**Development Review** ****

**Community Meeting**

**DATE & TIME:** February 16, 2023 beginning at 6:00 p.m.

**LOCATION:** Community Services Building, Room 104

 Located at 150 North Third Street, Burbank

**AGENDA:**

6:00 – 6:15: Check in and open house

6:15 – 6:30: Staff introduction & Applicant presentations

6:30 – 6:45: Question and answer period (may be extended, if necessary)

6:45 – 7:00: Open house (staff and applicants will remain to answer any additional questions)

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**Project No. 19-0005588** **– Development Review, Tentative Tract Map – Condominium Map, and Density Bonus Request**

**Address: 529-537 E. Palm Ave.**

 Applicant: Jean-Pierre Boladian

Project Planner: David Kim, Associate Planner

Phone: (818) 238-5250 E-mail: dkim@burbankca.gov

**Description:** Development Review (DR) application that proposes to demolish the existing residential units at the Project site to construct a new four-story 24-unit housing development. A Tentative Tract Map – Condominium Map is requested by the Project Applicant to combine the two parcels and construct the residential condominium units. The residential parking would be provided in a subterranean-level parking garage (total of 38 proposed parking spaces). In addition, the project requests a 50% density bonus and the Project Applicant intends to use several waivers and reduced parking standards as allowed by the State and City’s Density Bonus regulations. The Project site is currently zoned R-4 (High Density Residential). The Development Review and Tentative Tract Map – Condo Map is requested by the Project Applicant in accordance with the Burbank Municipal Code Title 10 (Zoning Regulations) and Title 11 (Subdivisions).

**Environmental Review:** The City is currently preparing an environmental assessment for the Project.

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**OTHER INFORMATION:**

* Please sign in when you arrive.
* The purpose of this meeting is to inform area property owners and residents of the pending project, and to solicit input in advance of a decision being made on the Project.
* Members of the community may leave as soon as they make their verbal statements or may stay for the entire meeting.
* You may submit comments in writing at any time, if you do not wish to speak.
* **No decision will be made on the project this evening. Please check with the project planner (contact information listed above) for the anticipated date of decision.**