

Planning Board Minutes

November 8th 2021

CALL TO ORDER 6:01 p.m.

INVOCATION Mr. Monaco led the invocation.

FLAG SALUTE Mr. Rizzotti led the flag salute.

ROLL CALL

Present- - - - Planning Board Members: Chair, Matt Gamboa, Vice Chair, Christopher Rizzotti and Board Members, Apraham Atteukenian and Robert Monaco

Absent- - - - Board Member Tammy Heiner

Also Present- Deputy City Attorney, Iain MacMillan Assistant Community Development Director, Fred Ramirez; Deputy City Planner, Scott Plambaek; Associate Planner, Shipra Rajesh, Michael Wang, Senior Electrical Engineer, and Planning Clerk, Natalie Amela.

ANNOUNCEMENTS None.

HEARINGS

1. Project No.21-0005452 | Zone Map Amendment for 228 S. Naomi St | Resolution

PROJECT DESCRIPTION:

The City Burbank Water and Power Department (Applicant) is requesting a Zone Map Amendment (ZMA) to change the zoning of the property located at 228 S. Naomi Street from Media District High Density Residential (MDR-4) to Media District General Business (MDC-3)

Meeting Disclosures:

None.

Notices Given:

Mr. Ramirez confirmed that the notices as required by law have been given.

Staff Report:

Shipra Rajesh presented this item to the Board.

Applicant Presentation:

Mr. Wang, Applicant, expressed the following: Burbank Water and Power is interested in increasing the voltage of the Naomi substation in the future due to increase in electrical demand from the surrounding neighborhood, and the proposed zone map amendment will facilitate future upgrades to the substation.

Public Comment:

None.

Response to Public Comment:

None.

Applicant Response to Public Comment:

None.

Board Q&A:

Mr. Monaco inquired on further clarification on the increase in demand in the area.

Staff clarified that the zone map amendment would aid in any future developmental improvements on that site.

Deliberation:

Mr. Atteukenian made a motion to adopt a resolution of the Planning Board of the City of Burbank recommending the City Council adopt an ordinance of the City Council of the City of Burbank approving the Zone Map Amendment for the property located at 228 S. Naomi St from Media District Hight Density Residential (MDR-4) to Media District General Business (MDC-3). Seconded by Mr. Rizzotti, carried by a vote 4-0. Motion passes.

ORAL COMMUNICATIONS

None.

REPORTS

None.

APPROVAL OF
MINUTES

Mr. Rizzotti made a motion to approve the minutes of October 25, 2021. Seconded by Mr. Attuekenian, carried by a vote 4-0. Motion passes.

ITEMS FROM THE
PLANNING BOARD

Mr. Rizzotti inquired about the City's capacity as it pertains to our electrical grid.

CITY PLANNER
COMMENTS

Mr. Ramirez informed the Board that Senior Planner, Lisa Frank will be leaving the City of Burbank and thanked her for her hard work and time.

ADJOURNMENT
TO THE
PLANNING
BOARD MEETING
OF DECEMBER
13TH, 2021

Respectfully Submitted,
Secretary of the Planning Board