

Public Notice

Proposed 24-Unit Multi-Family Residential Project at 529-537 E. Palm Avenue

What is this?

This notice is to let you know that the City of Burbank Community Development Director will be making a decision to approve or deny an application for a Tentative Condominium Tract Map and Development Review (Project No. 19-0005588). The project is a request for a new four (4) – story multi-family residential development consisting of 24 condominium dwelling units with 38 residential parking spaces provided within a proposed semi-subterranean parking garage. The project includes a request for a State Density Bonus to allow for additional dwelling units (8 additional proposed units) in exchange for providing a percentage of the units as deed-restricted affordable units as specified in State law. Currently, the 0.36-acre project site is improved with five (5) residential dwelling units, which would be demolished for the new proposed development. The project site is in the R-4 (High Density Residential) zone and has a Burbank2035 General Plan Land Use Designation of High Density Residential. The proposed project is exempt in accordance with California Environmental Quality Act (CEQA), per CEQA Guidelines, Article 19 (Categorical Exemptions), Section 15332 – In-Fill Development Projects.

Why am I getting this?

You are getting this notice because the project is located near where you live or own property. This notice was mailed to all residents and property owners within 1,000 feet of the project site. The Community Development Director will make a decision to approve or deny the project on or after Wednesday, December 6, 2023. You have a right to appeal the Community Development Director's decision to the Planning Commission within 15 days following the date that the decision is made. Any appeal must be filed with the applicable fee no later than 5:00 p.m. on December 21, 2023. To file an appeal, please contact the Project Planner listed below.

How do I find out more or participate?

- ☎ Call the project planner, David Kim, at 818-238-5250
- ✉ E-mail the project planner at: dkim@burbankca.gov
- 📖 View documents related to this project at the Planning office at 150 N. Third Street, Monday through Friday from 8:00 AM to Noon, by appointment Monday through Friday 1:00 to 5:00 PM, or online at: <https://www.burbankca.gov/web/community-development/pendingprojects>.

Date: November 15, 2023
Project: Planning Permit No. 19-0005588
Burbank Planning Division - www.burbankca.gov/planning



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