

# Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #2023110017

Project Title: Burbank Media District Specific Plan Update

Lead Agency: City of Burbank, Community Development Department Contact Person: Amanda Landry, AICP, Principal Planner

Mailing Address: 150 North Third Street Phone: 818-238-5250

City: Burbank Zip: 91502 County: Los Angeles

Project Location: County: Los Angeles City/Nearest Community: Burbank

Cross Streets: Major corridors - Hollywood Way, Alameda Avenue, Olive Avenue Zip Code: 91502

Longitude/Latitude (degrees, minutes and seconds): 34 ° 9 ' 18 " N/ 118 ° 20 ' 8 " W Total Acres: 544

Assessor's Parcel No.: \_\_\_\_\_ Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: 134 Waterways: Burbank Western Channel

Airports: Hollywood Burbank Railways: Metrolink Sch00Is: Burbank Unified School District

## Document Type:

CEQA:  NOP  Draft EIR  NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplemental/Subsequent EIR  EA  Final Document  
 Neg Dec  (Draft EIS)  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_

## Local Action Type:

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other \_\_\_\_\_

## Development Type:

Residential: Units 9,702 Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. 3,986,207 Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type MW  
 Educational: \_\_\_\_\_  Waste Treatment: Type MGD  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: 400 Hotel Rooms

## Project Issues Discussed in Document

Aesthetics  Energy  Mandatoy Findings  Sewer Capacity  
 Agriculture and Forestry Resources  Fiscal Impacts  of Significance  Solid Waste  
 Air Quality  Flood Plain/Flooding  Mineral Resources  Transportation  
 Biological Resources  Geology/Soils  Noise  Tribal Cultural Resources  
 Coastal Zone  Greenhouse Gas Emissions  Population/Housing  Utilities/Service Systems  
 Cultural Resources  Growth Inducement  Public Services  Vegetation  
 Cumulative Effects  Hazards & Hazardous Materials  Recreation  Wetland/Riparian  
 Drainage/Absorption  Hydrology/Water Quality  Schools/Universities  Wildfire  
 Economics/Jobs  Land Use/Planning  Septic System

Other \_\_\_\_\_

## Present Land Use/Zoning/General Plan Designation:

Multiple land uses including media and entertainment companies and a mix of commercial, office, residential, medical, educational, and open space uses.

## Project Description:

The City is proposing updates to the Media District Specific Plan. The existing 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If an SCH number already exists for a project (e.g. Notice of Preparation or previous draft document), please fill in.

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 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.

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## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency, please denote that with an "S".

|  |   |
|--|---|
| <input checked="" type="checkbox"/> Air Resources Board (ARB)                              | <input type="checkbox"/> Natural Reserve System, University of California (UCNRS)                         |
| <input type="checkbox"/> Attorney General  | <input type="checkbox"/> Natural Resources Agency, California   |
| <input type="checkbox"/> Baldwin Hills Conservancy (BHC)                                   | <input checked="" type="checkbox"/> Parks and Recreation, Department of                                   |
| <input type="checkbox"/> Bay Conservation and Development Commission, San Francisco (BCDC) | <input type="checkbox"/> Pesticide Regulation, Department of (DPR)  |
| <input type="checkbox"/> Boating and Waterways, Department of                              | <input checked="" type="checkbox"/> Public Utilities Commission, California (CPUC)                        |
| <input checked="" type="checkbox"/> Caltrans <u>District #7</u>                            | <input checked="" type="checkbox"/> Regional Water Quality Control Board <u>Region #4</u>                 |
| <input type="checkbox"/> Cannabis Control, Department of (DCC)                             | <input type="checkbox"/> Resources Recycling and Recovery, Department of (CalRecycle)                     |
| <input type="checkbox"/> Central Valley Flood Protection Board                             | <input type="checkbox"/> San Diego River Conservancy (SDRC)   |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy (CVMC)                     | <input type="checkbox"/> San Gabriel, Rivers and Mountains Conservancy (RMC)                              |
| <input type="checkbox"/> Coastal Commission (CCC)  | <input type="checkbox"/> San Joaquin River Conservancy (SJRC)   |
| <input type="checkbox"/> Coastal Conservancy, California State (SCC)                       | <input type="checkbox"/> Santa Monica Bay Restoration   |
| <input type="checkbox"/> Colorado River Board  | <input type="checkbox"/> Santa Monica Mountains Conservancy (SMMC)  |
| <input type="checkbox"/> Conservation, Department of (DOC)                                 | <input type="checkbox"/> Sierra Nevada Conservancy  |
| <input type="checkbox"/> Corrections and Rehabilitation, Department of (CDCR)              | <input type="checkbox"/> State Lands Commission, California (SLC)   |
| <input type="checkbox"/> Delta Protection Commission                                       | <input type="checkbox"/> State Water Resources Control Board  |
| <input type="checkbox"/> Delta Stewardship Council   | <input type="checkbox"/> Statewide Health Planning and Development, California Office of (OSHPD)          |
| <input type="checkbox"/> Education, California Department of                               | <input type="checkbox"/> Strategic Growth Council, California (SGC)                                       |
| <input type="checkbox"/> Emergency Services, Office of (OES)                               | <input type="checkbox"/> Division of Drinking Water / Financial Assistance / Water Quality / Water Rights |
| <input checked="" type="checkbox"/> Energy Commission                                      | <input checked="" type="checkbox"/> SWRCB   |
| <input type="checkbox"/> Fish and Game Commission (CDFGC)                                  | <input type="checkbox"/> Tahoe Conservancy  |
| <input checked="" type="checkbox"/> Fish and Wildlife <u>Region #5</u>                     | <input type="checkbox"/> Tahoe Regional Planning (TRPA)   |
| <input type="checkbox"/> Food and Agriculture, Department of (CDFA)                        | <input checked="" type="checkbox"/> Toxic Substances Control, Department of (DTSC)                        |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of (CAL FIRE) | <input type="checkbox"/> Transportation Commission, California (CATC)                                     |
| <input type="checkbox"/> General Services, Department of (DGS)                             | <input checked="" type="checkbox"/> Water Resources, Department of (DWR)                                  |
| <input type="checkbox"/> Highway Patrol, California (CHP)                                  | <input type="checkbox"/> Other _____  |
| <input checked="" type="checkbox"/> Historic Preservation, Office of                       | <input type="checkbox"/> Other _____  |
| <input type="checkbox"/> Housing and Community Development, California Department of (HCD) | <input type="checkbox"/> Other _____  |
| <input checked="" type="checkbox"/> Native American Heritage Commission (NAHC)             | <input type="checkbox"/> Other _____  |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date February 7, 2026 Ending Date March 23, 2026

**Lead Agency (Complete if applicable):**

|  |                       |
|--|-----------------------|
| Consulting Firm: <u>Rincon Consultants, Inc.</u>           | Applicant: _____      |
| Address: <u>250 East 1<sup>st</sup> Street, Suite 1400</u> | Address: _____        |
| City/State/Zip: <u>Los Angeles, California 90012</u>       | City/State/Zip: _____ |
| Contact: <u>Susanne Huerta</u>                             | Phone: _____          |
| Phone: <u>213-788-4842</u>                                 |                       |

Signature of Lead Agency Representative:  Date: February 7, 2026