

Notice of Availability

Date: February 7, 2026

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 Program Environmental Impact Report

Project Title: Burbank Media District Specific Plan Update

The City of Burbank (City) is updating the Burbank Media District Specific Plan. As the Lead Agency under the California Environmental Quality Act (CEQA), the City has prepared a Draft Program Environmental Impact Report (EIR) for the proposed updates to the 1991 Media District Specific Plan (hereafter referred to as “Project” or “proposed Project”), which would establish development standards to facilitate the development of up to 9,702 residential units, 3,986,207 square feet of commercial and general business development, and 400 hotel rooms within the approximately 544 acres of the Specific Plan area (hereafter referred to as “ Specific Plan Area”). The description of the proposed Project and location are described in the attached materials.

Environmental Effects

The Draft EIR provides a programmatic evaluation of potential environmental impacts of the proposed Project with regard to the following resource topics:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

In accordance with CEQA, the Draft Program EIR also evaluates two alternatives to the proposed Project. Based on the impact analyses in the Draft Program EIR, the proposed Project’s potential impacts related to

Aesthetics, Energy, Greenhouse Gas Emissions, Hydrology and Water Quality, Population and Housing, and Public Services was determined to be less than significant. The Project’s impacts to Biological Resources, Geology and Soils, Hazards and Hazardous Materials, Tribal Cultural Resources, and Wildfire was determined to be less than significant with implementation of mitigation measures. The Draft Program EIR identifies mitigation measures for Air Quality, Cultural Resources, Noise, and Utilities/Service Systems; however, even with implementation of feasible mitigation measures, potential impacts to these topic areas were found to be significant and unavoidable. In addition, Land Use and Planning, Transportation (specifically vehicle miles traveled), and Utilities and Service Systems (specifically wastewater treatment) impacts were found to be significant and unavoidable with no feasible mitigation. The analysis completed in Section 4.19, *Effects Found Not to be Significant*, of the Draft Program EIR was prepared in accordance with CEQA and determined that certain specific issue areas would not have the potential to cause or otherwise result in significant environmental effects. As a programmatic EIR, no specific project sites or individual projects are included as part of the analysis; however, for compliance with the CEQA Guidelines, Section 4.8, *Hazards and Hazardous Materials*, the Specific Plan Area identifies sites contained on a list of hazardous materials sites as enumerated in Government Code Section 65962.5.

Public Review Period

The public review period starts on **February 7, 2026**. Due to the time limits mandated by CEQA, your response must be sent at the earliest possible time but not later than 45 days from the date of this notice, and no later than **5:00 P.M. on March 23, 2026**. Please send your response to the address below.

City of Burbank, Community Development Department
 Attn: Amanda Landry, Principal Planner
 150 North Third Street, Burbank, California 91510

You may also email your response to alandry@burbankca.gov along with your contact information.

Document Availability and Website

This NOA and the Draft Program EIR are available for view online at:

<https://burbankmediadistrictsp.squarespace.com>

Hard copies are available for review at the City of Burbank Community Development Department and at all local libraries.

Draft Program EIR Review Locations
<p>City of Burbank Community Services Building, 1st Floor (Planning Counter) Community Development Department 150 North Third Street Burbank, California 91510</p>
<p>Burbank Central Library 110 North Glenoaks Boulevard Burbank, California 91502</p>

Buena Vista Branch Library 300 North Buena Vista Street Burbank, California 91505
Northwest Branch Library 3323 West Victory Boulevard Burbank, California 91505

Notice of Public Meeting

The Burbank Planning Commission will hold a study session on **March 9, 2026, at 6:00 p.m.** to receive public comments on this Draft Program EIR. All interested parties are invited to attend the meeting. The meeting will start with a presentation by City staff on the Draft Program EIR. Following the presentation, the public may provide their comments on the Draft Program EIR. The meeting will be conducted at the following location:

Burbank City Hall - Council Chambers
275 East Olive Avenue, Second Floor
Burbank, California 91502

The meeting is also available online at:

<https://www.burbankca.gov/web/city-clerks-office/meeting-agendas-and-minutes>

Date: 2/7/26

Signature: 

Amanda Landry, AICP
Title: Principal Planner
Telephone: (818) 238-5250

Description of the Media District Specific Plan Update

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.

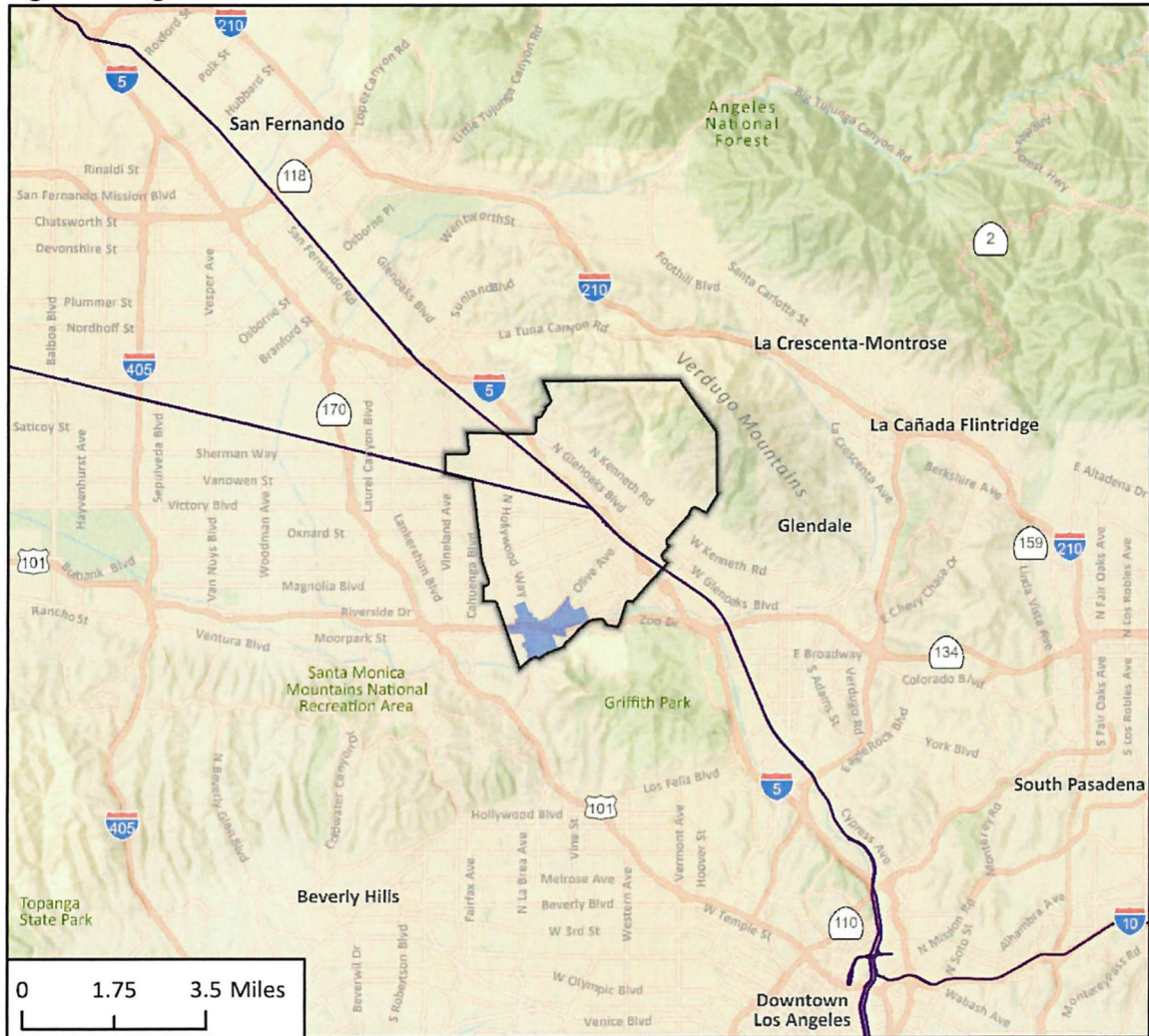
The Specific Plan Area is located at the southwestern portion of the City and is approximately 544 acres bounded by the Magnolia Park neighborhood to the north, South Keystone Street east, the Los Angeles River to the south, and the Toluca Lake and Toluca woods neighborhoods to the west. The Specific Plan Area is bisected by State Route 134 (SR 134) and the Metrolink Commuter Rail (see Figure 1, Regional Location, and Figure 2, Existing and Proposed Specific Plan Area).

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 non-residential 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.

The intent of the proposed Project is to guide development in the Specific Plan Area in a way that is appropriate with pre-existing land uses, neighborhoods and infrastructure, and enhance the built environment through well designed buildings. To reflect that the Specific Plan should be a distinct and unified community with a clear vision, the Burbank2035 General Plan Land Use Map would be amended under the proposed Project to reflect just one land use designation for the Specific Plan Area, Media District Land Use. The proposed Project would also include a zone text amendment to Title 10 of the Burbank Municipal Code to incorporate by reference the objective development and design standards established in the proposed Project for zones within the Specific Plan Area.

Figure 1 Regional Location



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22-13079 EPS
Fig 2-1 Regional Location

-  Burbank City Limits
-  Media District Specific Plan Area
-  Metrolink Commuter Rail

