



City of Burbank
Notice of Intent to Adopt a
Sustainable Communities Environmental Assessment
For the Burbank Aero Crossings Project

Public Resources Code Section 21092 and Cal. Code of Regulations Title 14, Section 15072 (the Guidelines for the California Environmental Quality Act) require a local agency to provide a notice of intent to adopt a Sustainable Communities Environmental Assessment (SCEA) to the public, responsible agencies, trustee agencies, and the county clerk of each county within which the proposed project is located, sufficiently prior to adoption by the lead agency of the negative declaration or mitigated negative declaration to allow the public and agencies the review period provided under Section 15105 of the Guidelines.

Name of Project: **Burbank Aero Crossings**

Project Location: 2311 N. Hollywood Way, Burbank

Lead Agency: City of Burbank, 150 North Third Street, Burbank, CA 91502

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JUL 13 2021

LOS ANGELES COUNTY CLERK

Project Description: The Project would construct a new mixed-use development (Project) on an approximately 10.43-acre (454,286 square feet) site (Project Site) located at 2311 N. Hollywood Way within the City of Burbank (City). The Project Site is developed with an existing Fry's Electronics Store and associated surface parking. The Project would construct a mixed-use development with 151,800 square feet of office uses, 9,700 square feet of restaurant uses, and 862 residential units (including 12 live/work units and 80 Very Low Income units, or 13.2 percent of the base density) within four proposed buildings. Office uses would be provided with a five-story building¹ reaching a maximum of 70 feet 11 inches in height (as measured from the average grade plane to the ceiling of the highest room permitted for human occupancy pursuant to Burbank Municipal Code [BMC] Section 10-1-2107.B.6).² Restaurant and residential uses would be provided within two seven-story buildings reaching a maximum of 75 feet 6 inches for the first residential building and 77 feet 11 inches for the second residential building (as measured from average grade plane to the ceiling of the highest room permitted for human occupancy per BMC). Approximately 1,500 square feet of restaurant uses would be provided in a free standing one-story building reaching a maximum of 15 feet in height (as measured from the average grade plane to the ceiling of the highest room permitted for human occupancy per BMC) and would be located on the Vanowen Street frontage of the Project Site. The remaining 8,200 square feet of restaurant uses are located along Hollywood Way on the ground floor of the residential buildings. The Project would include a total building area of 937,613 square feet and would have a Floor Area Ratio (FAR) of 2.1.

NOTICE IS HEARBY GIVEN THAT the City proposes to adopt a Sustainable Communities Environmental Assessment (SCEA) for the above-referenced project. The SCEA is based on the finding that the project's environmental effects would be less than significant with adherence to mitigation measures included in the Initial Study. The reasons to support such a finding are documented by an Initial Study prepared by the City. The Initial Study, the proposed SCEA, and supporting materials are available for review on the City website at <https://www.burbankca.gov/web/community-development/2311-n.-hollywood-way>

¹ Under an alternative configuration, the office component would comprise four four-story buildings with a height of approximately 60 feet and a total floor area of 84,900 square feet. This SCEA analyzes the five-story, 151,800-square-foot configuration only as it would have relatively greater environmental impacts as compared to the smaller configuration. Therefore, all the analysis and conclusions herein would apply to both configurations.

² This height is measured from the ceiling of the highest floor to the average grade pursuant to Burbank Municipal Code (BMC) Section 10-1-2107.B.6.

Written comments regarding the proposed SCEA must be submitted to the Community Development Department, Planning Division, **prior to 5:30 p.m. on the last day of the 30-day public review/comment period (August 9, 2021)**. All written comments should indicate a contact person for your agency or organization, if applicable, and reference the project name. Responsible agencies are requested to indicate their statutory responsibilities in connection with this project when responding.

All correspondence and any questions regarding the SCEA should be directed to the following staff:

NAME: Maciel Medina, Associate Planner/Project Planner, City of Burbank
Kimberly Comacho, CEQA Project Manager, Environmental Science Associates


ADDRESS: City of Burbank
Community Development Department, Planning Division
150 North Third Street
Burbank, CA 91502

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EMAIL: mmedina@burbankca.gov and kcomacho@esassoc.com

PUBLIC REVIEW PERIOD: Begins: July 9, 2021 Ends: August 9, 2021

PUBLIC HEARING: The City of Burbank, as the lead agency, will make a determination on the project, following a public hearing to be scheduled. This hearing will take place at the City of Burbank City Hall, Council Chambers, located at 275 East Olive Avenue, Burbank, California either in person or virtually.

Signature: 

Maciel Medina
Associate Planner/Project Planner
City of Burbank

Date: July 7, 2021