



SB35 Informational Meeting Summary

Introduction and Purpose

The City of Burbank received inquiries about three SB35 residential projects located between North Hollywood Way and North Buena Vista Street along Empire Avenue. On July 26, 2023, the City of Burbank hosted a virtual informational workshop with the community to address these inquiries and speak more broadly about the SB35 process and next steps. The three proposed residential projects presented at the informational workshop included the SB 35 project at 2814 Empire Ave. (148 units); the SB 35 project at 3000 Empire Ave. (337 units), and the SB 35 project at 3001 Empire Ave. (131 units). Following the overview, staff dedicated the remainder of the meeting to take in comments and questions. This was an informational meeting only. No decisions regarding the projects were made at the meeting.

Noticing

The workshop was noticed via multiple media, including:

- Social Media, by posting on the City's Social Media Accounts.
- Announcements during City Council Meetings leading up to the workshop.
- Postings on the City of Burbank Website, Calendar page.
- Posting on the Golden State Specific Plan page.
- Mailed notices to owners and residents within 1,000-feet of the SB 35 projects discussed at the meeting.
- Email notification to all addresses in the City's and Golden State Specific Plan mailing list.

Presentation

The workshop was held on July 26, 2023. At 6:05pm, a virtual zoom presentation began, led by Daniel Villa (Senior Planner), Shipra Rajesh (Senior Planner), David Kim (Associate Planner) and Greg Mirza-Avakyan (Associate Planner). The meeting presentation can be viewed at goldstatesp.com/resources.

Q&A (Question and Answers)

Following the presentation, the project team took questions from the attendees, answered questions, and received comments. A summary of the questions asked to staff included:

- Q: What is the anticipated breakdown in rents for the apartments on Empire? Are there other projects in Burbank that are comparable?
- Q: While the projects are close to the Metrolink station, people will still have cars. The projects are proposing little parking. How will this affect the surrounding area?
- Q: What would normal parking requirements be if they were not SB35 compliant?
- Q: Which type of notifications to the surrounding neighborhood has the city undertaken to let them know of the developments?
- Q: Would the Golden State Specific plan supersede SB35 standards for parking?
- Q: How does the Metrolink station meet the transportation hub requirements?
- Q: Although the City can't address the parking issues because of SB35 limitations, the City can mitigate the issues caused by ADU's, loss of surface parking lots, airport overflow parking, and Gross Park overflow...
- Q: We are already at capacity within the six local streets adjoining the projects, with residents taking the existing on-street parking. Can the city build a pedestrian bridge that

bridges over the train tracks to allow the neighborhoods south of Vanowen to absorb some of the parking demand?

- Q: Schools – How are the local schools going to deal with the added influx of residents when the projects are built?
- Q: Why was this area selected for the project?
- Q: What will the city do to keep the residents in the neighborhood, because people may want to leave the neighborhood?
- Q: Concerns with parking with the Metrolink parking being so small. How does the City plan to address this?

Please watch the video recording of the Community Meeting for the answers to the above questions. The video is available at the link below:

<https://www.goldenstatesp.com/resources> .

Next Steps

The City will host two Walking Tours of the GSSP area in late August and October 2023.

City staff will also present to City Council on mobility, tentatively scheduled for Fall 2023.

The public is invited to provide additional feedback online at [goldenstatesp.com](https://www.goldenstatesp.com) or emailed to gssp@burbankca.gov.

To get more information on the status of the three SB35 projects, please visit the City's Active Project webpage, provided below:

<https://www.burbankca.gov/web/community-development/active-projects> .