

Summary Form for Electronic Document Submittal

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023110017

Project Title: Burbank Media District Specific Plan Update

Lead Agency: City of Burbank, Community Development Department, 150 N 3rd Street, Burbank CA 91502

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Project Location: Burbank

Los Angeles County

City

County

Project Description (Proposed actions, location, and/or consequences).

The City is proposing updates to the Media District Specific Plan. The existing Media District Specific Plan was adopted in 1991. Goals and policies of the Specific Plan focus on development growth-control and to assure that all new development could be accommodated by infrastructure and public services and to preserve the character of neighborhoods within the Specific Plan Area. The proposed Project aims to develop implementing policies and programs to remove barriers to housing production, streamline the permitting process, and introduce objective design standards for new development within the Specific Plan Area. Approximately 9,702 residential units, 3,986,207 square feet of commercial and general business development, and 400 hotels rooms are projected under the proposed Project.

The Specific Plan Area is located at the southwestern portion of the City and is approximately 544 acres bounded by the Magnolia Park neighborhood to the north, South Keystone Street east, the Los Angeles River to the south, and the Toluca Lake and Toluca woods neighborhoods to the west. The Specific Plan Area is bisected by State Route 134 (SR 134) and the Metrolink Commuter Rail.

The City identified groupings of underutilized sites within the Specific Plan Area as opportunities for infill and adaptive reuse. These sites are referred to as opportunity sites and would assist in meeting the City's goals of introducing affordable housing, promoting infill development, and catalyzing economic development in proximity to existing employment centers and envisioned transit centers and corridors. Under the proposed project, 125 percent of allowed density could be applied to future development projects that qualify as transit oriented development or exceptional project based on City eligible criteria and process, including opportunity sites and 100 percent of allowed non-residential intensity could be applied to all opportunity sites. These allowances could also aid in streamlining the full range of development options without the need for additional density bonuses as allowed by State laws.

Approximately 212-acres within the Specific Plan Area are zoned as Planned Development with several multi-media studios and are subject to private development agreements. For informational purposes, the number of potential residential units within these areas has been assessed under the "Planned Development" designation. However, these units are not included in the overall development potential under the proposed Project as these properties are regulated through individual development agreements and are not subject to the provisions of the proposed Project update.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Air Quality: Mitigation Measures AQ-1 and AQ-2 would reduce potential impacts related to construction and operational emissions associated with future development projects, but impacts would remain significant and unavoidable.

Biological Resources: Mitigation Measure BIO-1 would require nesting bird avoidance through pre-construction surveys and would reduce potential impacts to biological resources to a less-than-significant level.

Cultural Resources: Mitigation Measure CUL-1 would require protection, documentation, and memorialization of historical resources; however, the potential for the demolition or alteration of historical buildings cannot be precluded and impacts to historical resources would remain significant and unavoidable. Mitigation Measure CUL-2a would require retention of a qualified archaeologist to prepare a Phase I Archaeological Resources Study and adherence to the study's recommended measures prior to development of future projects. Mitigation Measures CUL-2b and CUL-2c would reduce potential impacts related to the inadvertent discovery of archaeological resources during future development. Mitigation Measures CUL-2a through CUL-2c would reduce potential impacts to archaeological resources to a less than significant level.

Geology and Soils: Mitigation Measure GEO-1a requires preparation of a paleontological resources assessment (PRA) for projects that would result in ground disturbances exceeding five feet below surface. If recommended by the PRA, Mitigation Measures GEO-1b and GEO-1c require implementation of a Paleontological Resources Mitigation Plan, a worker environmental awareness program, and procedures in the event that fossils are encountered. Mitigation Measure GEO-1a through GEO-1c would reduce potential impacts to paleontological resources to a less-than-significant level.

Hazards and Hazardous Materials: Mitigation Measure HAZ-1 requires preparation of a Phase I and/or Phase II Environmental Site Assessment for future development projects to determine whether there are hazardous contamination concerns present and provide recommendations, if applicable. Mitigation Measure HAZ-1 also requires implementation of a Soil Management Plan and remediation, if applicable. Mitigation Measure HAZ-1 would reduce potential impacts related to site contamination to a less-than-significant level.

Land Use and Planning: Impacts related to conflicts with land use plans and policies adopted for the purpose of reducing or avoiding environmental impacts were found to be significant and unavoidable with no feasible mitigation available.

Noise: Mitigation Measures NOI-1a through NOI-1i would reduce construction noise impacts from future projects by requiring quieter, well-maintained equipment; limiting idling, radios, and pile driving; maximizing distance from sensitive uses; using smart alarms, temporary sound barriers, and responsive complaint procedures; and ensuring on-site accountability. For larger or longer projects near noise-sensitive uses, a project-specific construction noise study is required to quantify impacts and implement additional, enforceable noise-reduction measures. Nonetheless, construction noise could still exceed thresholds, and impacts would remain significant and unavoidable. Mitigation Measure NOI-2 would reduce construction-related vibration impacts through the use of alternative equipment and impacts would be less than significant.

Transportation: Impacts due to increased vehicle miles traveled were found to be significant and unavoidable with no feasible mitigation available.

Tribal Cultural Resources: Mitigation Measure TCR-1 would require retention of a Native American Monitor prior to the commencement of ground-disturbing activities and proper treatment of any Tribal cultural resources encountered for future projects. Mitigation Measure TCR-1 would reduce impacts to a less-than-significant level. Implementation of Mitigation Measures CUL-2a and CUL-2b would also contribute to reducing potential impacts to tribal cultural resources.

Utilities and Service Systems: Impacts to the wastewater treatment system serving the Plan Area were determined to be significant and unavoidable with no feasible mitigation available during the studied planning period of the Project.

Wildfire: Mitigation Measure W-1 would require future projects within very high fire hazard severity zones to implement fire hazard reduction measures during construction. Mitigation Measure W-1 would reduce potential impacts related to wildfire to a less-than-significant level.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Section 1, *Introduction*, of the Draft Program EIR summarizes the seven comments received during the EIR scoping period. The City received letters from one agency, one tribal entity, and five written comments from the public. The environmental comments received generally pertain to issues related to aesthetics (light and shadow), increases in air emissions, land use impacts associated with increased density, utility infrastructure improvements, availability and management of public open space, increased traffic, transit/transportation impacts, and potential alternatives to the proposed project.

Provide a list of the responsible or trustee agencies for the project.

Responsible agencies: None

Trustee agency: None