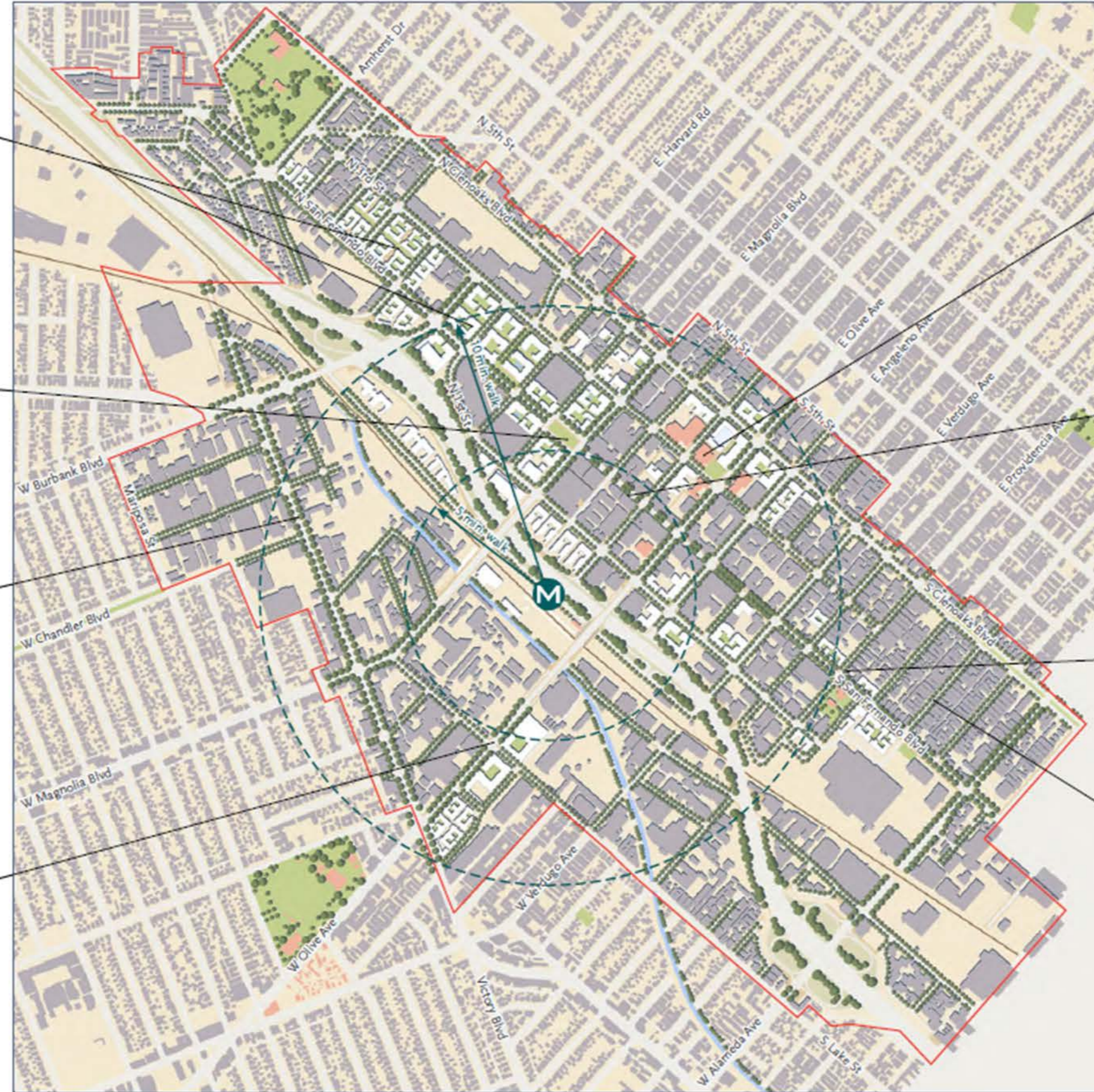




# KEY PROJECTS



FIGURE 1. PLAN SUMMARY



Infill opportunity sites with housing in standalone and mixed-use configurations



Intensify Burbank Town Center with housing and office to create 24/7 environment



Improve bike/ped connections to Metrolink Station and other downtown destinations



Create destination TOD around Metrolink Station



Expand Civic Center with new Central Library, City offices, civic plaza, and housing



Enhance San Fernando Blvd. and extend through the Town Center Mall



Generate sense of place with robust streetscape and pedestrian-friendly buildings.



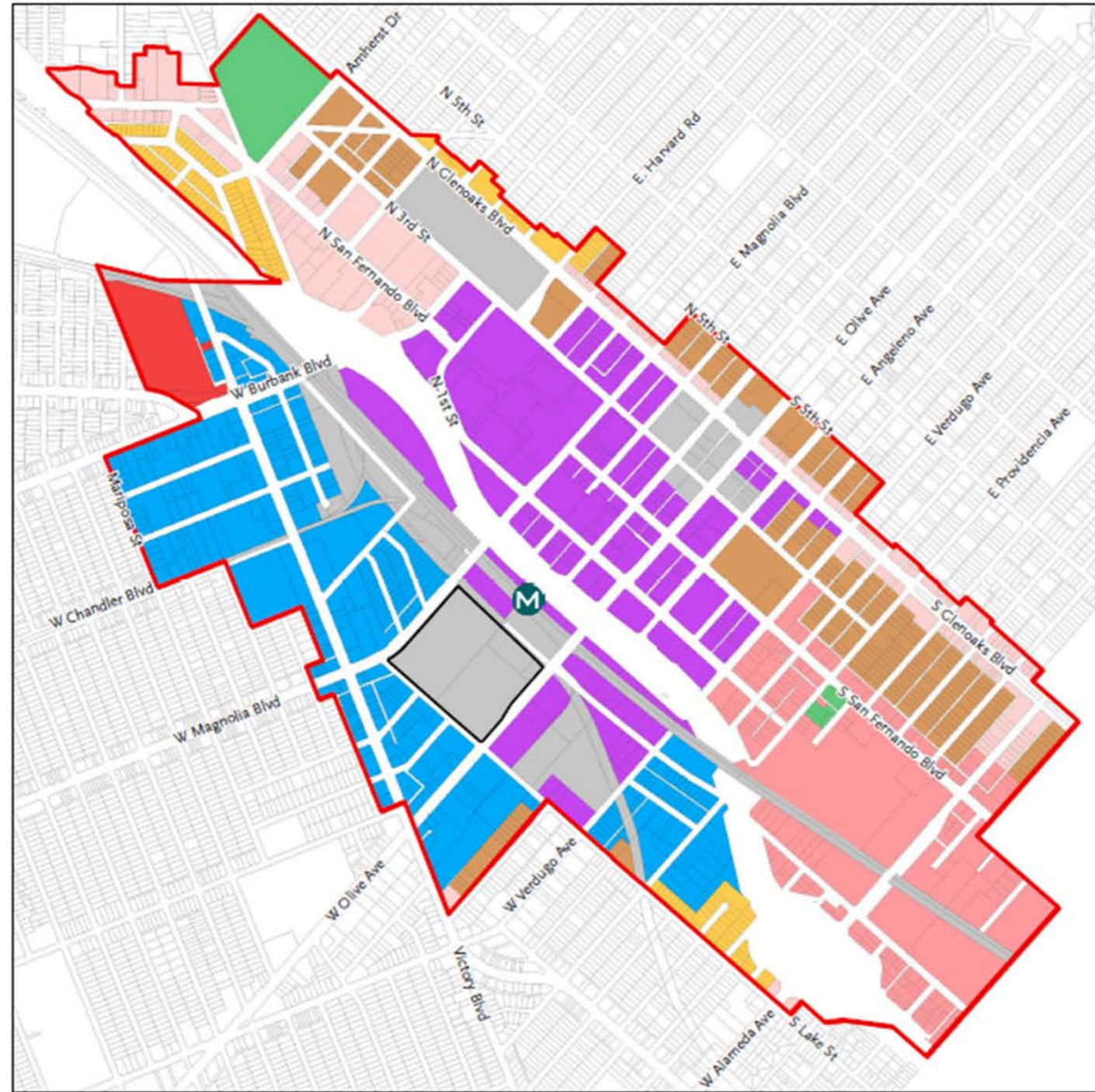
Manage parking to ensure enough is provided and does not spill into neighborhoods



# PLAN LAND USE CHANGES

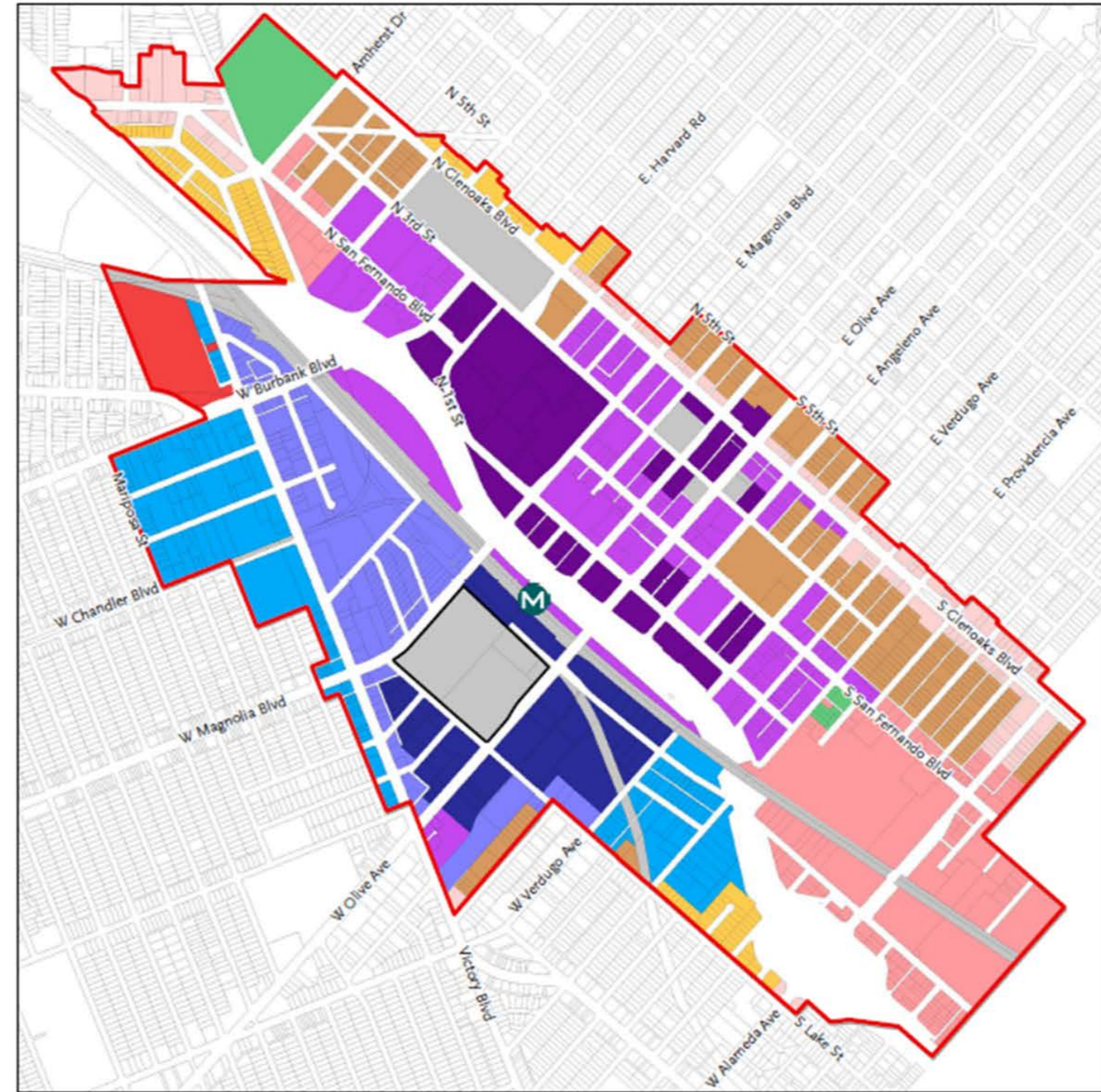


EXISTING GENERAL PLAN LAND USE MAP



- Plan Area
- Burbank Downtown Metrolink Station
- Magnolia Power Plant (MPP) Site
- Downtown Commercial
- Regional Commercial
- South San Fernando Commercial
- Corridor Commercial
- North Victory Commercial/Industrial
- Institutional
- High Density Residential
- Medium Density Residential
- Open Space

PROPOSED GENERAL PLAN LAND USE MAP



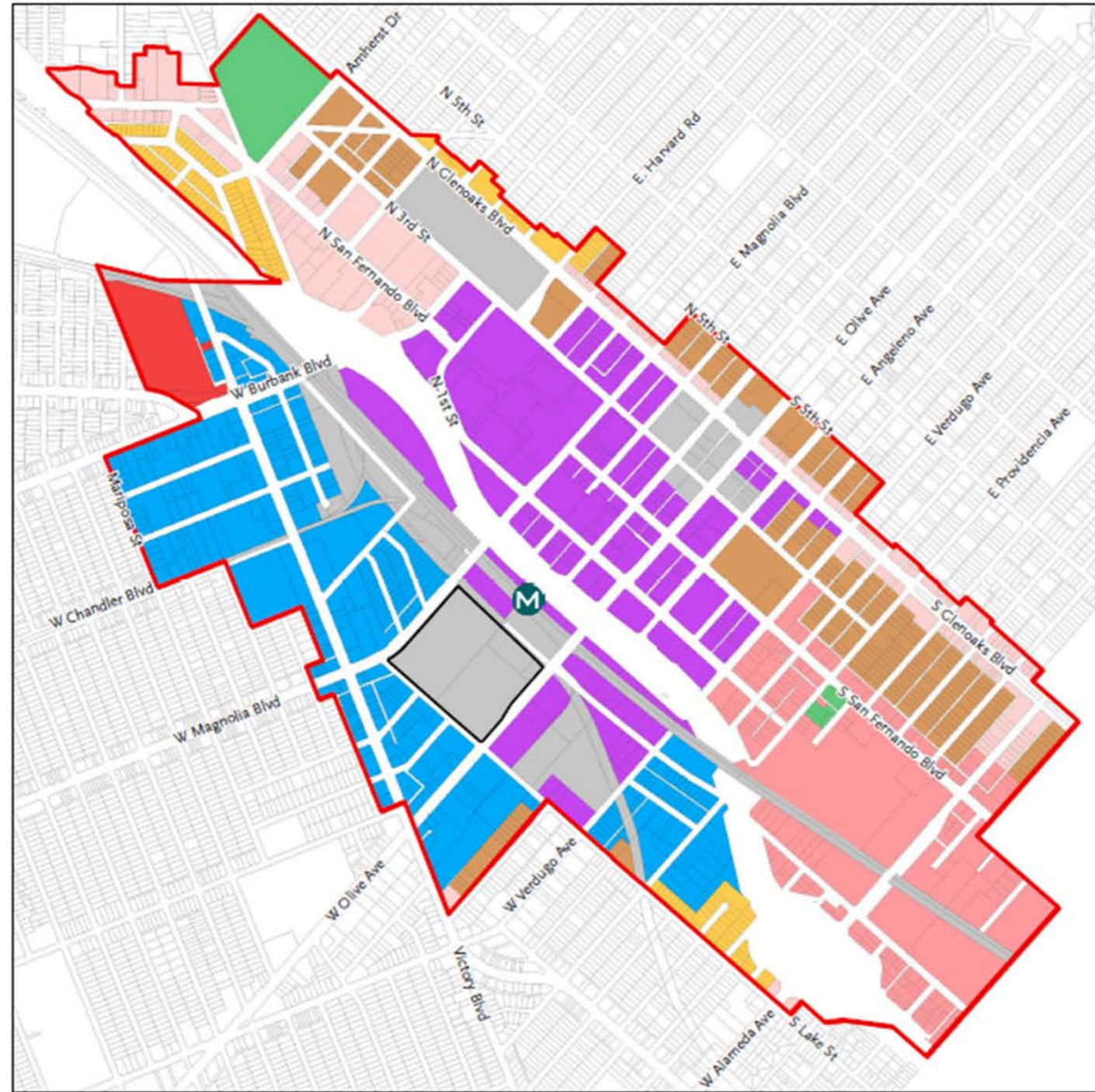
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- City Center Mixed-Use
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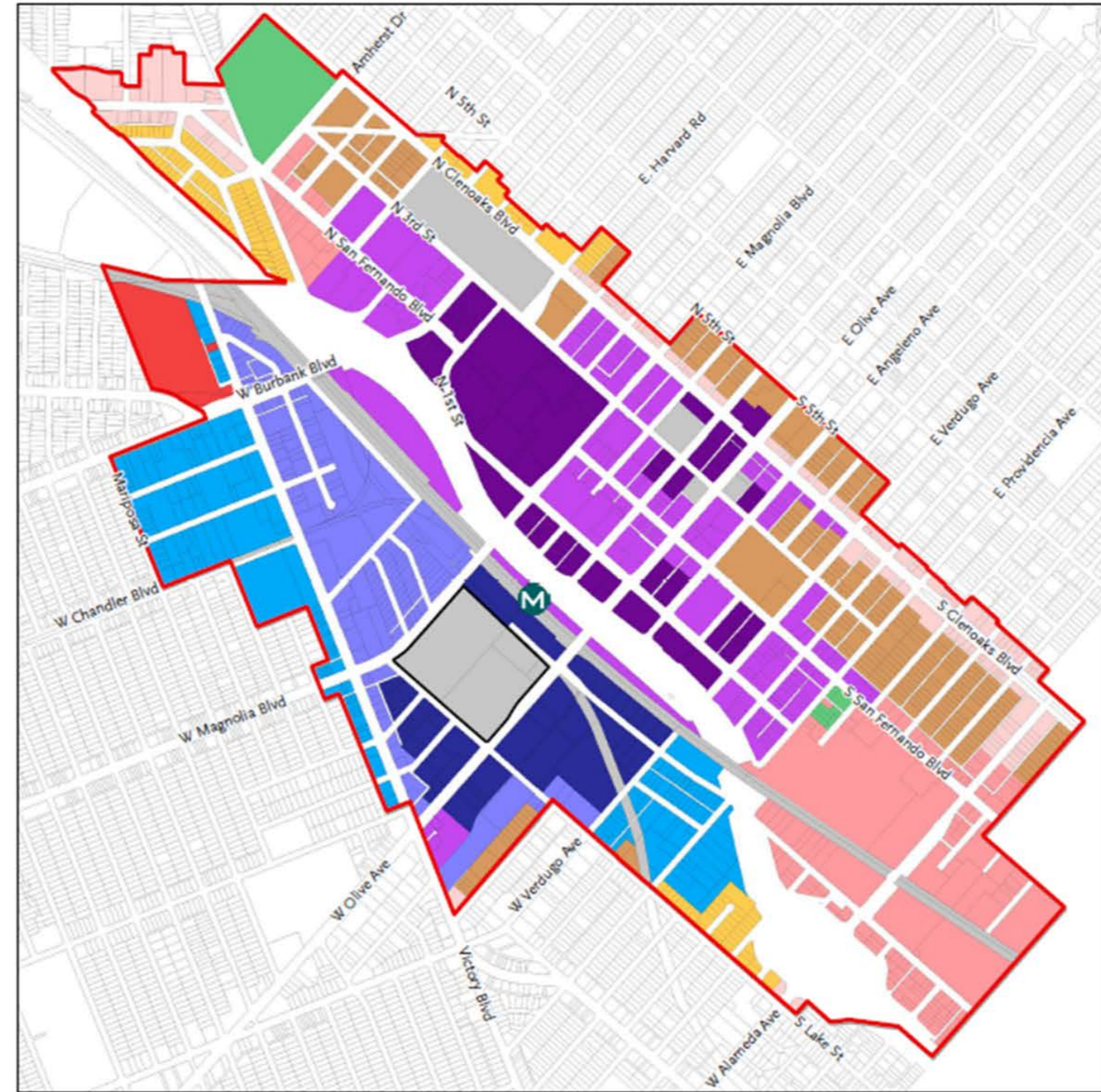


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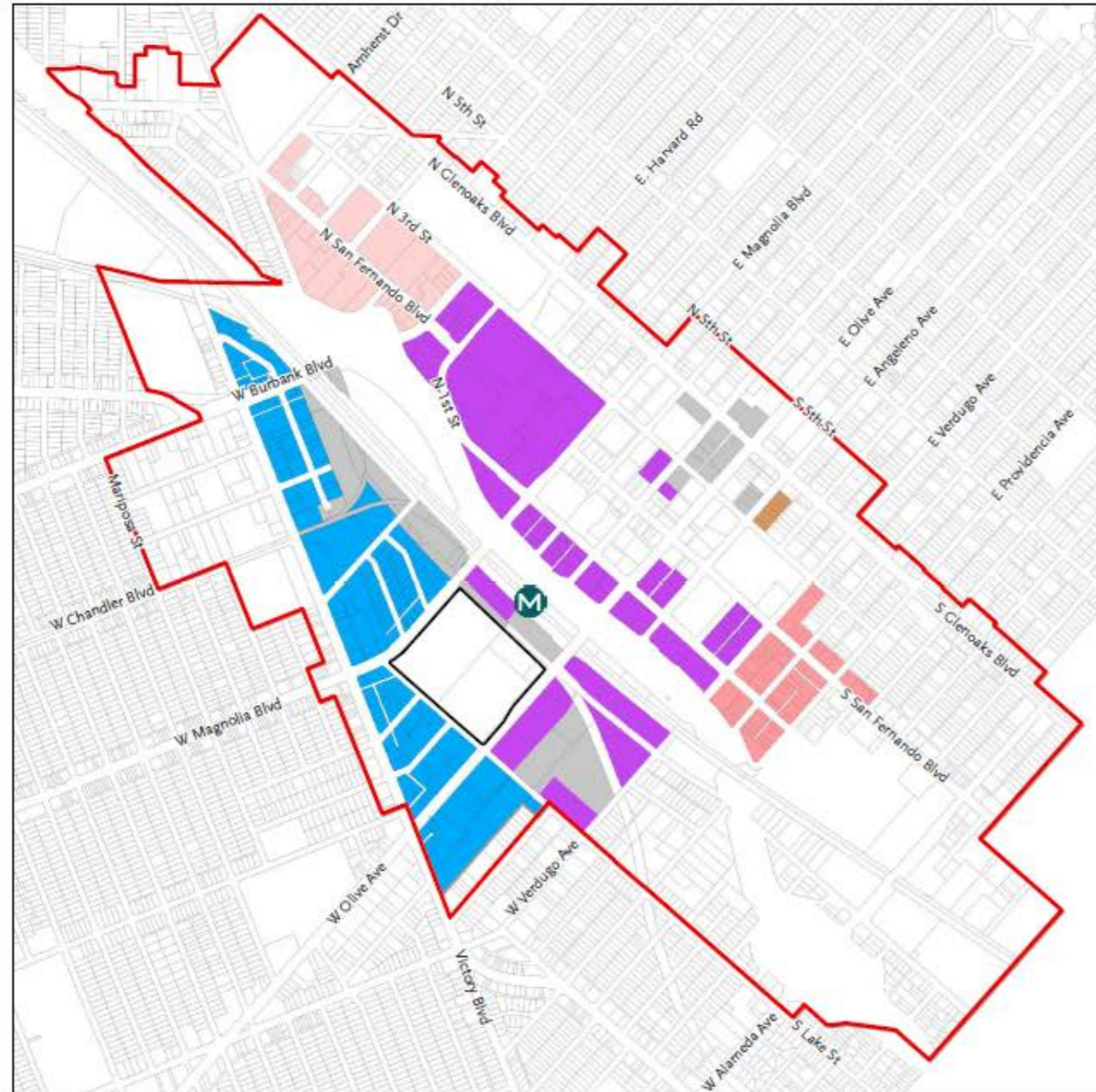
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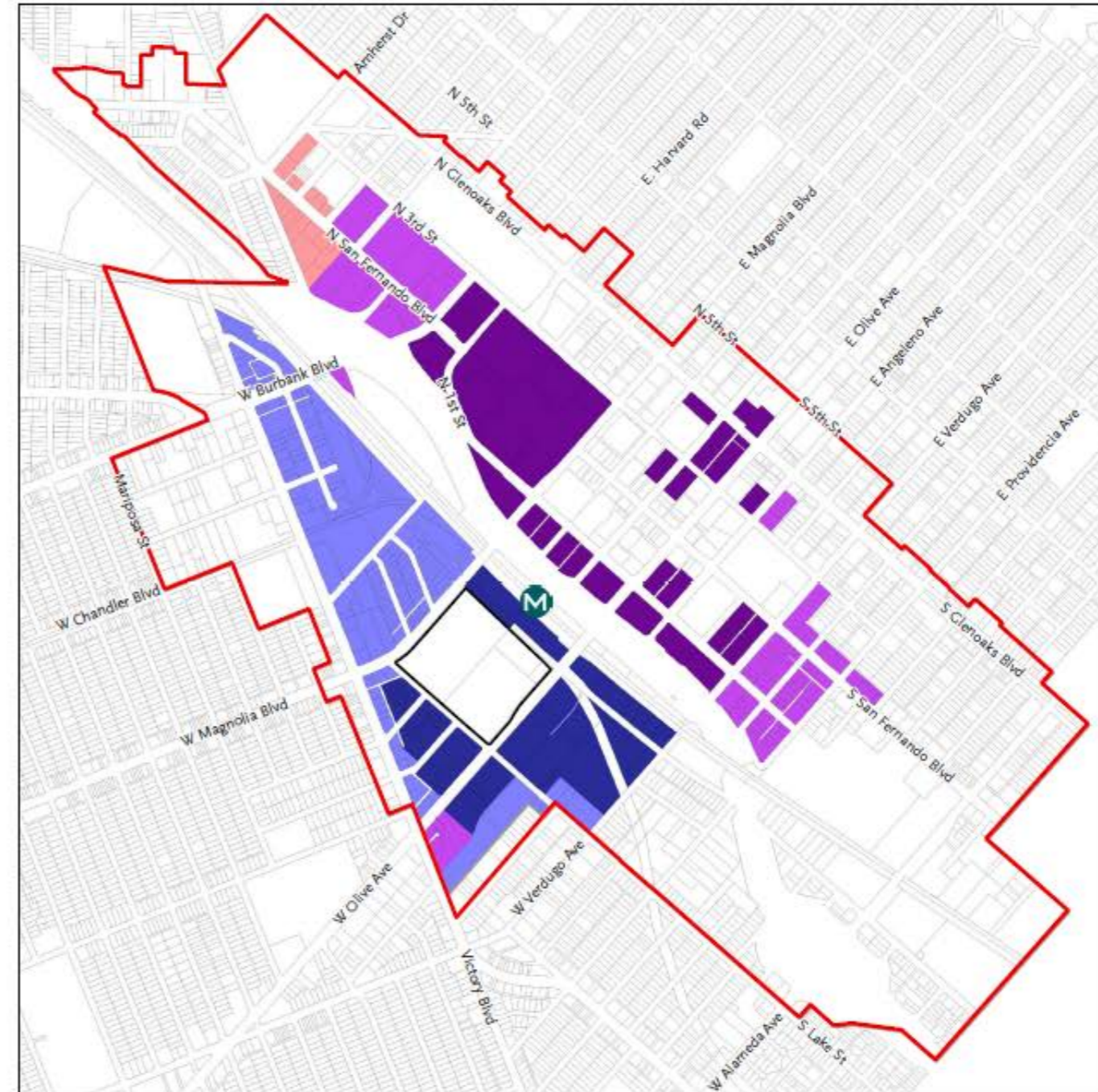


EXISTING GENERAL PLAN LAND USE MAP



	acres	du/acre	units
Plan Area			
Burbank Downtown Metrolink Station			
Magnolia Power Plant (MPP) Site			
Downtown Commercial	76.18	87	6,628
Corridor Commercial	26.89	27	726
South San Fernando Commercial	16.07	43	691
North Victory Commercial / Industrial	64.35	27	1,737
Institutional	27.56	0	0
High Density Residential	1.30	43	56
<b>Total</b>	<b>219.72</b>	<b>45</b>	<b>9,838</b>

PROPOSED GENERAL PLAN LAND USE MAP



	acres	du/acre	units
Plan Area			
Burbank Downtown Metrolink Station			
Magnolia Power Plant (MPP) Site			
Downtown/Media District Mixed-Use	39.61	87	3,446
City Center Mixed-Use	64.89	110	7,138
San Fernando Mixed-use	8.12	43	349
West Downtown Commercial/ Industrial	64.30	0	0
West Olive Commercial	42.80	0	0
<b>Total</b>	<b>219.72</b>	<b>50</b>	<b>10,934</b>
<b>GAIN</b>			<b>1,096</b>



## Preferred Project

Residential units:	9,944
Non-residential sf:	6,083,657
Hotel rooms:	981



## Increased Growth Alternative

Residential units:	16,977
Non-residential sf:	6,501,905
Hotel rooms:	981



## No Project Alternative

Residential units:	3,415*
Non-residential sf:	3,025,079
Hotel rooms:	981

\* Total citywide Housing Element capacity = 10,011 units



# CEQA/EIR SCOPING

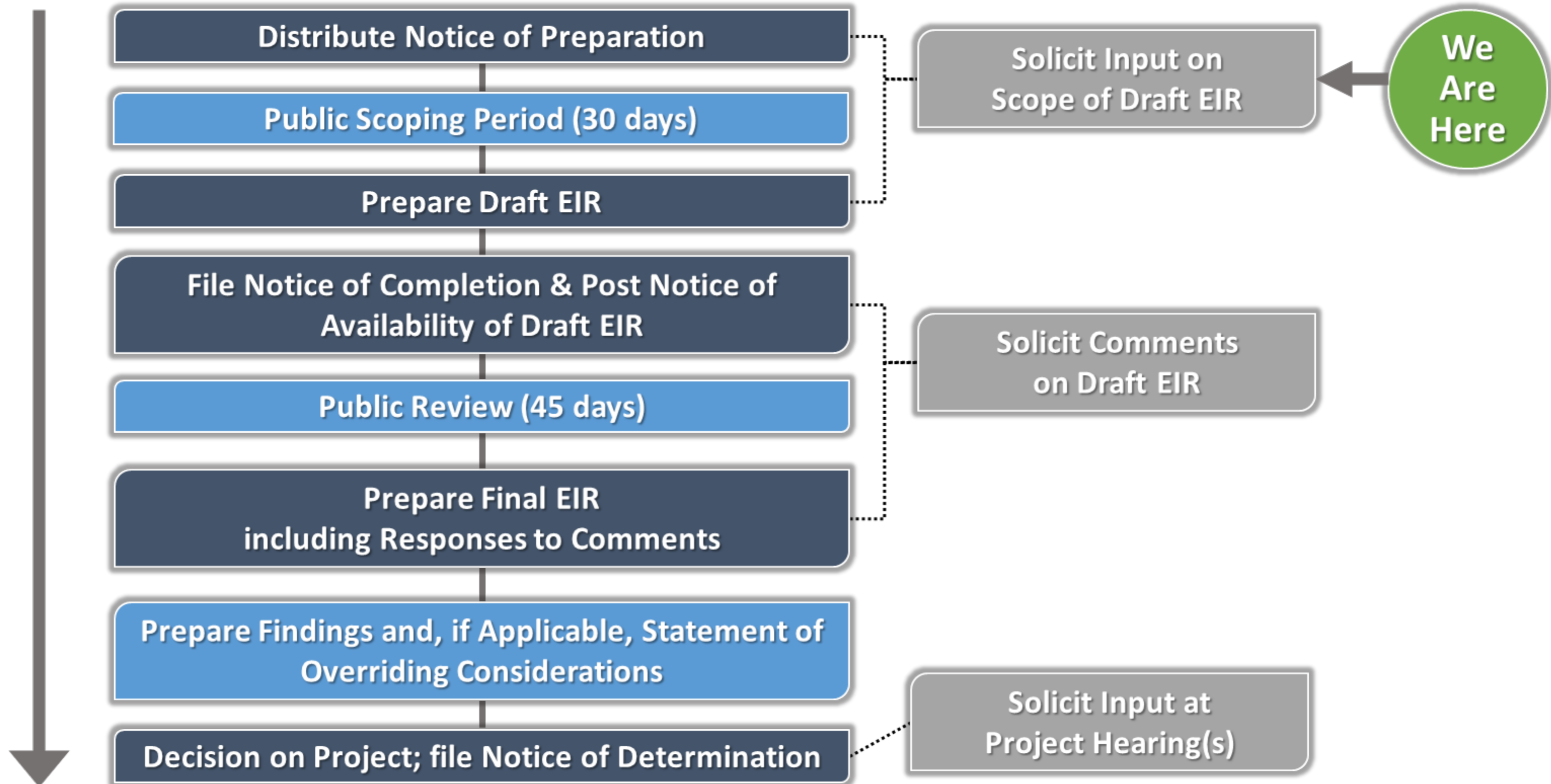




- California Environmental Quality Act – Process for an EIR
- Disclose the significant environmental effects of proposed actions to the public and decision-makers
- Identify ways to avoid or reduce environmental effects through mitigation measures or alternatives
- Enhance public participation in the planning and environmental review process



# CEQA PROCESS





■ Agriculture and Forestry Resources

■ Biological Resources

■ Cultural Resources

■ Geology and Soils

■ Energy

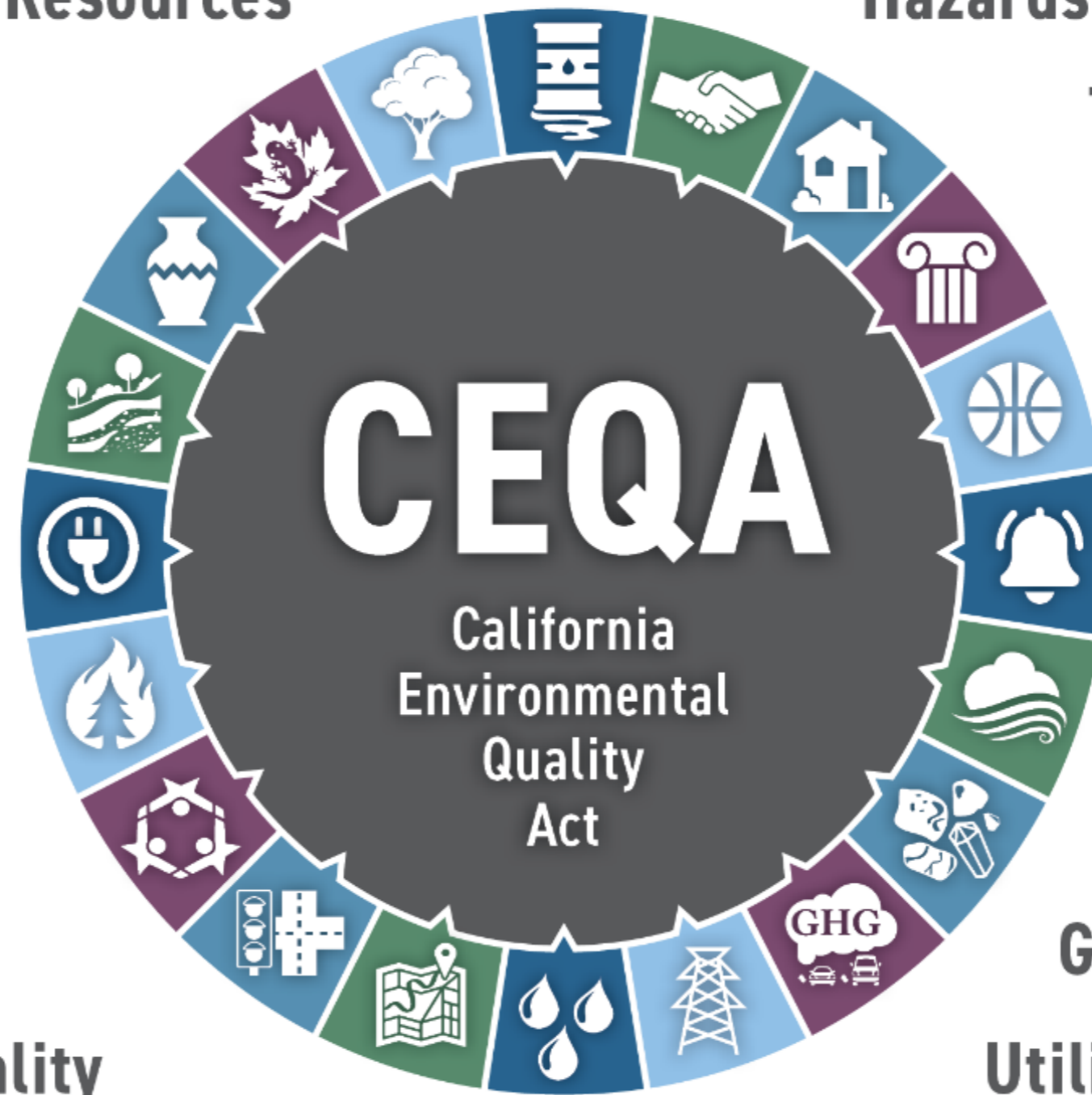
■ Wildfire

■ Public Services

■ Transportation

■ Land Use and Planning

■ Hydrology and Water Quality



Hazards and Hazardous Materials ■

Tribal Cultural Resources ■

Population and Housing ■

Aesthetics/Visual ■

Recreation ■

Noise ■

Air Quality ■

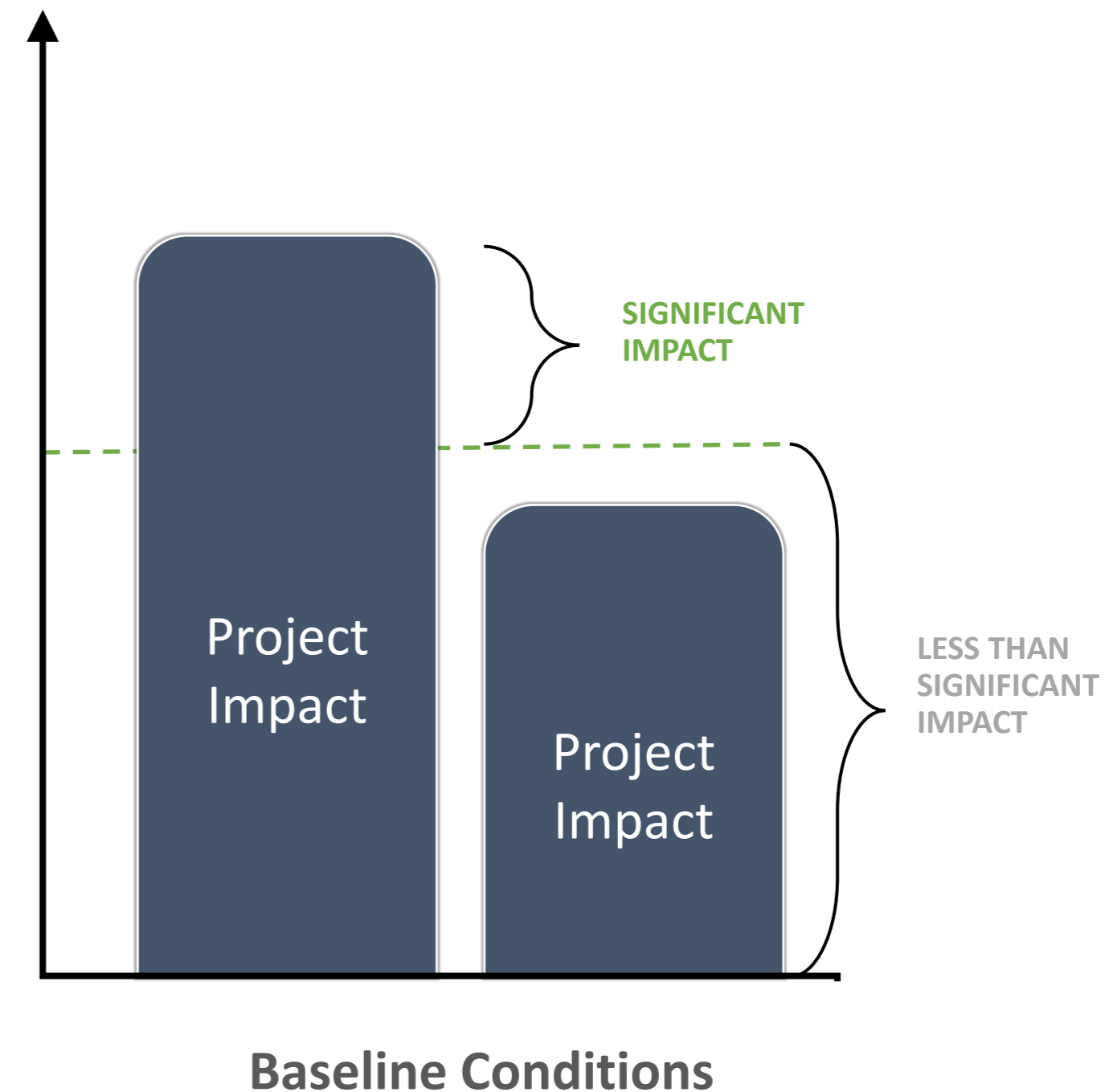
Mineral Resources ■

Greenhouse Gas Emissions ■

Utilities and Service Systems ■



- Impacts identified per CEQA Guidelines and regulations
- Mitigation measure(s) avoid or reduce impacts to below thresholds
- Impact determinations
  - Less than significant
  - Less than significant with mitigation
  - Significant and unavoidable





- Cumulative impacts
- Growth inducing impacts
- Alternatives:
  - EIR requires an analysis of a “reasonable range” of alternatives
  - Up to three alternatives will be analyzed, including the required "No Project" alternative
  - Project alternatives to be determined based on Draft EIR analysis



- Notice of Preparation November 2023
- Scoping Period Ends December 15, 2023
- Draft EIR Preparation Winter 2024
- 45-Day Public Review Period Spring 2024
- Response to Comments Summer 2024
- Final EIR Summer/Fall 2024
- Public Hearings Fall 2024
- Filing of Notice of Determination Fall 2024



**To ensure comments are accurately captured please submit a written comment for the record.**

## Direct Written Comments to:

**Leonard Bechet, Principal**

**Community Development Department**

150 North Third Street

P.O. Box 6459

Burbank, California 91502

[LBechet@burbankca.gov](mailto:LBechet@burbankca.gov)

## Comments Due:

**December 15, 2023 @ 5:00 PM**

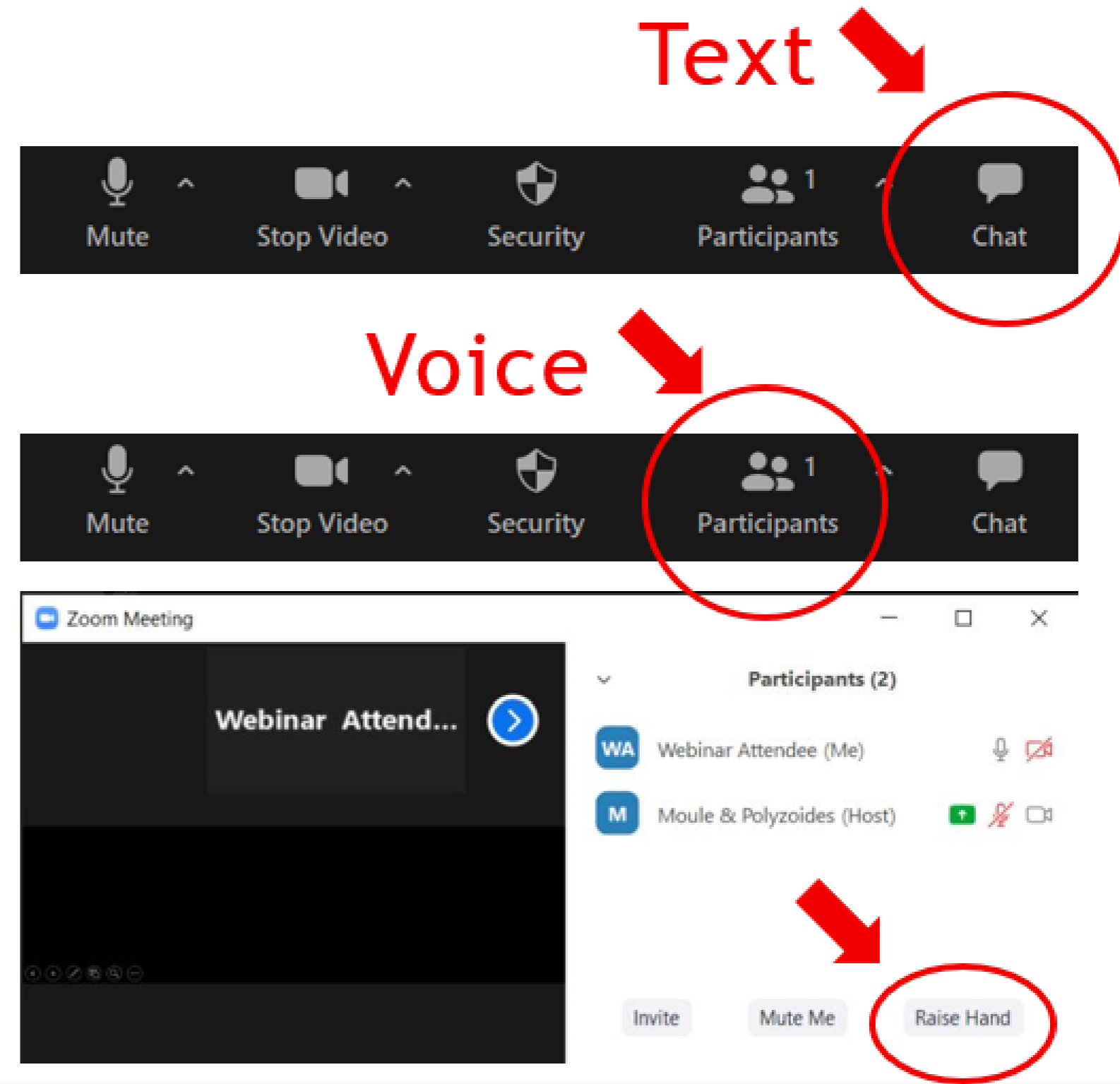


To provide comments or questions:

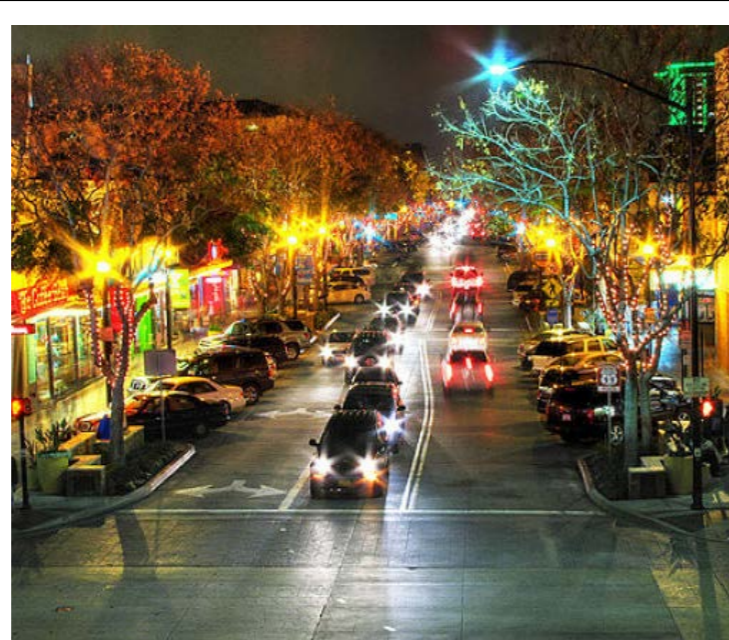
Send a text message by pressing the “Chat” button

Or

Request to make a voice comment by pressing the “Participants” icon and then selecting “Raise Hand”







For more information, please contact:

Leonard Bechet  
Principal Planner  
Community Development Department  
[lbechet@burbankca.gov](mailto:lbechet@burbankca.gov)  
(818) 238-5250

[www.downtownburbanktod.com](http://www.downtownburbanktod.com)



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