

Appendix K
**Tribal Cultural Resources –
AB52 Consultation
Documentation**



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CITY OF BURBANK
COMMUNITY DEVELOPMENT DEPARTMENT

150 North Third Street, P.O. Box 6459, Burbank, California 91510-6459
www.ci.burbank.ca.us

June 8, 2017

Caitlan B. Gully
Tribal Historic & Cultural Preservation Officer
Fernandeño Tatavium Band of Mission Indians
1019 Second Street
San Fernando, CA. 91340

RE: Notification of Proposed Project (Public Resources Code §21080.3.1)

Dear Ms. Gully:

This letter serves as notification to the Fernandeño Tatavium Band of Mission Indians of a proposed development project in the City of Burbank, in accordance with Public Resources Code §21080.3.1. The City of Burbank, as the CEQA Lead Agency, is beginning the environmental review process and will be preparing an Environmental Impact Report.

Application Type(s): General Plan Amendment, Planned Development zoning, Development Agreement, Development Review Tentative Parcel Map (Planning Permit No. 16-4646)
Project Location: 3001 N. Hollywood Way
Project Description: See attached *Project Description*.

Public Resources Code §21080.3.1 allows 30 days for a California Native American tribe to respond to this notification. If a response is not provided within 30 days of receiving this notice, the City of Burbank will assume that the Fernandeño Tatavium Band of Mission Indians declines to initiate the formal consultation process for the above project. Your written response may be mailed to the address above, or submitted via e-mail to splmbaek@burbankca.gov. If you have any questions regarding the proposed project, please contact me at (818) 238-5250.

Sincerely,

Scott Plambaek
Deputy City Planner

Enclosures:

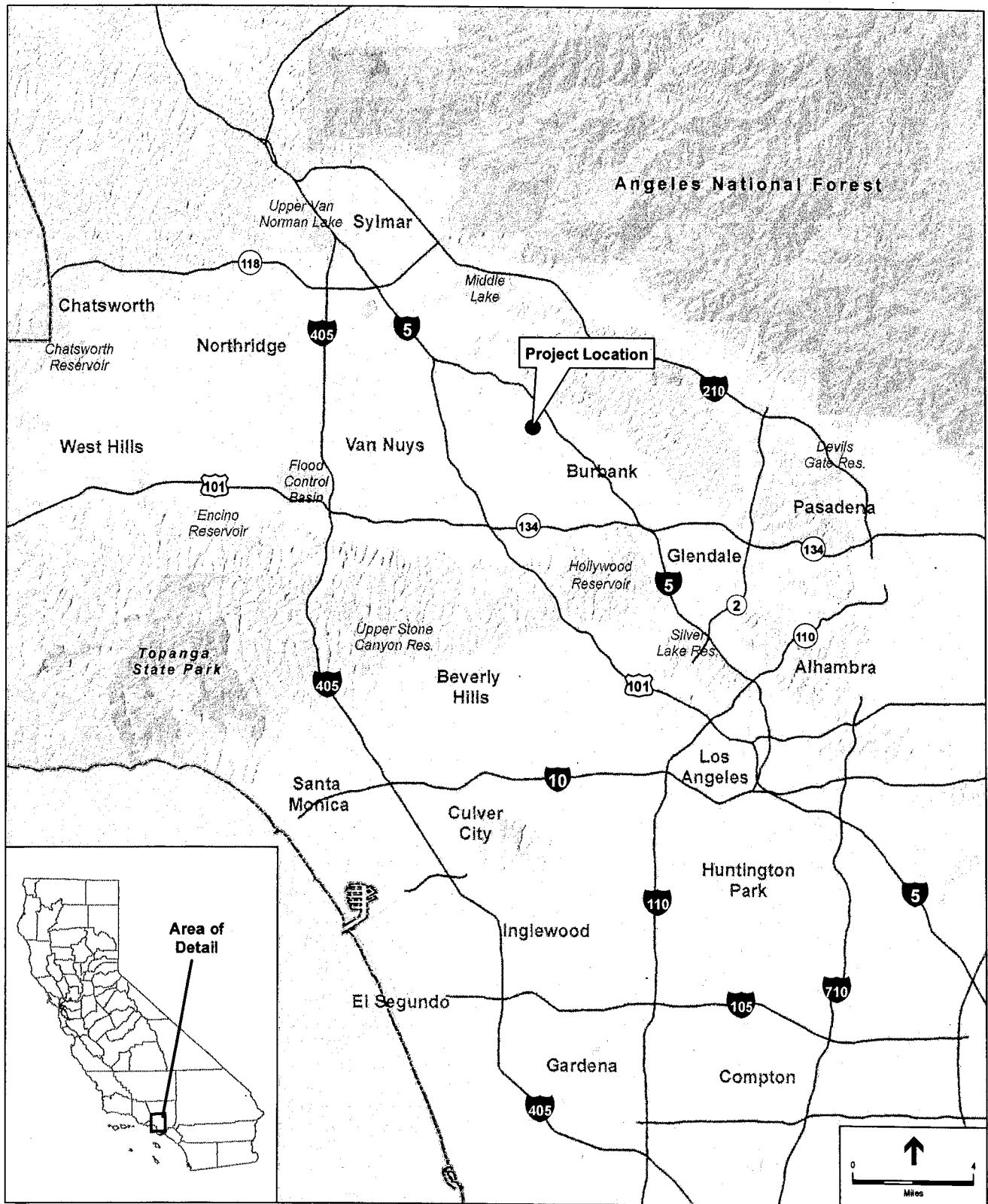
- A. Project Description
- B. Vicinity Map
- C. Aerial Photograph Map
- D. Site Plan

PROJECT DESCRIPTION

The project applicant has filed an application to permit the development of a mixed-use project City of Burbank with multiple components including transit connectivity, parking and street improvements, industrial, offices, retail buildings, and a hotel to be located immediately west of the Burbank Bob Hope Airport, west of North Hollywood Way and south of San Fernando Road. The project site includes approximately 60 acres and is currently graded and partially developed with surface parking lots.

The creative office component would consist of nine two-story buildings, representing 142,250 square feet. These offices would accommodate various types of business retail, food, and beverage tenants. The two retail buildings would be approximately 6,154 square feet and 9,000 square feet respectively, totaling 15,154 square feet, the buildings would be divisible down to 1,500 square foot spaces. The site would be entitled to accommodate up to 166-room select service hotel, totaling 101,230 gross square feet. The hotel building would be six stories (maximum of 69 feet high) with amenities including a fitness center, outdoor swimming pool, and meeting facilities. The proposed project would include a creative industrial component comprised of six industrial buildings totaling 1,014,887 square feet. The individual building sizes would range from 93,582 to 282,466 square feet and would be divisible down to 27,220 square feet. The proposed project would include transit connectivity to the new Antelope Valley Metro station adjacent to the site at San Fernando Road and the future replacement of Hollywood Burbank Airport terminal via automobile, bike and walking paths. The proposed project would also include bike and walking paths that connect the creative industrial, hotel, and creative office to the onsite retail amenities and transit stops. Parking would be provided between the creative office, retail, and hotel uses. Forty spaces would be designated to the future metro station. The proposed project would also include the construction and extension of Kenwood Avenue and Tulare Avenue as public streets. Kenwood Avenue would extend to Cohasset Street and Tulare Avenue would extend to Hollywood Way.

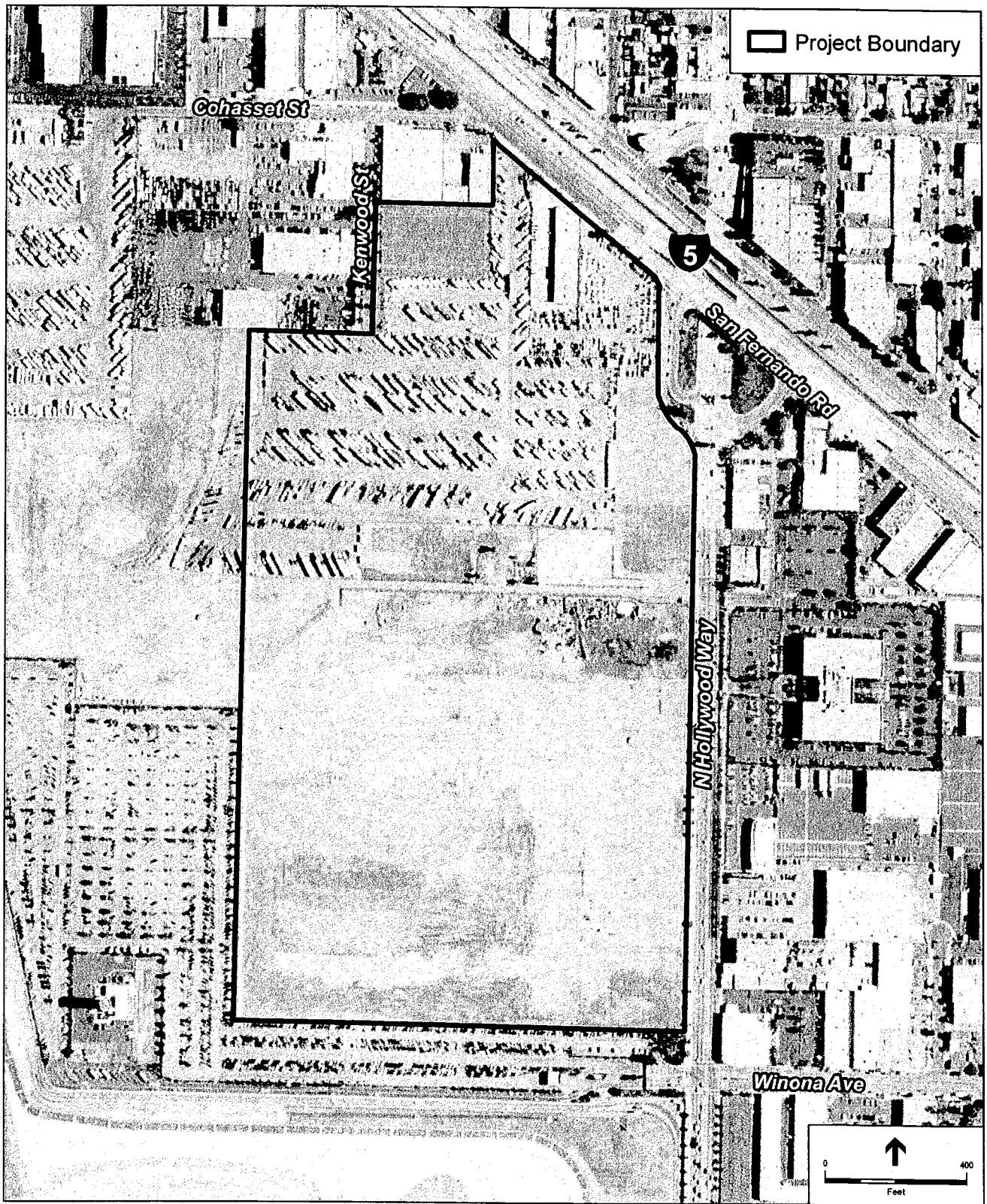
The proposed project would include a General Plan Amendment to change the General Plan land use designation from Airport to Golden State Commercial/Industrial for the 18-acre portion of the total 60-acre project site. Additionally, the project would also include a Zoning Code Amendment to amend the existing zoning from General Industrial (M-2) and Airport to Planned Development; a Development Agreement; Development Review for the warehouse, office, and retail/restaurant buildings; and a Tentative Parcel Map to subdivide the project site into separate legal lots for future sale, lease, or financing. At this time, a Development Review request for the Hotel Building has not been submitted.



SOURCE: ESRI

Avion Burbank Project . 160935

Figure 1
Regional Location



SOURCE: ESRI

Avion Burbank Project . 160935

Figure 2
Project Location

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150 North Third Street, P.O. Box 6459, Burbank, California 91510-6459
www.ci.burbank.ca.us

June 8, 2017

San Gabriel Band of Mission Indians
Attn: Anthony Morales, Chief
P.O. Box 693
San Gabriel, CA. 91778

RE: Notification of Proposed Project (Public Resources Code §21080.3.1)

Dear Mr. Morales:

This letter serves as notification to the San Gabriel Band of Mission Indians of a proposed development project in the City of Burbank, in accordance with Public Resources Code §21080.3.1. The City of Burbank, as the CEQA Lead Agency, is beginning the environmental review process and will be preparing an Environmental Impact Report.

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Sincerely,

Scott Plambaeck
Deputy City Planner

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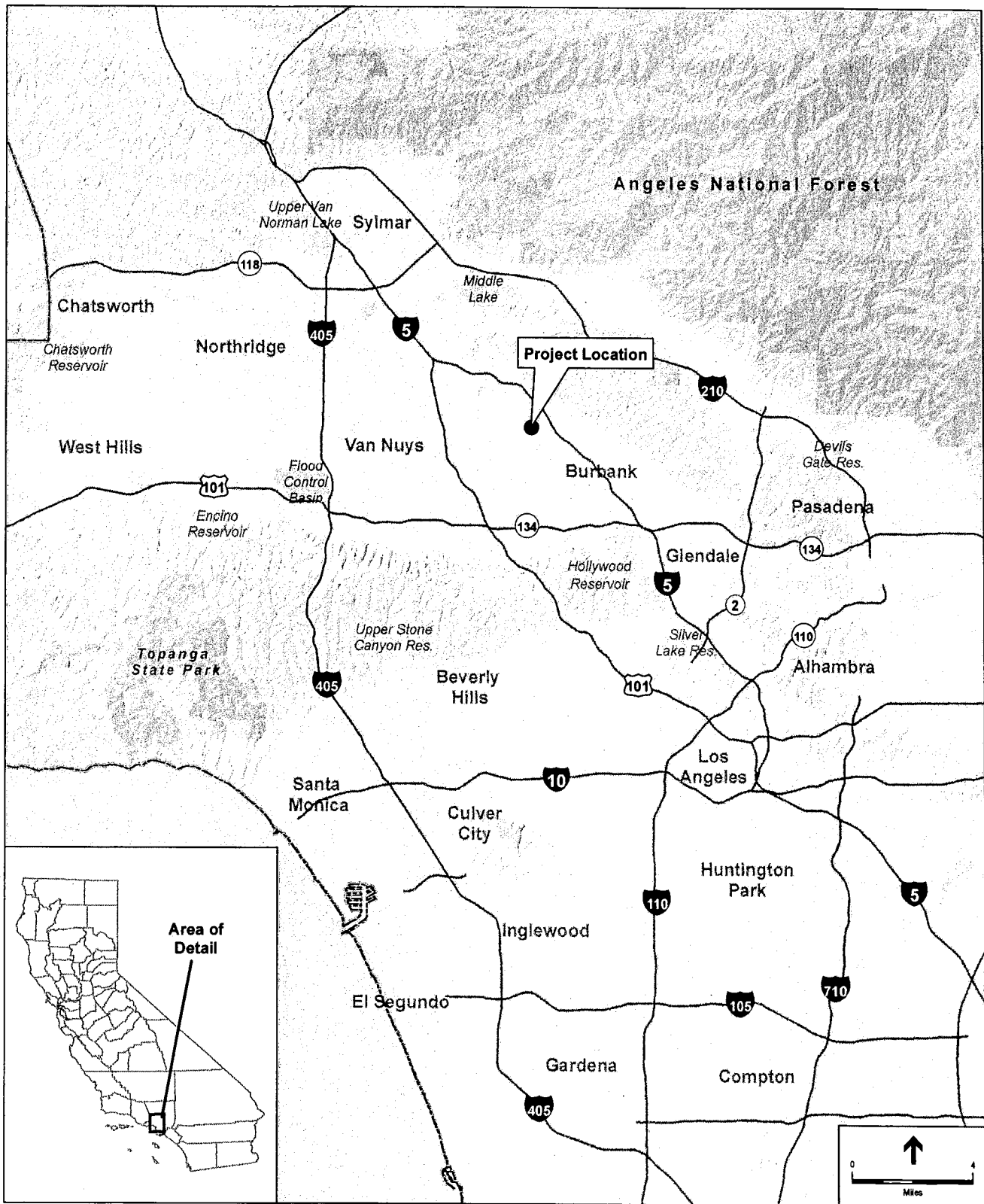
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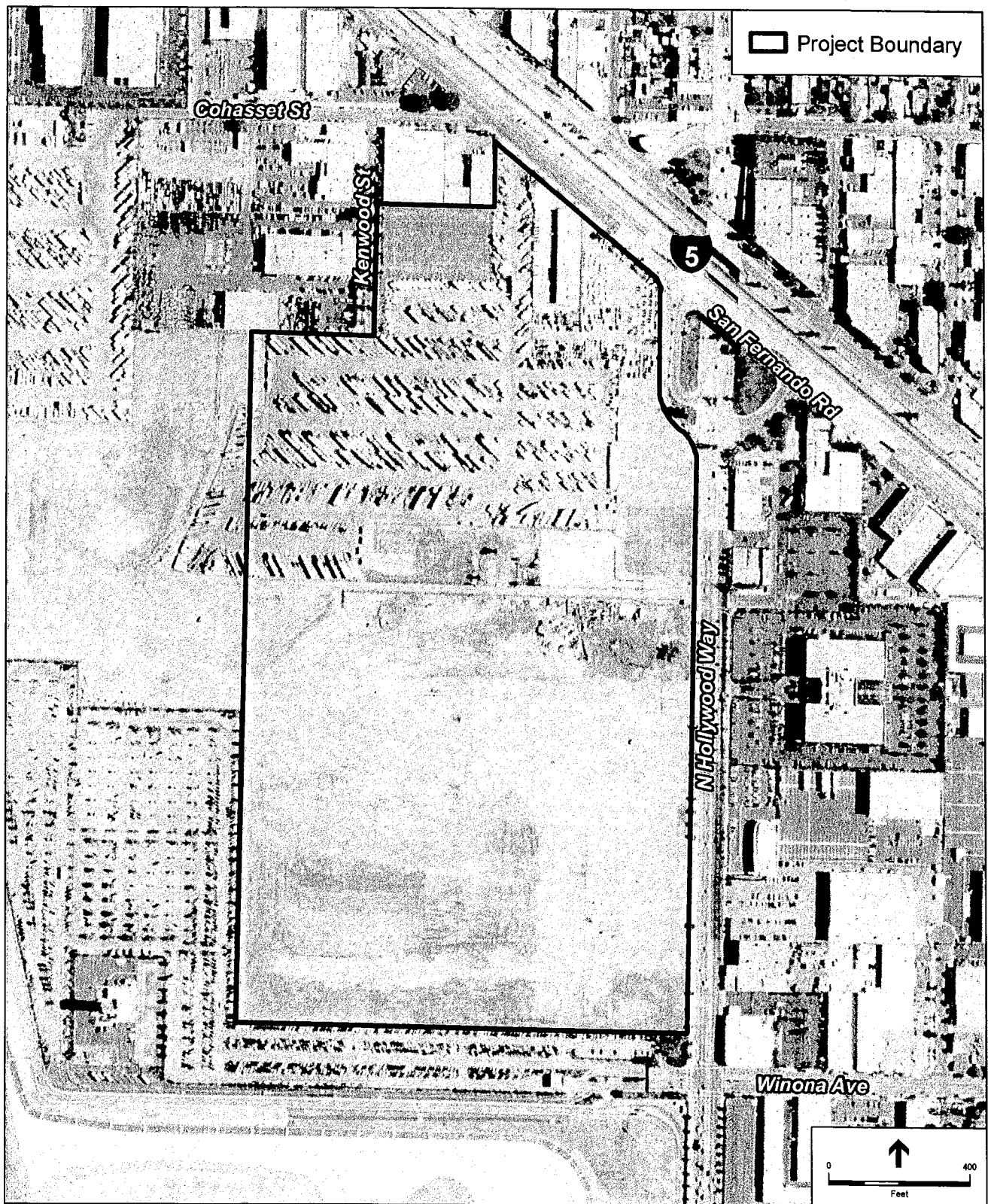
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Figure 1
Regional Location



SOURCE: ESRI

Avion Burbank Project . 160935

Figure 2
Project Location

CLIENT
Ovenion Moore Properties
19300 S Hamilton Ave # 200
Gardena, CA 90248

OMP AVION BURBANK
COMMERCIAL REAL ESTATE

Gensler
1000 California Street
San Francisco, CA 94109
Tel: 415.774.2500
Fax: 415.774.2501

mpa
1801 Broadway Ave
San Francisco, CA 94109
Tel: 415.774.2500
Fax: 415.774.2501

ibison
1801 Broadway Ave
San Francisco, CA 94109
Tel: 415.774.2500
Fax: 415.774.2501

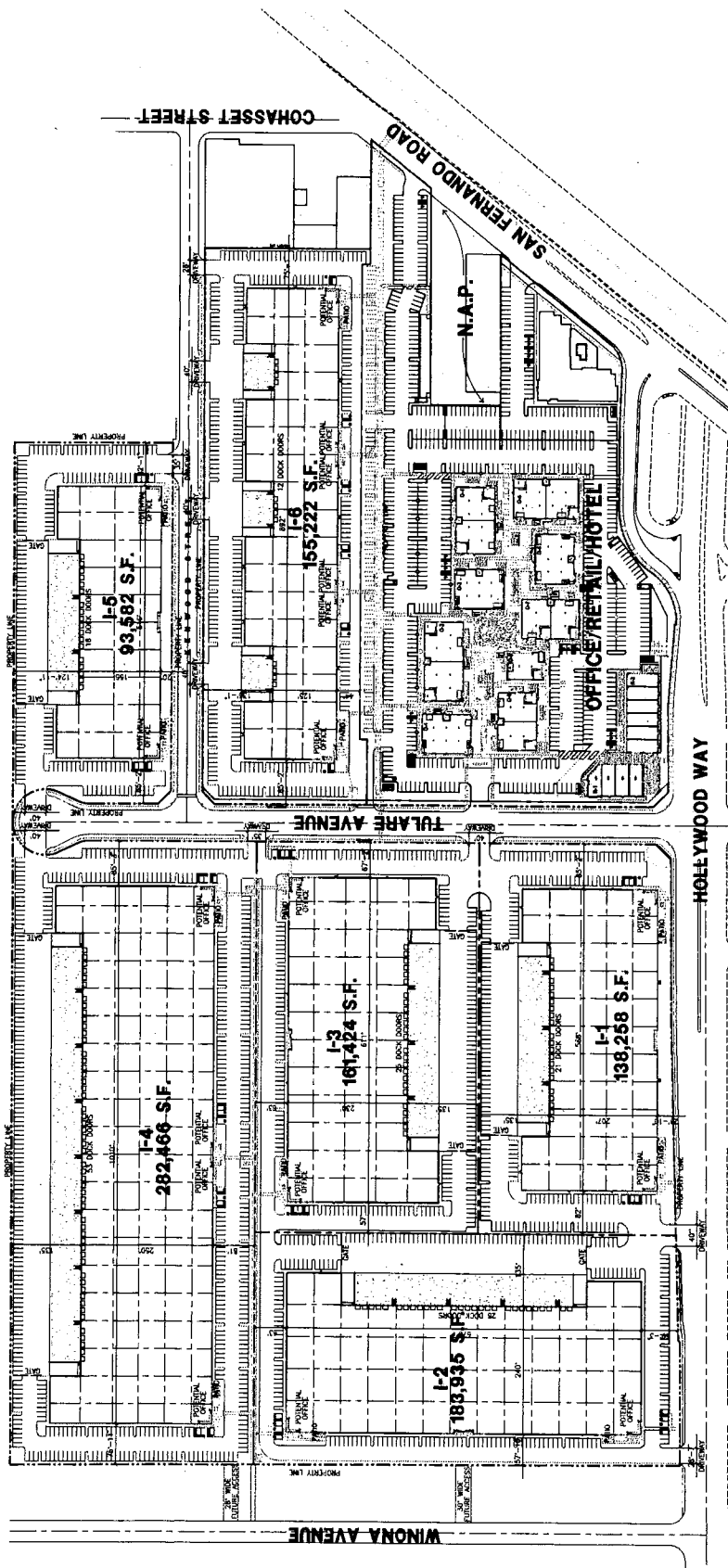
amp
1801 Broadway Ave
San Francisco, CA 94109
Tel: 415.774.2500
Fax: 415.774.2501

AM
1801 Broadway Ave
San Francisco, CA 94109
Tel: 415.774.2500
Fax: 415.774.2501

KGM
1801 Broadway Ave
San Francisco, CA 94109
Tel: 415.774.2500
Fax: 415.774.2501

270
1801 Broadway Ave
San Francisco, CA 94109
Tel: 415.774.2500
Fax: 415.774.2501

MASTER SITE PLAN
SCALE: 1"=100'-0"



TABULATION - OFFICE/RETAIL/HOTEL (AUTO PARKING IS PROVIDED THROUGH A RECIPROCAL PARKING AGREEMENT)**

BUILDING	RETAIL			OFFICE			HOTEL			TOTAL
	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA		
I-4	282,466	0	0	0	0	0	0	0	282,466	
I-3	181,424	0	0	0	0	0	0	0	181,424	
I-2	183,935	0	0	0	0	0	0	0	183,935	
I-1	138,258	0	0	0	0	0	0	0	138,258	
I-5	93,582	0	0	0	0	0	0	0	93,582	
I-6	155,222	0	0	0	0	0	0	0	155,222	
TOTAL	834,887	0	0	0	0	0	0	0	834,887	

AVION BURBANK
Project Number: 05.9772.000
Description: INDUSTRIAL SITE PLAN

AS INDICATED

6/25/2017

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