

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF BURBANK AMENDING THE BURBANK2035 GENERAL PLAN LAND USE ELEMENT AND LAND USE MAP CONSISTENT WITH THE MEDIA DISTRICT SPECIFIC PLAN UPDATE.

(PROJECT NO. 22-0003509, MEDIA DISTRICT SPECIFIC PLAN UPDATE)

THE COUNCIL OF THE CITY OF BURBANK FINDS:

A. California Government Code Section 65300 et seq. requires each city to prepare and adopt a comprehensive, long-term general plan for the physical development of the city with state-mandated elements. The Burbank2035 General Plan, which was adopted by the Burbank City Council (“Council”) in 2013 and thereafter amended in 2014, 2019, 2022, and 2026 is made up of chapters or elements, many of which are required by State law. These elements include – Housing, Air Quality and Climate Change; Land Use; Mobility; Noise; Open Space and Conservation; Safety; and Plan Realization.

B. The Burbank235 General Plan, Plan Realization Element, Program LU-3: Specific Plans committed the City to revise the Media District Specific Plan, which was originally adopted in 1991, to ensure that it reflects current community vision. The 2021-2029 Housing Element of the Burbank2035 General Plan (“Housing Element”) includes a Housing Plan that requires, among other actions, the City to complete the update to the Media District Specific Plan. To fulfill these obligations, the City has prepared a comprehensive update to the Media District Specific Plan pursuant to California Government Code Sections 65450 – 65457 for the Council’s review and consideration (“Project”).

C. California Government Code Section 65450 authorizes the Council to prepare and adopt specific plans for the systematic implementation of the Burbank2035 General Plan for all or a part of the area covered by the Burbank2035 General Plan. The Project implements the Burbank2035 General Plan within an area covered by the Burbank2035 General Plan known as the Media District.

D. The Project includes the following actions:

1. Amending the Burbank2035 General Plan to update the Land Use Element by renaming the “Media District Commercial” land use designation to the “Media District Specific Plan;” updating the description of the Media District Specific Plan land use designation; adjusting the boundaries of the Media District Specific Plan; and making other related changes to Exhibit LU-1 (Land Use Diagram), Exhibit LU-2 (Specific Plan Areas), Table LU-2 (Burbank2035 Development

Capacity), and Table LU-3 (Residential Unit Capacity and Measure One Consistency).

2. Updating the Media District Specific Plan;
3. Amending the Burbank Municipal Code to update the permitted uses within the Media District; update the Zone Map to add new zoning designations within the Media District; update the objective development standards applicable to property development within the Media District; and making other changes to implement the update to the Media District Specific Plan.

E. Pursuant to Burbank Municipal Code Section 10-1-102, amendments to the General Plan may be made as often as the City Council shall, in its sole discretion, deem it either necessary or advisable for the best interests of the City.

F. On September 28, 2026, the Planning Commission (“Commission”) held a duly noticed public hearing on the Project. The Commission considered all evidence presented, both written and oral, and at such hearing adopted Resolution No. 3492 recommending that the Council approve the Project, including but not limited to the amendments to the Burbank2035 General Plan as described herein and reflected in Exhibit A to this Resolution.

G. The Commission also recommended certification of the Project Environmental Impact Report (“EIR”), including Responses to Comments, and adoption of a Mitigation Monitoring and Reporting Program (“MMRP”) with a Statement of Overriding Considerations with Findings of Fact, all prepared in accordance with the California Environmental Quality Act (“CEQA”).

H. The Council at its regular meeting of November 10, 2026, held a duly noticed public hearing on the Project. Said hearing was properly noticed in accordance with the applicable law. Public notification was given in a newspaper of general circulation at least 10 business days before the November 10, 2026, City Council public hearing on the Project pursuant to Government Code Sections 65355 and 65090.

I. At the public hearing, the Council exercised its independent judgment and considered and approved Resolution No. 3492 concurrently with but prior in time to this Resolution, certifying a Final Program EIR for the Project, consisting of all comments received during the public review period, responses to all significant environmental points raised during the public review period, and an MMRP with a Statement of Overriding Considerations and Findings of Fact, in accordance with CEQA (Public Resources Code Section 21000 *et seq.*), and the State CEQA Guidelines (14 California Code of Regulations Sections 15000 *et seq.*). As part of this approval, the Council found that the Sustainable Infrastructure Alternative outlined in the Final Program EIR avoids or substantially lessens several significant environmental effects while continuing to meet

all Project objectives, represents the environmentally superior alternative, and therefore should be adopted as the recommended Project.

J. The Council considered the report and recommendations of the City Planner, the action and recommendations of the Planning Commission as evidenced by its Resolution No.3492, the Final Program EIR, the MMRP and Statement of Overriding Considerations with Findings of Fact, and the evidence and testimony presented at such hearing.

K. The documents and other materials that constitute the record of proceedings, upon which the decision to recommend approval of the Project, are in the Community Development Department's Planning Division of the City of Burbank and the custodian of the record is the City Planner.

THE COUNCIL OF THE CITY OF BURBANK RESOLVES:

Section 1: General Findings. The findings above are true and correct and incorporated herein as if restated in their entirety.

Section 2: Burbank Municipal Code Section 10-1-102 Findings. *Pursuant to Burbank Municipal Code Section 10-1-102, amendments to the General Plan shall be made as often as the City Council shall, in its sole discretion, deem it either necessary or advisable for the best interests of the City of Burbank.*

The Council finds that it is necessary and advisable and in the best interests of the City to amend the Burbank2035 General Plan to implement the Project to accomplish the overarching goals of streamlined housing production, contextual development, and transit-oriented growth as further described in the proposed Media District Specific Plan Update policy document, attached to the Staff Report as Attachment 3, Exhibit A.

The Project, including the related Burbank2035 General Plan amendments, is consistent with the Burbank2035 General Plan by fulfilling Program LU-3: Specific Plans of the Plan Realization Element, which requires the City to review and revise the Media District Specific Plan through a public process to ensure the vision, goals, and policies remain applicable and appropriate, as well as Housing Program No. 5 (Housing Opportunity Sites & Rezone Program) of the Housing Element, which requires the City to update the Media District Specific Plan to provide necessary zoning, objective development standards, and processing procedures to facilitate housing production.

Section 3: Internal Consistency with the Burbank2035 General Plan. *Pursuant to Government Code Section 65300.5(a), the Legislature intends that the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies for the adopting agency.*

The Council finds that the Project, including the amendments to the Burbank2035 General Plan, would result in a General Plan that remains an internally consistent and

compatible statement of policies for the City of Burbank. Specifically, the Project directly supports the following Burbank2035 Plan Realization Programs:

Program LU-3: Specific Plans. The City will complete the following actions related to Specific Plans to implement Burbank2035 by reviewing the three existing specific plans through a public process to determine whether the vision, goals, and policies established by the plans remain applicable and appropriate and revise the plans as necessary to ensure that they reflect current desires for each of the three areas.

Further, Figure 2-2 of the proposed Media District Specific Plan Update policy document enumerates in detail the multiple Burbank2035 General Plan goals, policies and programs that the Project is consistent with. The goals and policies are:

Land Use Goals and Policies

- Goal 1 Quality of Life:
 - Policy 1.1, Policy 1.2, Policy 1.3, Policy 1.4, Policy 1.7, Policy 1.8
- Goal 3 Community Design and Character:
 - Policy 3.1, Policy 3.2, Policy 3.3, Policy 3.4, Policy 3.5
- Goal 4 Public Spaces and Complete Streets:
 - Policy 4.1
- Goal 5 Housing:
 - Policy 5.1 Policy 5.2, Policy 5.5
- Goal 6 Economic Vitality and Diversity:
 - Policy 6.3
- Goal 7 Community Participation:
 - Policy 7.1, Policy 7.2, Policy 7.3, Policy 7.4, Policy 7.5

Mobility Goals and Policies

- Goal 1 Balance:
 - Policy 1.4
- Goal 2 Sustainability:
 - Policy 2.1, Policy 2.3
- Goal 4 Transit:
 - Policy 4.3, Policy 4.8
- Goal 7 Parking:
 - Policy 7.1
- Goal 8 Transportation Demand Management:
 - Policy 8.1, Policy 8.3

Section 4: Revisions to the Burbank2035 General Plan. The Council approves the amendments to the Burbank2035 General Plan to update the Land Use Element by renaming the “Media District Commercial” land use designation to the “Media District Specific Plan;” update the description of the Media District Specific Plan land use designation; adjust the boundaries of the Media District Specific Plan; and make other related changes to Exhibit LU-1 (Land Use Diagram), Exhibit LU-2 (Specific Plan Areas), Table LU-2 (Burbank2035 Development Capacity), and discussion regarding Table LU-3

(Residential Unit Capacity and Measure One Consistency), as reflected in Exhibit A to this Resolution. These updates include the Sustainable Infrastructure Alternative evaluated under the Final Program EIR.

Section 5: Environmental Assessment. The Project, including the amendments to the Burbank2035 General Plan, has been reviewed for compliance with the California Environmental Quality Act ("CEQA"). The Council certified the Final Program EIR for the Project as being in full compliance with CEQA, and adopted an MMRP and Statement of Overriding Considerations with Findings of Fact for the Project under Resolution No. _____. No further analysis under CEQA is required.

PASSED AND ADOPTED this _____ day of _____, 2026.

Tamala Takahashi
Mayor

Attest:

Approved as to Form:
Office of the City Attorney

Kimberley Clark, City Clerk

Lisa Kurihara
Senior Assistant 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:

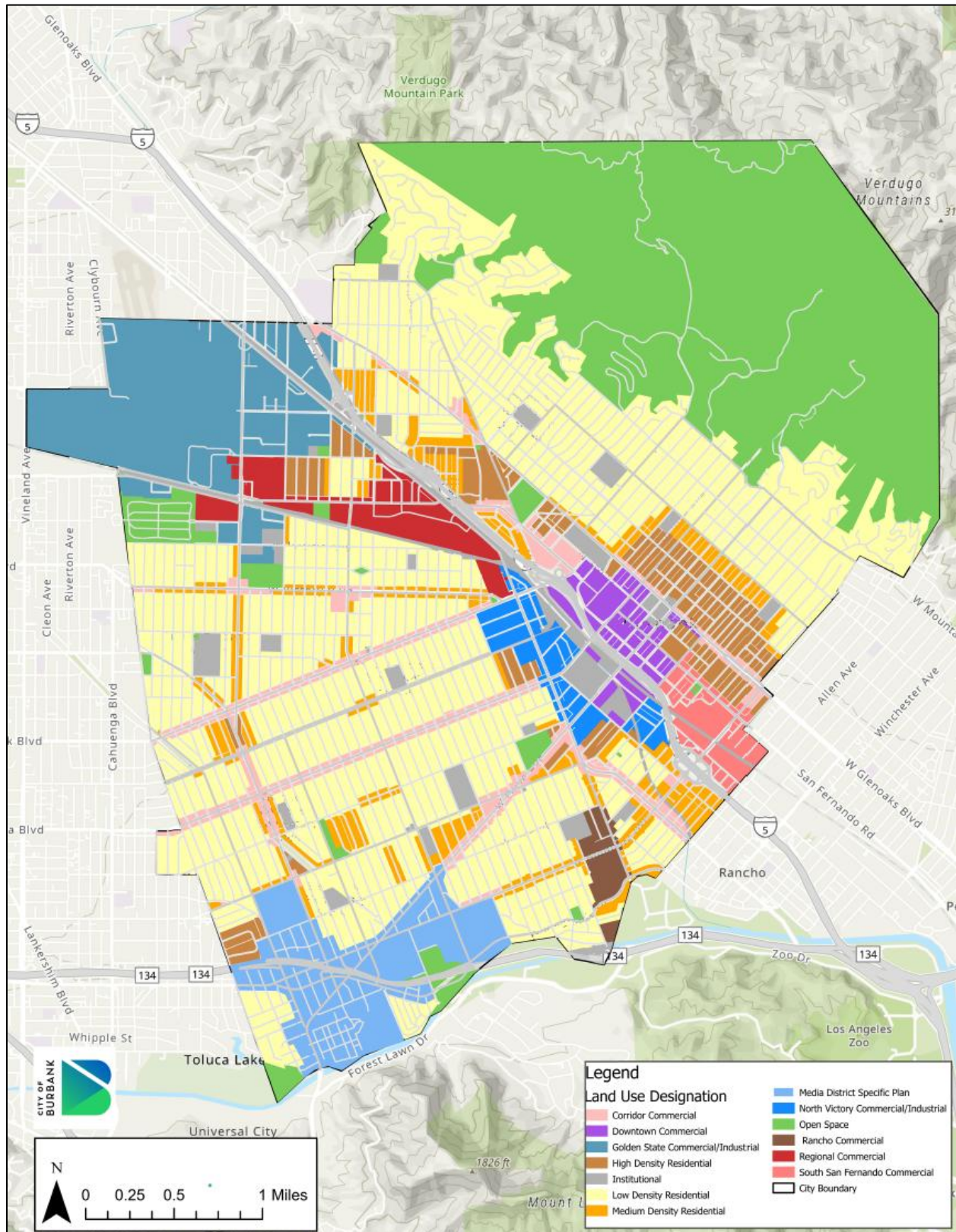
ABSENT:

Kimberley Clark, City Clerk

EXHIBIT A

**REDLINE AMENDMENTS TO THE MEDIA DISTRICT COMMERCIAL LAND USE
DESIGNATION DESCRIPTION AND
GENERAL PLAN LAND USE MAP**

(Proposed Map)



2. Page 3-18, The Land Use Designation Description for Media District Commercial will be amended as follows:

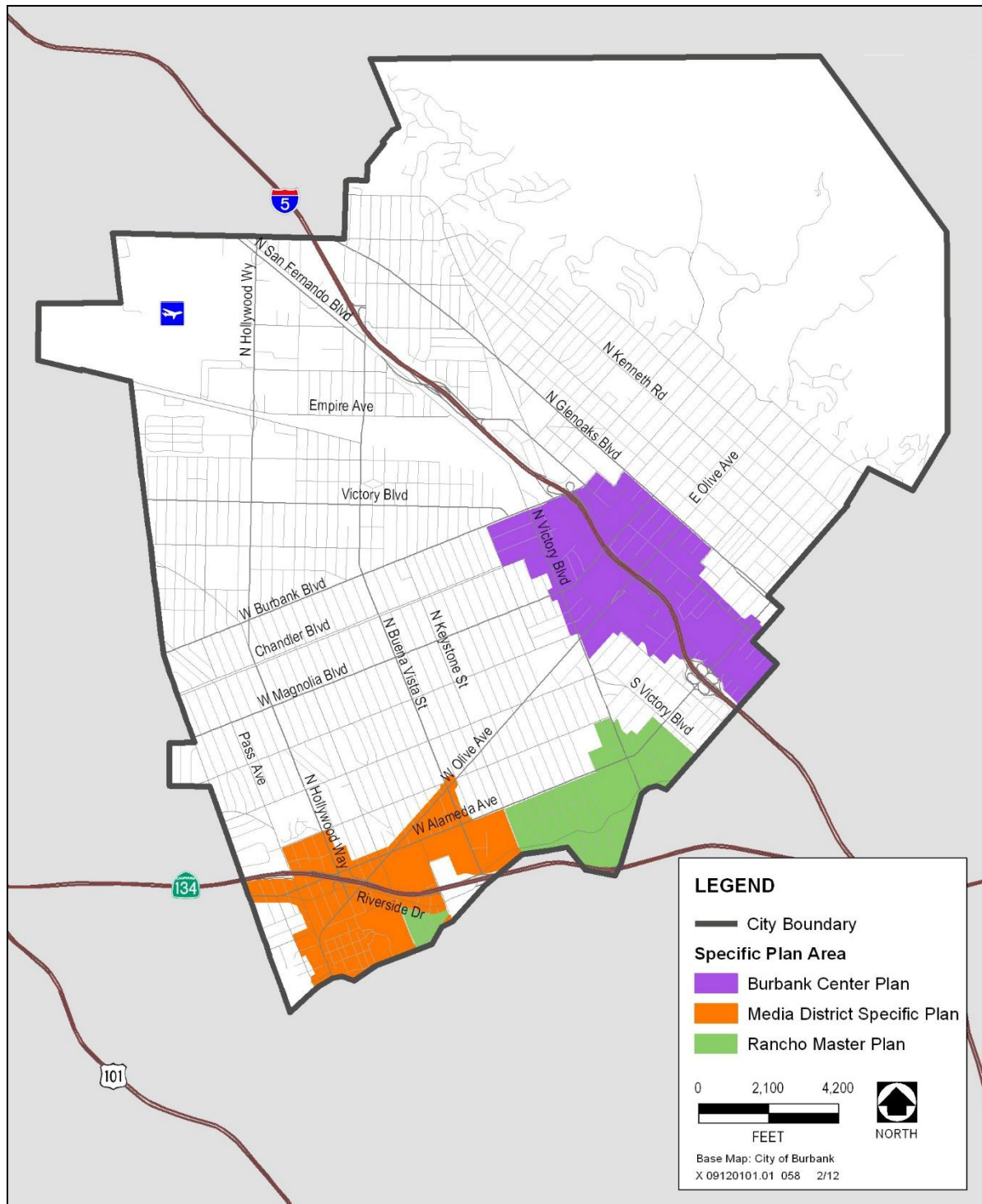
Media District Commercial Specific Plan

~~(Maximum 1.1 FAR, 58 units per acre with discretionary approval)~~

(Maximum FAR and Units per acre as indicated in the 2026 Media District Specific Plan)

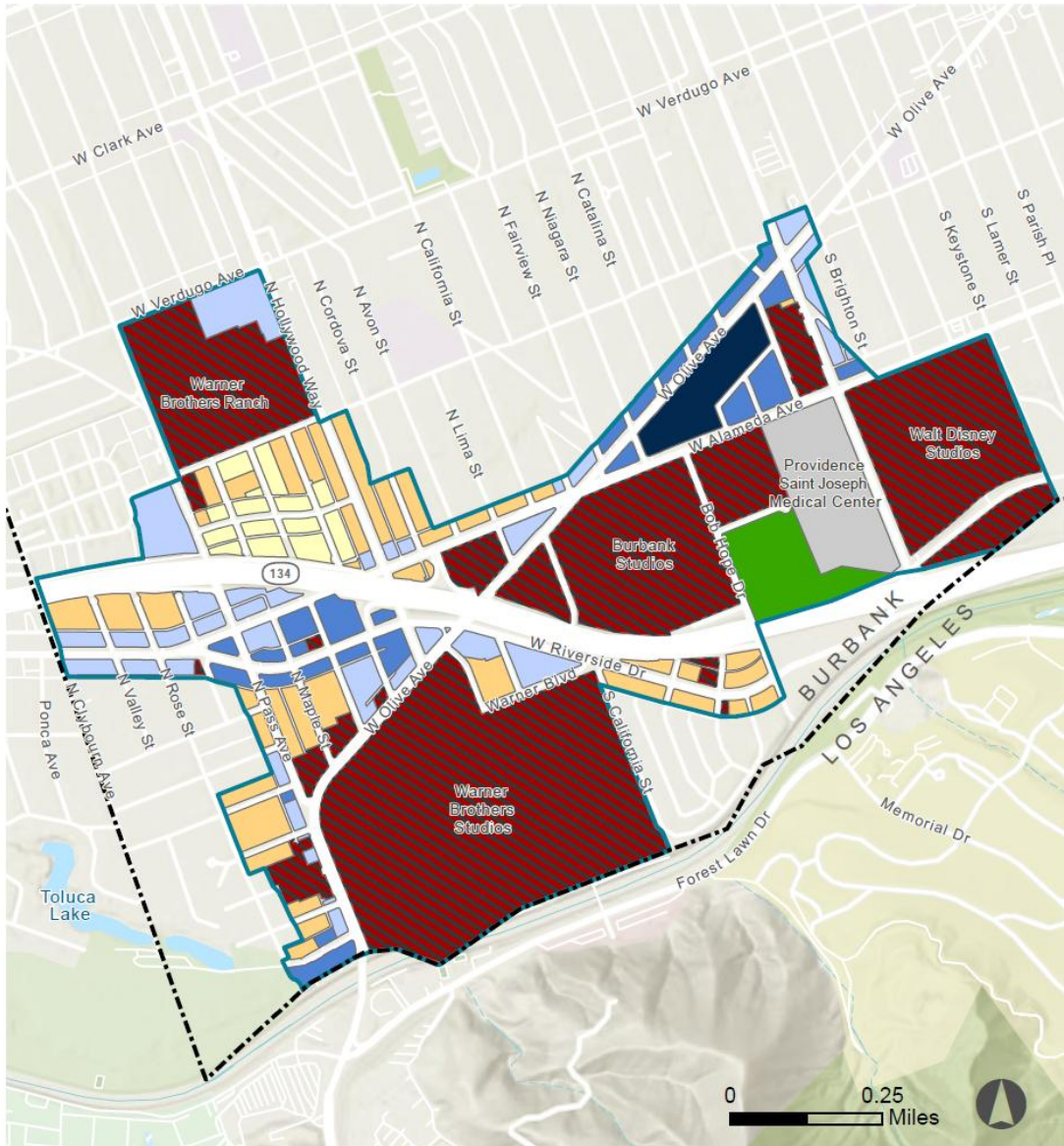
The Media District ~~Commercial~~ **Specific Plan** area is a regional employment center comprised of a variety of **residential**, media-oriented **commercial** and **other non-residential** commercial uses. In response to the development of several high-rise buildings and to limit traffic impacts in the area, the Media District Specific Plan (**MDSP**) was adopted in 1991. ~~While much of the existing development in the Media District exceeds a 1.1 FAR, new development is limited to 1.1 FAR, consistent with the MDSP, to limit traffic and other impacts to adjacent residential neighborhoods.~~ **The MDSP was updated in 2026 in accordance with Program LU-3 of the Burbank2035 General Plan, to reflect new goals for the plan area, while building upon the vision of the 1991 MDSP. These new goals include streamlining the production of housing, ensuring contextual development, and encouraging transit-oriented growth. The updated MDSP also establishes detailed development standards for density, intensity, and design strategy for the MDSP plan area.** Supplemental land use goals, **policies and development standards** and policies are provided in the Media District Specific Plan **policy document and associated Programmatic EIR.**

3. Page 3-21 Exhibit LU-2 “Specific Plan Areas” will be amended to reflect the MDSP Update
(Existing Map)



(MDSP Update Maps)





Media District Zoning

(MDC-2) Media District Limited Commercial	(OS) Open Space
(MDC-3) Media District General Business	(PD) Planned Development*
(MDC-4) Media District Commercial/Media Production	City Boundary
(MDM-1) Media District Industrial	Burbank Media District Boundary
(MDR-3) Media District Residential Multiple Low Density	
(MDR-4) Media District Residential Multiple Med Density	



Media District General Plan Land Use Designation

- Media District Specific Plan
- Open Space
- Media District Specific Plan Boundary
- City Boundary
- (PD) Planned Development*

**For existing PDs, their General Plan Land Use Designation density and intensity remains as that which was vested at the time the Burbank2035 General Plan was adopted.*

4. Page 3-22, the Description of the Media District Specific Plan will be amended as follows:

The Media District Specific Plan was adopted in 1991 in response to the development of several high rise office buildings in the 1980s and the potential effects that similar future development could have on surrounding residential neighborhoods. **The Media District Specific Plan was comprehensively updated in 2026.**

5. Table LU-2 “Burbank 2035 Development Capacity” on page 3-26 will be amended as follows:

Table LU-2 Burbank 2035 Development Capacity				
Land Use Designation	Acres (Approximate)	Total Estimated Dwelling Units (2035)	Population (2035)	Non-Residential Square Feet (2035)
Low Density Residential	3,175	18,476	42,867	210,483
Medium Density Residential	426 <u>400</u>	13,997	32,475	
High Density Residential	370 <u>336</u>	13,754	31,911	
Corridor Commercial	262 <u>251</u>	300	696	5,625,193
Regional Commercial	206	0	0	4,643,665
Downtown Commercial	126	2,091	4,851	5,929,956
South San Fernando Commercial	106	566	1,313	3,246,131
North Victory Commercial/Industrial	135	483	1,121	3,549,567
Media District Commercial-Specific Plan	301 <u>392</u>	552	1,281	16,218,091
Rancho Commercial	58	0	0	1,046,450
Golden State Commercial/Industrial	334	0	0	7,530,222
Open Space	2,677	0	0	246,500
Institutional	382 <u>362</u>	0	0	3,556,417
Airport	436	0	0	217,000
Undesignated Right-of-Way	1,972	0	0	0
Total (2035)	10,966	50,219	116,516	52,019,676
Existing (2010) Totals	10,966	44,309	103,340	39,971,550
Change, 2010-2035	0	5,910	13,176	12,048,126

Notes:

1. 2010 dwelling units and population from US Census (2010)
2. 2035 population estimate based on 2010 Census data of 2.45 persons per household and 5.3% vacancy
3. **Bold Underlined** text reflects the 2026 Media District Specific Plan Update

6. The description of Measure One Consistency on page 3-26 and 3-27 will be amended as follows:

On February 28, 1989, Burbank voters approved Measure One, a residential growth management measure. Among other requirements, Measure One prohibits the City from increasing the maximum allowed number of residential units in Burbank beyond that approved under the 1988 Land Use Element. As originally adopted, Measure One would have expired on January 1, 2000. However, it has been extended by the City Council ~~twice~~ **three times** and will be in effect until January 1, 2032.

Table LU-3
Residential Unit Capacity and Measure One Consistency

Land Use Designation	Acres	Maximum Density (dwelling units per acre)	Maximum Build Out	Estimated Build Out
Low Density Residential	3,175	7/14	22,225	18,476
Medium Density Residential ¹	426	27	11,502	13,997
High Density Residential ¹	370	43	15,910	13,754
Various Commercial	931	27-87	12,010 ²	3,992
Total ²			61,647	50,219

Notes:

1. Estimated build out exceeds maximum build out because the estimated buildout densities for Medium Density Residential and High Density Residential land uses exceeds densities used in Measure One to calculate maximum build out. Total estimated residential build out of Burbank2035 remains below the maximum build out of Measure One.
2. Assumes that 30% of all commercial land area citywide would develop at an average density of 43 units per acre.

The maximum residential unit capacity provided under the 1988 Land Use Element is 63,704 units, assuming maximum build out of all parcels. The effective build out provided a more realistic build out expectation, which was estimated to be 55,707 units. Table LU-3 shows the maximum and expected number of residential units provided under this Land Use Element. Both the maximum possible build out and estimated actual build out numbers are well below the limits established under Measure One.