

Planning Commission Agenda

Monday, February 23, 2026
City Council Chambers
6:00 p.m.

This agenda contains a summary of each item of business that the Planning Commission may discuss or act on at this meeting. The staff report and all other documentation relating to each agenda item are on file and available for public inspection in the office of the Community Development Department. Staff reports are also available on the internet at www.burbankca.gov/planning. If you have any questions or comments about any agenda item, please call the Planning Division at (818) 238-5250.

This facility is disabled accessible. In compliance with the Americans with Disabilities Act, if any special assistance is needed to participate in this meeting, please contact the ADA Coordinator at (818) 238-5051 voice or (818) 238-5035 TDD. Notification 48 hours in advance of this meeting will enable the City to make reasonable arrangements for special assistance.

NOTICE IS HEREBY GIVEN that a Regular Planning Commission Meeting will be held in the Council Chamber at 275 East Olive Avenue, Second Floor on February 23, 2026, at 6:00 p.m., to discuss matters on the attached agenda.

How to View the Meeting:

Local Cable: Spectrum Channel 6 or AT&T Uverse Channel 99.

YouTube Live Streaming Channel: [Click here](#).

City Website Live Streaming: [Click here](#).

Interpretation Requests:

If you would like to participate in Public Comments and require an interpreter, please telephone the City Clerk's Office at (818) 238-5851 at least 48 hours in advance of the meeting.

Si desea participar en los comentarios públicos y necesita un intérprete, por favor llame a la Oficina de la Secretaria Municipal al (818) 238-5851 al menos 48 horas antes de la reunión.

Եթե ցանկանում եք մասնակցել հանրային մեկնաբանություններին և թարգմանիչ եք պահանջում, խնդրում ենք զանգահարել քաղաքապետարանի գրասենյակ՝ (818) 238-5851 հեռախոսահամարով հանդիպումից 48 ժամ առաջ:

Public Comment Options:

1. To speak during one of the public hearing items or during the oral communications period of the meeting, members of the public may speak in-person in the Council Chambers, by submitting a completed speaker card to Planning Division staff; or by telephone by calling (818) 238-3335 during the meeting – when prompted to. City staff will be forwarding and announcing calls in real time to the Planning Commission during the Meeting after in-person comments have been received; and
2. You can submit electronic correspondence ahead of the meeting through eComment. eComments will remain open until 5:00 p.m. the night of the meeting.

Agenda items that are not in process by 10:45 p.m. may be carried over to the next regular meeting of the Planning Commission.

CALL TO ORDER

MOMENT OF REFLECTION

FLAG SALUTE

ROLL CALL

ANNOUNCEMENTS

ORAL COMMUNICATIONS

Oral communications are limited to three (3) minutes. To Comment, please telephone into the meeting at (818) 238-3335 or to speak in-person, a **speaker card** must be completed and presented to Planning Division staff prior to the comment period

HEARINGS

1. **Project No. 25-0004181, A General Plan Map Amendment and Zone Map Amendment to consider establishing General Plan Land Use Designations and Zoning Designations for portions of 17 properties located on the 600-700 block of Roselli Street that are proposed for annexation into the City of Burbank.**

PROJECT DESCRIPTION: A proposal for a General Plan Map Amendment to establish a General Plan Land Use Designation to Low Density Residential and Zone Map Amendment to establish Single-Family Residential (R-1) zone for portions of 17 properties located on the 600-700 block of Roselli Street that are proposed for annexation into the City of Burbank.

ENVIRONMENTAL REVIEW: It is Staff's assessment that the proposed General Plan Map Amendment, Zone Map Amendment, and associated Resolution and Ordinance are categorically exempt from the California Environmental Quality Act (CEQA)

pursuant to California Code of Regulations, Title 14, Section 15319, annexations of existing facilities and lots for exempt facilities, because it includes the annexation of property to the City of Burbank containing existing private structures developed to the density allowed by the pre-zoning designation, and there is sufficient utility capacity to serve the Subject Properties. In addition, the Project has also been determined to be exempt from the California Environmental Quality Act (CEQA) pursuant to California Code of Regulations, Title 14, Section 15061(b)(3), common sense exemption, because it can be seen with certainty that there is no possibility that annexation and concurrent detachment may have a significant effect on the environment.

The Subject Properties are single family homes and have been such for decades. This Project is merely to correct an improper boundary bisection that occurred in the past. To correct the improper boundary bisection, the City of Burbank must apply to the LAFCO to initiate proceedings to annex the back approximate fifty (50) feet of each of the Subject Properties into the City of Burbank, as well as detach the approximate fifty (50) feet of each of the Subject Properties from the City of Glendale. The adoption of the proposed General Plan Amendment and Zone Map Amendment, and associated Resolution and Ordinance are exempt from CEQA and no further analysis under CEQA is required

RECOMMENDATION: Staff recommend the Planning Commission adopt the attached Resolution recommending that the City Council approve the proposed General Plan Map Amendment (GPA) and adopt the Zone Map Amendment (ZMA) (Exhibit A). The proposed amendments would update the General Plan Land Use Map in Exhibit LU-1 Land Use Diagram and assign a General Plan Land Use Designation of Low Density Residential, and amend the Zoning Map, as referenced in Burbank Municipal Code (BMC) Section 10-1-302(A), to establish a Zoning Designation of Single-Family Residential (R-1) to portions of 17 properties located on the 600-700 block of Roselli Street that are proposed for annexation into the City of Burbank.

Project Manager:
Karen Chavez Hernandez, Associate Planner
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REPORTS TO COMMISSION

APPROVAL OF MINUTES

Minutes from January 12, 2026, Planning Commission Meeting.

INTRODUCTION OF ADDITIONAL AGENDA ITEMS

Planning Commissioners may introduce new items for discussion, but no action may take place except to place the item on a future agenda.

CITY PLANNER COMMENTS

ADJOURNMENT TO THE MARCH 9, 2026, PLANNING COMMISSION MEETING.