



Public Notice of Environmental Decision

Date Posted: 9/2/21
Date to be Removed: 10/2/21

Project No. 20-0006508 (Development Review)

Project Title

706 East Verdugo Avenue

Project Location (Address)

A request to construct a new 1,719 square foot two-story, two-unit residential building with six parking spaces in the rear of a multifamily-zoned lot. The existing 1,267 square foot single-family dwelling on the lot will remain. An existing detached garage and accessory structure in the rear yard will be demolished as part of the project. The property is located in the R-3 Medium Density Residential Zone. The General Plan Land Use designation is Medium Density Residential.

Project Description

Rodrigo Escobar, LRA Architecture

Project Applicant

Xjvirr Thomas, Assistant Planner

(818) 238-5250

Project Planner

Phone

Director's Environmental Decision:

 X **Categorically Exempt**

This project has been determined to be exempt from the California Environmental Quality Act (CEQA) in accordance with Sections 15304 (Minor Alterations to Land), and 15332 (In-Fill Development) of the State CEQA Guidelines. See following pages for description.

Section 15304 (Minor Alterations to Land): This exemption applies to minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees, including grading on land with a slope of less than 10 percent, new gardening or landscaping, and filling of earth into previously excavated land with material compatible with the natural features of the site.

The project includes new landscaping and re-surfacing for new parking spaces in the rear



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along with driveway aprons from the alley. The project qualifies for this exemption.

Section 15332 (In-Fill Development Projects): This exemption applies where the project meets the following criteria: **(a)** The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; **(b)** The project occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; **(c)** The project site has no value as habitat for endangered, rare or threatened species; **(d)** Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and, **(e)** The site can be adequately served by all required utilities and public services.

The 2-unit multi-family project is consistent with the General Plan Land Use designation of Medium Density Residential, as 2 residential dwelling units are proposed on a multi-family-zoned lot which allows for a maximum of 3 residential units, consistent with the applicable R-3, Medium Density zoning designation for the project site.

The project is also consistent with the R-3 Medium Density Residential zoning designation as it's within the maximum density allowable of 3 units, with 2 proposed rental units (for a total of 3 on the property, inclusive of the existing unit), a maximum allowable Lot Coverage of 60% with a proposed Lot Coverage of 40% and is consistent with all applicable development standards.

The project is located within the city limits of the City of Burbank on a site that is less than 5 acres and surrounded by urban uses consisting of primarily single-family and multi-family residential development.

The project site does not have value as habitat for endangered, rare, or threatened species due to its urban environment.

The 2-unit multi-family infill project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services, including electricity, water, and right-of-way service. Additionally, the project is consistent with the development maximum allowed under the General Plan, and was identified in the Burbank Housing Element Residential Sites Inventory, and was therefore factored into anticipated growth and associated development impacts that were considered as part of the Burbank 2035 General Plan EIR. The project is required to comply with the City's standard noise thresholds and requirements from the adopted General Plan and city ordinances, as a condition of the project approval. The project was reviewed by Burbank Water and Power and Public Works, both of whom confirmed the project can be served by utilities and services.



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Reasons why the project poses no environmental impact

Fred Ramirez
Assistant Community Development Director

Date