

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF BURBANK AMENDING THE GENERAL PLAN LAND USE MAP TO ESTABLISH LAND USE DESIGNATIONS OF LOW DENSITY RESIDENTIAL FOR PORTIONS OF 17 PROPERTIES THAT ARE PROPOSED FOR ANNEXATION INTO THE CITY (PROJECT NO. 25-0004181)

THE COUNCIL OF THE CITY OF BURBANK FINDS:

A. On or about October 29, 2024, the City Council of the City of Burbank adopted Resolution Number 24-29,567 titled “A Resolution of the Council of the City of Burbank: 1) Requesting the Local Agency Formation Commission for the County of Los Angeles (LAFCO) to Initiate Proceedings for Reorganization to Include Annexation to The City Of Burbank and Concurrent Detachment of the Subject Properties from the City of Glendale, and 2) Directing Staff to Process Documents as Necessary to Effectuate Same.”

B. As background, during the November 2022 election, the Burbank City Clerk’s Office became aware that residents living on the even numbered side of the 600 and 700 blocks of Roselli Street (“Roselli Street Properties”) in Burbank did not receive mail-in ballots containing the Burbank election contests for City Council, City Clerk, City Treasurer, and School Board. The City Clerk’s Office further became aware that this occurred because the precinct boundary for these addresses was changed during the 2021 redistricting, with this boundary bisecting (dividing) the Roselli Street Properties.

C. There are 17 properties that are affected by the bisecting of the City of Burbank/City of Glendale jurisdictional lines. These properties are included as **Exhibit A** (Existing Conditions) to this Resolution and are referred to as the Subject Properties. Due to this, the property tax paid on the Subject Properties is credited to the City of Glendale, even though the residents live in the City of Burbank, have their frontage on Burbank streets, and receive Burbank services. The place where residents pay their property taxes determines which ballots they receive. Therefore, at the moment, the residents of the Subject Properties receive City of Glendale ballots, and not City of Burbank ballots.

D. The boundary between the City of Burbank and the City of Glendale bisects the Subject Properties, leaving approximately fifty (50) feet of each of the Subject Properties in the City of Glendale, while the remainder of the parcels of the Subject Properties are located within the City of Burbank.

E. The City of Burbank is in the process of applying to LAFCO to correct the bisecting boundary so that the entirety of the Subject Properties fall within the City of Burbank’s jurisdiction and are detached from the City of Glendale.

F. It is important that the bisecting boundary between the cities of Burbank and Glendale be corrected to ensure equity for both City of Burbank and City of Glendale residents. To do so, the City of Burbank must apply to LAFCO for LAFCO to initiate proceedings to annex the back approximately fifty (50) feet of each of the Subject Properties into the City of Burbank, as well as detach the approximately fifty (50) feet of each of the Subject Properties from the City of Glendale.

G. As part of the application to LAFCO to correct the boundaries of the Subject Properties, the City of Burbank is required to preemptively establish the proper General Plan Land Use and Zoning Designation that would apply to the portions of the Subject Properties being annexed into the City. Therefore, the City must amend the General Plan Land Use Map to properly reflect that the portions of the Subject Properties being annexed into the City will be designated as Low Density Residential, which is required before the City may amend its zoning map.

H. On February 23, 2026, the Planning Commission held a duly noticed public hearing on this Resolution (Project No. 25-0004181) and at such hearing recommended that the City Council of the City of Burbank (“Council”) approve the amendments to the General Plan and the General Plan’s Land Use Map, and associated Resolution to establish the land use designation of portions of the Subject Properties to Low Density Residential.

I. On * _____, the Council at its regular meeting, held a public hearing on Project No. 25-0004181, to amend the General Plan Land Use Map to establish land use designations of portions of the Subject Properties to Low Density Residential.

J. Said hearing was properly noticed in accordance with the applicable law.

K. The Council considered the report and recommendations of the City Planner, the action and recommendations of the Planning Commission as evidenced by its Resolution * _____, and the evidence and testimony presented at such hearing.

L. As part of Staff’s review, it was established that this General Plan Amendment, and this Resolution, is not subject to California Government Code Section 65350.5, because it does not involve a substantial amendment of the City’s General Plan, but rather just applying a General Plan Land Use Designation to the remainder of a subset of residential properties on a street.

M. The Project has been evaluated under the California Environmental Quality Act (CEQA) and requires no further CEQA review. It is categorically exempt from CEQA pursuant to California Code of Regulations, Title 14, Section 15319, annexations of existing facilities and lots for exempt facilities, because it includes the annexation of property to the City of Burbank containing existing private structures developed to the density allowed by the pre-zoning designation, and there is sufficient utility capacity to serve the Subject Properties. In addition, the Project has also been determined to be exempt from the CEQA pursuant to California Code of Regulations, Title 14, Section

15061(b)(3), common sense exemption, because it can be seen with certainty that there is no possibility that the annexation and concurrent detachment may have a significant effect on the environment. The Subject Properties are single family homes and have been such for decades. This Project is merely to correct an improper boundary bisection that occurred in the past. To correct the improper boundary bisection, the City of Burbank must apply to LAFCO for LAFCO to initiate proceedings to annex the back approximately fifty (50) feet of each of the Subject Properties into the City of Burbank, as well as detach the approximately fifty (50) feet of each of the Subject Properties from the City of Glendale. The adoption of the proposed General Plan Amendment, and this Resolution, is exempt from CEQA and no further analysis under CEQA is required.

THE COUNCIL OF THE CITY OF BURBANK RESOLVES:

1. The Project request to amend the General Plan and update the General Plan Land Use Map in Exhibit LU-1 Land Use Diagram (as shown on Exhibit A to this Resolution) to establish designations for approximately 17 properties on the 600-700 block of Roselli Street (Project sites) to Low Density Residential once the properties have been annexed into the City of Burbank, and detached from the City of Glendale, is hereby approved based upon the following findings:

I. The proposed General Plan Map Amendment is consistent with the Burbank2035 General Plan goals and policies and any of the plan goals that may be affected by the Project's implementation. Specifically, the proposed General Plan Map Amendment is consistent with the following Burbank2035 General Plan goals and policies:

- Policy 1.3 of Goal 1: Maintain and protect Burbank's residential neighborhoods by avoiding encroachment of incompatible land uses and public facilities.
- Policy 1.8 of Goal 1: Ensure that development in Burbank is consistent with the land use designations presented in the Land Use Plan and shown on the Land Use Diagram, including individual policies applicable to each land use designation.
- Policy 2.7 of Goal 2: Make and enforce land use policy in an equitable fashion to protect all people equally from adverse environmental effects.
- Policy 3.4 of Goal 3: Avoid abrupt changes in density, intensity, scale, and height and provide gradual transitions between different development types.
- Goal 7: Community Participation: Burbank encourages community engagement and provides a wide range of opportunities to participate in the planning process.

- Policy 7.3 of Goal 7: Consistently seek direct public involvement in the planning process for new projects and plans, as well as for everyday planning matters.

Currently, the boundary between the City of Burbank and the City of Glendale bisects the Subject Properties, leaving approximately fifty (50) feet of each of the Subject Properties in the City of Glendale, while the remainder of the parcels of the Subject Properties are located within the City of Burbank. To correct the improper boundary bisection, the City of Burbank will apply to LAFCO to initiate proceedings to annex the back approximately fifty (50) feet of each of the Subject Properties into the City of Burbank, as well as detach the approximately fifty (50) feet of each of the Subject Properties from the City of Glendale. Once annexed into the City of Burbank, the City Limits Boundary will be amended and the portions being annexed will need to have an established General Plan Land Use Designation.

The General Plan Map Amendment establishes a General Plan Land Use Designation of Low Density Residential for portions the Subject Properties proposed for annexation into the City of Burbank. It would not cause any internal inconsistencies in the General Plan, would not change any policy direction or intent of the General Plan, would contribute to the purposes of the General Plan, and would accurately reflect the same land use designation as the portions of the Subject Properties currently within City boundaries.

Further, the General Plan Map Amendment will ensure that the portions being annexed into the City of Burbank receive the same General Plan Land Use Designations as the remainder of the parcels as well as the surrounding parcels, thereby confirming consistency and compatibility with existing land uses. It will ensure that the portions being annexed into the City of Burbank comply with the policies applicable to the Low Density Residential designation, such as limiting buildings to a size and scale that is consistent with the predominant neighborhood character. The General Plan Map Amendment will ensure that the portions being annexed into the City of Burbank follow consistent land use policies as the surrounding neighborhood in order to protect all people from adverse environmental effects. It will also ensure that there are no abrupt changes in density, intensity, scale, and height since the portions being annexed into the City of Burbank will have the same General Plan Land Use Designation as the portions of the lot that are already within the City of Burbank.

The General Plan Map Amendment has encouraged community participation along many milestones, including confirming that the impacted residents support the planning process to correct the improper boundary bisection and informing the occupants and owners of property within a radius of 1,000 feet of the exterior boundaries of the property to be rezoned about the planning process. This General Plan Map Amendment is an example of how a

community can come together in order to raise awareness about an issue that is impacting a block within the City of Burbank, and bring about a change through a planning process.

- II. *The potential impacts of the proposed General Plan Map Amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare.*

The amendment to establish General Plan Land Use Designations of Low Density Residential for portions the Subject Properties that are being annexed into the City of Burbank is not anticipated to be detrimental to the public health, safety, and welfare. The boundary between the City of Burbank and the City of Glendale bisects the Subject Properties, leaving approximately fifty (50) feet of each of the Subject Properties in the City of Glendale, while the remainder of the parcels of the Subject Properties are located within the City of Burbank. The portions of the Subject Properties that are located within the City of Burbank currently have a General Plan Land Use Designation of Low Density Residential. Correcting the bisecting boundary so that the Subject Properties fall entirely within the City of Burbank's jurisdiction would result in a consistent General Plan Land Use Designation for the whole parcel. Therefore, the proposed amendment will not result in a detrimental impact to public health, safety, or welfare.

- III. *The proposed General Plan Amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA).*

The proposed amendment is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to California Code of Regulations, Title 14, Section 15319, annexations of existing facilities and lots for exempt facilities, because it includes the annexation of property to the City of Burbank containing existing private structures developed to the density allowed by the pre-zoning designation, and there is sufficient utility capacity to serve the Subject Properties. In addition, the Project has also been determined to be exempt from the CEQA pursuant to California Code of Regulations, Title 14, Section 15061(b)(3), common sense exemption, because it can be seen with certainty that there is no possibility that the annexation and concurrent detachment may have a significant effect on the environment. The Subject Properties are single family homes and have been such for decades. The proposed amendment is merely to correct the improper boundary bisection and annex the back approximately fifty (50) feet of each of the Subject Properties into the City of Burbank, as well as detach the approximately fifty (50) feet of each of the Subject Properties from the City of Glendale. Therefore, the proposed amendment has been processed in accordance with the applicable provisions of CEQA and has been determined to be exempt from CEQA and no further analysis under CEQA is required.

2. The approved General Plan Amendment and associated changes to the Land Use Map shall only come into effect once the subject properties have been annexed into the City of Burbank.

3. The City Manager, with the approval of the City Attorney, of the City of Burbank, is hereby authorized to negotiate and execute any and all documents to effectuate the General Plan Amendments related to the annexation of the Subject Properties, consistent with this Resolution.

PASSED AND ADOPTED this ____ day of _____, 2026.

Tamala Takahashi
Mayor

Attest:

Approved as to Form:
Office of the City Attorney

Kimberley Clark, City Clerk

Joseph H. McDougall
City Attorney

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF BURBANK)

I, Kimberley Clark, City Clerk of the City of Burbank, do hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the Council of the City of Burbank at its regular meeting held on the ____ day of _____, 2026, by the following vote:

AYES:

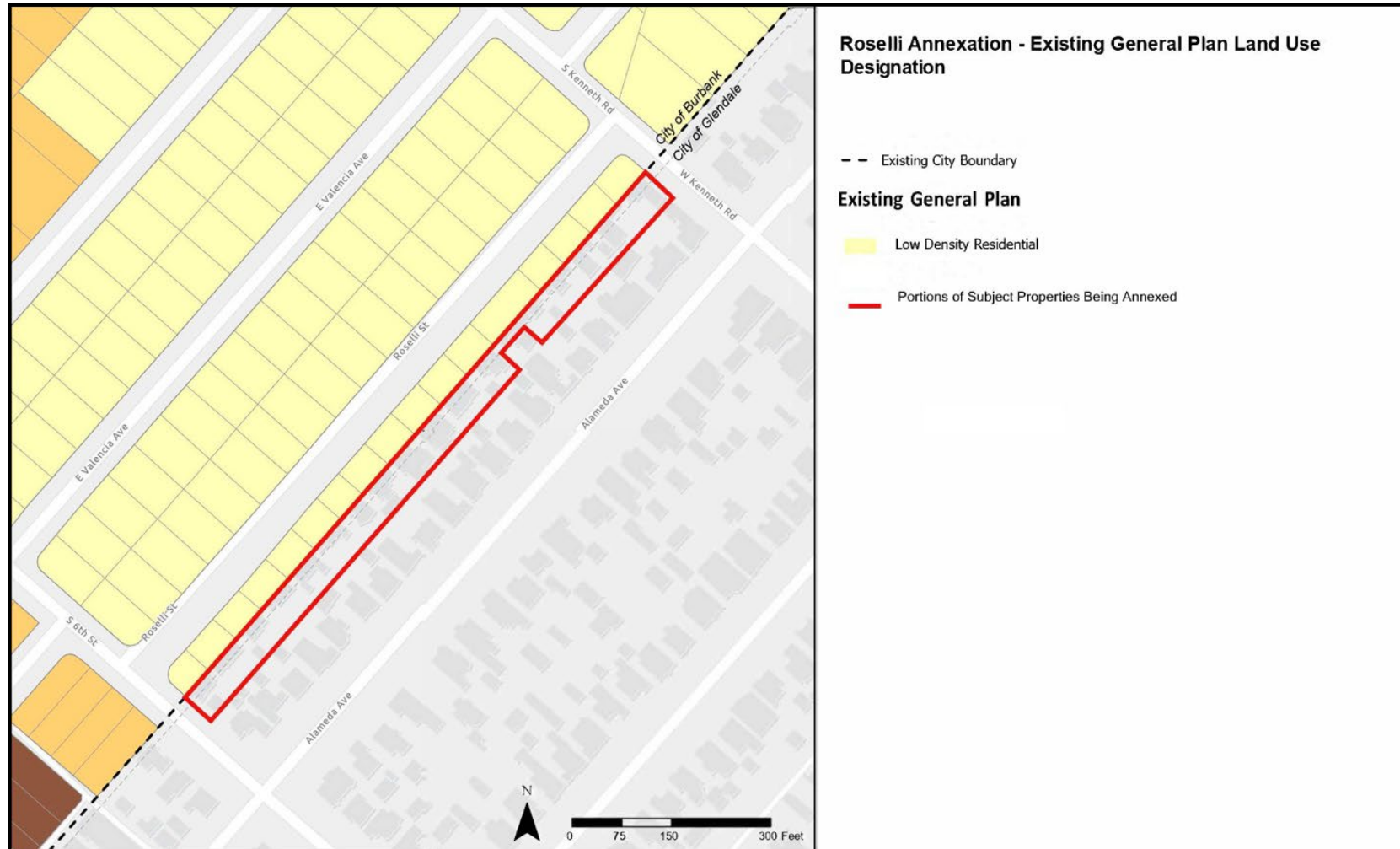
NOES:

ABSENT:

Kimberley Clark, City Clerk

EXHIBIT A

EXISTING GENERAL PLAN MAP/DESIGNATION



PROPOSED GENERAL PLAN AMENDMENT/DESIGNATION

