

ORDINANCE NO. _____

AN ORDINANCE OF THE COUNCIL OF THE CITY OF
BURBANK AMENDING TITLE 10, CHAPTER 1 (ZONING)
OF THE BURBANK MUNICIPAL CODE (BMC) TO
IMPLEMENT THE 2026 MEDIA DISTRICT SPECIFIC PLAN
UPDATE

City Attorney's Synopsis

This Ordinance amends Title 10, Chapter 1, of the Burbank Municipal Code ("BMC") to reflect the adopted 2026 Media District Specific Plan Update. Amendments to the BMC include, but are not limited to, updating the permitted uses within the Media District, updating the Zone Map to add new zoning designations within the Media District, updating the objective development standards applicable to property development within the Media District, and other minor changes to implement the adopted Media District Specific Plan Update.

THE COUNCIL OF THE CITY OF BURBANK FINDS:

A. The Media District Specific Plan ("MDSP") was originally adopted by the Burbank City Council ("Council") in 1991 and generally implemented within the Burbank Municipal Code ("BMC") through the Media District Overlay Zone (BMC §§ 10-1-2101 *et seq.*), which became effective on February 16, 1991. The 1991 MDSP and the Media District Overlay Zone have regulated development within the Media District without significant changes since their adoption over 30 years ago.

B. Since 1991, the statewide regulatory framework applicable to housing development has significantly changed. The City of Burbank ("City") is required to comply with State laws that mandate the ministerial approval of certain housing, and more expedited reviews of other housing.

C. In compliance with State law, on September 27, 2022, the City Council adopted the 2021-2029 Housing Element, which includes a Housing Plan that lists 27 implementation programs to further the goals and policies outlined in the Housing Element. Program No. 5 of the Housing Plan calls for, among other actions, the completion of the Media District Specific Plan Update.

D. To fulfill its obligations pursuant to the adopted Housing Element and Housing Plan, the City prepared a comprehensive update to the MDSP pursuant to California Government Code Sections 65450 through 65457.

E. On September 28, 2026, the Planning Commission held a duly noticed public hearing on Project No. 22-0003509, which includes an amendment to the Burbank2035 General Plan, updates to the MDSP, and amendments to Title 10, Chapter 1 of the BMC to implement the MDSP updates (collectively, the "Project") and at such

hearing adopted Resolution No. 3492 recommending that the Council approve the Project. 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”).

F. On November 10, 2026, the Council at its regular meeting, held a public hearing on the Project.

G. Said hearing was properly noticed in accordance with applicable law. Public notification was provided in a newspaper of general circulation at least 10 business days prior to the November 10, 2026 City Council public hearing on the Project pursuant to BMC Sections 10-1-1969 and 10-1-1994.

H. 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 and the evidence and testimony presented at such hearing.

I. At the public hearing, the Council exercised its independent judgment and considered and approved the following actions:

1. Resolution No. _____, 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 Sections 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.
2. Resolution No. _____, amending the Burbank2035 General Plan Land Use Element and Land Use Map consistent with the Media District Specific Plan Update, including the Sustainable Infrastructure Alternative evaluated under the Final Program EIR.
3. Resolution No. _____, adopting the Media District Specific Plan Update as updated to reflect the Sustainable Infrastructure Alternative analyzed in the Final Program EIR.

J. In accordance with California Government Code Section 65860, the Council finds that this Ordinance is consistent with the objectives, policies, general land uses and

programs specified in the Burbank2035 General Plan. Specifically, this Ordinance is consistent with the following:

- 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

K. In accordance with California Government Code Section 65455, the Council finds that this Ordinance is consistent with the updated Media District Specific Plan by implementing the permitted uses, updated Zone Map, zoning designations, and objective development standards for property development within the Media District as established by the updated Media District Specific Plan.

L. The Council determines that all of the findings required by BMC Section 10-1-1991(1) through (9), can be made for the permitted uses that are added within the Media District Specific Plan area. Such findings and uses are listed in Exhibit B.1 to this Ordinance and are incorporated herein as if restated in their entirety.

THE COUNCIL OF THE CITY OF BURBANK DOES ORDAIN AS FOLLOWS:

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

Section 2. Amendment to Burbank Municipal Code (“BMC”) Section 10-1-301, Establishment of Zones. BMC Section 10-1-301 is amended to include the following previously established classes of zones:

“Symbol	Description
MDR 3	Media District Medium Residential Density
MDR 4	Media District High Residential Density
PD	Planned Development”

Section 3. Zone Map Amendment. The Zone Map for the City as adopted under BMC Section 10-1-302 is hereby amended and restated as shown in Exhibit A of this Ordinance, attached and incorporated herein.

Section 4. Amendment to BMC Section 10-1-502, Uses in All Zones. Table 10-1-502 is hereby amended and restated in its entirety as shown in Exhibit B of this Ordinance, attached and incorporated herein.

Section 5. Amendment to BMC Section 10-1-621, Purpose. BMC Section 10-1-621 is amended and restated as follows. Additions are marked in underline, and deletions are marked in ~~strikethrough~~.

“10-1-621 Purpose.

The purpose of this Division is to establish regulations for multifamily residential-only developments in nonresidential zones (all zones except for R-1, R-1-H, R-2, R-3, R-4, or MDR-3, and MDR-4). Notwithstanding the foregoing, this Division shall not apply to development in any Media District Specific Plan nonresidential zone (MDM-1, MDC-2, MDC-3, MDC-4). Nonresidential zones in the City typically have a visual character and land uses dictated by commercial development standards. Specialized development standards are needed to ensure that any residential development that occurs in these zones is appropriately designed to safeguard the health, safety and general welfare of potential residents and adjacent residential uses.”

Section 6. Amendment to BMC Section 10-1-915, Purpose. BMC Section 10-1-915 is amended and restated as follows. Additions are marked in underline, and deletions are marked in ~~strikethrough~~.

“10-1-915 Purpose.

The purpose of this ~~article~~ Division is to establish regulations for mixed-use developments in nonresidential zones (all zones except for R-1, R-1-H, R-2, R-3, R-4, or MDR-3, and MDR-4). Notwithstanding the foregoing, this Division shall not apply to development in any Media District Specific Plan nonresidential zone (MDM-1, MDC-2, MDC-3, MDC-4). Nonresidential zones in the City typically have a visual character and land uses dictated by commercial development standards. Specialized development standards are needed to ensure mixed-use development that occurs in these zones is appropriately designed to safeguard

the health, safety and general welfare of potential residents and adjacent residential uses.”

Section 7. Amendment to BMC Title 10, Chapter 1 Article 21, Media District Specific Plan. BMC Title 10, Chapter 1, Article 21 is hereby amended and restated in its entirety as shown in Exhibit C to this Ordinance, attached and incorporated herein.

Section 8. Amendments to BMC Title 10, Chapter 1, Zoning, General Plan Consistency Tables. BMC 10-1-701.5, 10-1-708.5, 10-1-714.5, 10-1-720.5, 10-1-801.5, 10-1-808.5, 10-1-901.5, 10-1-906.5, 10-1-910.5, 10-1-921.5, , 10-1-2412.5, 10-1-2420.5, 10-1-2428.5, 10-1-2436.5, 10-1-2444.5, 10-1-2503.5, 10-1-2508.5, 10-1-2514.5, 10-1-2519.1.5, 10-1-2520.5, 10-1-2601.5, and 10-1-2611.5, all related to the General Plan Consistency Tables, are hereby amended and restated as shown in Exhibit D of this Ordinance, attached and incorporated herein.

Section 9. Amendment to BMC Title 10, Chapter 1, Article 17, Environmental Protections. BMC Title 10, Chapter 1, Article 17 is hereby amended and restated in its entirety as shown in Exhibit E to this Ordinance, attached and incorporated herein.

Section 10. Severability. If any provision of this Ordinance or its application is held invalid by a court of competent jurisdiction, such invalidity shall not affect other provisions, sections, or applications of the Ordinance, which can be given effect without the invalid provision or application, and to this end each phrase, section, sentence, or word is declared to be severable.

Section 11. Environmental Assessment The Project, including the amendments to the BMC included in this Ordinance, has been reviewed for compliance with the California Environmental Quality Act ("CEQA"). The City 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 for this Ordinance.

Section 12. Effective Date. This Ordinance shall become effective at 12:01 a.m. on the thirty-first (31st) day after the date of adoption.

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 Ordinance 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:

I further certify that said Synopsis was published as required by law in a newspaper of general circulation in the City of Burbank, California within 14 days following its _____, 2026 adoption.

Kimberley Clark, City Clerk

APN	Current Zoning	New Zoning	Address
2482-001-004	C-2	MDC-2	511 N HOLLYWOOD WAY
2482-001-005	C-2	MDC-2	509 N HOLLYWOOD WAY
2482-007-007	C-2	MDC-2	321 N PASS AVE
2482-007-008	C-2	MDC-2	317 N PASS AVE
2482-007-009	C-2	MDC-2	311 N PASS AVE
2482-007-010	C-2	MDC-2	337 N PASS AVE
2482-007-011	C-2	MDC-2	N/A
2482-007-012	C-2	MDC-2	301 N PASS AVE
2482-007-013	C-2	MDC-2	255 N PASS AVE
2482-007-014	C-2	MDC-2	N/A
2485-003-022	MDR-4 / MDC-2	MDC-2	4000 W ALAMEDA AVE
2485-005-005	MDR-4 / MDC-3	MDC-3	115 N HOLLYWOOD WAY

Table 10-1-502 is hereby amended to read as follows (additions to the BMC are **bold** and underlined and deletions are marked in ~~strikeout~~):

City of Burbank - Community Development Department
Zoning Use List
Burbank Municipal Code Section 10-1-502

P = permitted
(blank) = prohibited
[PRH] = prohibited if residentially adjacent as defined in 10-1-203

CUP = Conditional Use Permit required
[CUP] = CUP required if residentially adjacent as defined in 10-1-203
S = When required by State preemption law

AUP = Administrative Use Permit required
[AUP] = AUP required if residentially adjacent as defined in 10-1-203

LAND USE	C-2	C-3	C-4	M-1	M-2	MDM-1 <u>11</u>	MDC-2 <u>11</u>	MDC-3 <u>11</u>	MDC-4 <u>11</u>	NB	GO	RC	C-R	RBP	BCC-1	BCC-2	BCC-3	BCCM	MPC-1	MPC-2	MPC-3	OS	AP	RR	AD	2021- 2029 HEOS -OZ
RESIDENTIAL AND LODGING																										
Accessory dwelling unit and Junior accessory dwelling unit	S	S	S	S	S	<u>S¹²</u>	<u>S¹²</u>	<u>S¹²</u>	<u>S¹²</u>	S	S	S	S	S	S	S	S	S	S	S	S					16
Convalescent home	CUP	CUP	CUP	CUP		<u>11</u>	<u>CUP¹²</u>	<u>CUP¹²</u>	<u>CUP¹²</u>		CUP					CUP	CUP	CUP		CUP	CUP		CUP	CUP		16
Emergency Shelter				CUP	P	<u>11</u>	<u>11</u>	<u>11</u>	<u>11</u>									CUP								16
Hotel - including incidental commercial uses	P [CUP]	P [CUP]	P [CUP]	CUP	CUP	<u>CUP¹²</u>	<u>CUP¹²</u>	<u>P¹²</u> [CUP]	<u>P¹²</u> [CUP]						P [CUP]	P [CUP]	P [CUP]	P [CUP]	CUP	CUP	CUP		CUP	CUP		16
Motel	P [CUP]	P [CUP]	P [CUP]	CUP	CUP	<u>CUP¹²</u>	<u>CUP¹²</u>	<u>P¹²</u> [CUP]	<u>P¹²</u> [CUP]						P [CUP]	P [CUP]	P [CUP]	P [CUP]		CUP	CUP		CUP	CUP		16
Multifamily Residential with nonresidential use	AUP/ S	AUP/ S	AUP/ S	S	S	<u>S¹²</u>	<u>AUP/ S¹²</u>	<u>AUP/ S¹²</u>	<u>AUP/ S¹²</u>	S	S	S	S	S	AUP/ S	AUP/ S	AUP/ S	S	AUP/ S	AUP/ S	AUP/ S					16
Multifamily Residential-only	S	S	S	S	S	<u>S¹²</u>	<u>S¹²</u>	<u>S¹²</u>	<u>S¹²</u>	S	S	S	S	S	S	S	P/S	S	S	S	S					16
Single Room Occupancy Hotel (SRO)	CUP	CUP	CUP			<u>11</u>	<u>11</u>	<u>11</u>	<u>11</u>																	16
Sober Living Facility	P [CUP]	P [CUP]	P [CUP]	P [CUP]	P [CUP]	<u>11</u>	<u>11</u>	<u>11</u>	<u>11</u>						P [CUP]	P [CUP]	P [CUP]	P [CUP]								16
Supportive Housing ^{13, 14, 15}	P/ CUP	P/ CUP	P/ CUP			<u>11</u>	<u>P/ CUP¹²</u>	<u>P/ CUP¹²</u>	<u>P/ CUP¹²</u>						P/ CUP	P/ CUP	P		P/ CUP	P/ CUP	P/ CUP					16
Transitional Housing ^{14, 15}	CUP	CUP	CUP			<u>11</u>	<u>CUP¹²</u>	<u>CUP¹²</u>	<u>CUP¹²</u>						CUP	CUP	P		CUP	CUP	CUP					16
PUBLIC AND SEMI-PUBLIC FACILITIES																										

Cemetery and related uses, structures, buildings, including on-site business signs¹						12	12	12	12																16		
Fire station	P [CUP]	P [CUP]	P [CUP]	P [CUP]	P [CUP]	P12 [CUP]	P12 [CUP]	P12 [CUP]	P12 [CUP]					CUP		P [CUP]	P [CUP]	P [CUP]	P [CUP]	CUP	CUP	CUP		CUP	CUP		16
Library - municipal	P	P	P			12	P12	P12	P12			P	CUP		P	P	P	P	P	P	P					16	
Park & recreational facility -municipal	P	P	P	P	P	P12	P12	P12	P12	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	16	
Police Station - private or municipal, including dispatch/administration	P [CUP]	P [CUP]	P [CUP]	P [CUP]	P [CUP]	12	P12 [CUP]	P12 [CUP]	P12 [CUP]			CUP	CUP		CUP	P [CUP]	P [CUP]	P [CUP]	P [CUP]	CUP	CUP	CUP					16
Post office	P	P	P	P	P	12	P12	P12	P12	P	P	P	P	P	P	P	P	P	P	P	P		CUP	CUP		16	
Public facility						12	12	12	12													CUP				16	
Public utility facility	P	P	P	P	P	12	P12	P12	P12				CUP		P	P	P	P	P	P	P			CUP		16	
Temporary Aid Center	CUP	CUP	CUP	CUP	P	12	CUP12	CUP12	CUP12							CUP	CUP	CUP	CUP		CUP	CUP				16	
Wildlife preserve and sanctuaries						12	12	12	12													P				16	
RECREATION, EDUCATION, AND ASSEMBLY																											
Amusement enterprise						12	CUP12	P12 [CUP]	P12 [CUP]							CUP	CUP	CUP	P [CUP]								16
Amusement enterprise - in c.e.b.	CUP	P	P	CUP	CUP	12	12	12	12			CUP	P						CUP	P	P					16	
Arcade - pursuant to 10-1-1115	P [CUP]	P [CUP]	P [CUP]	P [CUP]	P [CUP]	12	12	12	12						P [CUP]	P [CUP]	P [CUP]	P [CUP]	CUP	CUP	CUP		CUP	CUP		16	
Archery range				CUP	P [CUP]	12	12	CUP12	CUP12										P [CUP]		CUP	CUP		CUP	CUP		16
Archery range - in c.e.b.		CUP	CUP			12	12	12	12				P													16	
Art gallery	P	P	P			12	P12	P12	P12	P	P	P	P	P	P	P	P	P	P	P	P					16	
Auditorium, labor union meeting hall, lodge hall	P [CUP]	P [CUP]	P [CUP]			12	P12 [CUP]	P12 [CUP]	P12 [CUP]			P [CUP]	P [CUP]		P [CUP]	P [CUP]	P [CUP]	P [CUP]		CUP	CUP					16	
Automobile maneuvering event - auto & cycle racing				P [CUP]	P [CUP]	12	12	12	12														CUP	CUP		16	
Batting cages		CUP	CUP			12	12	12	12				CUP					CUP								16	
Billiard parlor	CUP	CUP	CUP	CUP	CUP	12	CUP12	CUP12	CUP12			CUP	CUP			CUP	CUP	CUP	CUP	CUP	CUP		CUP	CUP		16	
Bowling alley		CUP	CUP	P	P	12	12	CUP12	CUP12			P						CUP	CUP				CUP	CUP		16	
Boxing arena - in c.e.b.		CUP	CUP			12	12	12	12			CUP						CUP	CUP							16	
Carnival or circus		CUP	CUP	P [CUP]	P [CUP]	12	12	12	12				CUP					CUP	CUP					CUP	CUP		16
Church	P	P	P			12	CUP12	P12	P12	P	P	P			P	P	P	P	P	P	P					16	

Club - nonprofit	P	P	P			12	P12	P12	P12			P	P	P		P	P	P	P	CUP	P	P					16	
Dance hall - in c.e.b.	P	P	P			12	CUP12	CUP12	CUP12			CUP	P			CUP	CUP	CUP	CUP	CUP	CUP	CUP					16	
	[CUP]	[CUP]	[CUP]									[CUP]																
Equestrian show						12	12	12	12				CUP														16	
Golf course/driving range				P	P	12	12	12	12				CUP						P				P	CUP	CUP		16	
Golf course - miniature	CUP	P	P			12	12	12	12				P					CUP	P								16	
Gymnasium - c.e.b.	P	P	P	P	P	12	P12	P12	P12		CUP	P	P			CUP	P	P	P					CUP	CUP		16	
Handball courts	CUP	CUP	CUP	P	P	12	CUP12	CUP12	CUP12			P	P						P		CUP	CUP	CUP	CUP	CUP		16	
Library	P	P	P			12	P12	P12	P12				CUP			P	P	P	P	P	P	P					16	
Museum	P	P	P			12	P12	P12	P12			P	P			P	P	P	P	P	P	P					16	
Nightclub, pursuant to 10-1-1116	CUP	CUP	CUP	CUP	CUP	CUP12	CUP12	CUP12	CUP12		CUP	CUP	CUP			CUP	CUP	CUP	CUP	CUP	CUP	CUP		CUP	CUP		16	
Personal or Physical Arts Studios	P	P	P	P	P	P12	P12	P12	P12	P	P	P	P	P		P	P	P	P	CUP	P	P		CUP	CUP		16	
Racquetball courts	CUP	CUP	CUP	P	P	12	CUP12	CUP12	CUP12			P	P						P		CUP	CUP	CUP	CUP	CUP		16	
Recreation related commercial						12	12	12	12														CUP				16	
Riding academy						12	12	12	12				CUP														16	
Schools - public or private	P	P	P			12	P12	P12	P12	P	P	P	P	P		P	P	P	P		AUP	AUP	AUP				16	
	[AUP]	[AUP]	[AUP]				[AUP]	[AUP]	[AUP]	[AUP]	[AUP]	[AUP]	[AUP]	[AUP]		[AUP]	[AUP]	[AUP]	[AUP]									
School - public or private (existing before Jan. 1, 1991)						P12	12	12	12																		16	
School - trade/vocational	P	P	P	CUP	CUP	12	P12	P12	P12	P	P	P	P	P		P	P	P	P		AUP	AUP	AUP				16	
	[AUP]	[AUP]	[AUP]				[AUP]	[AUP]	[AUP]	[AUP]	[AUP]	[AUP]	[AUP]	[AUP]		[AUP]	[AUP]	[AUP]	[AUP]									
Shooting gallery/range		CUP	CUP	CUP	CUP	12	12	12	12									CUP	CUP					CUP	CUP		16	
Shooting gallery/range - c.e.b.						12	12	12	12				CUP														16	
Skating rink - ice or roller				CUP	CUP	12	CUP12	CUP12	CUP12															CUP	CUP		16	
Skating rink - ice or roller - in c.e.b.	CUP	P	P			12	12	12	12				P						P		CUP	CUP					16	
Sports Arena/athletic field				CUP	CUP	12	12	12	12				CUP											CUP	CUP		16	
Swimming pool - commercial	CUP	P	P			12	CUP12	CUP12	CUP12				P				CUP	P	P		CUP	CUP					16	
Tennis court						12	12	12	12				CUP								CUP	CUP	P				16	
Theater - drive-in			CUP	CUP	P	12	12	12	12																CUP	CUP		16
					[CUP]																							
Theater - not drive-in	P	P	P			12	CUP12	P12	P12			P	P			P	P	P	P	CUP	CUP	CUP					16	
Theater, outdoor						12	CUP12	CUP12	CUP12				CUP			CUP	CUP	CUP	CUP				CUP				16	
RETAIL SALES AND DINING																												

ATTACHMENT 4, EXHIBIT B - 3

Adult business - pursuant to Section 10-1-1120 and Title 3, Chapter 3, Article 9					P [PRH] ²	<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>								P [PRH] ²					P ³ [PRH] ₂			<u>16</u>	
Alcoholic beverages - Sale and consumption on or off premises pursuant to Section 10-1-1116	CUP	CUP	CUP	CUP	CUP	<u>CUP¹²</u>	<u>CUP¹²</u>	<u>CUP¹²</u>	<u>CUP¹²</u>	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP		<u>16</u>	
Antique shop	P	P	P			<u>12</u>	<u>P¹²</u>	<u>P¹²</u>	<u>P¹²</u>	P		P		P	P	P	P	P	P	P				<u>16</u>		
Appliance store	P	P	P			<u>12</u>	<u>P¹²</u>	<u>P¹²</u>	<u>P¹²</u>						P	P	P	P	P	P	P			<u>16</u>		
Appliance store - limited to 15,000 sq. ft.						<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>			P												<u>16</u>		
Art shop	P	P	P			<u>12</u>	<u>P¹²</u>	<u>P¹²</u>	<u>P¹²</u>	P	P	P	P	P	P	P	P	P	P	P	P			<u>16</u>		
Awning shop	CUP	P	P			<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>	P		P		P		CUP	CUP	P		CUP	CUP			<u>16</u>		
Bakery	P	P	P			<u>12</u>	<u>P¹²</u>	<u>P¹²</u>	<u>P¹²</u>	P		P	P	P	P	P	P	P	P	P	P			<u>16</u>		
Bakery - wholesale		CUP	P [CUP]	P [CUP]	P [CUP]	<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>													CUP	CUP		<u>16</u>	
Beauty supply store	P	P	P			<u>12</u>	<u>P¹²</u>	<u>P¹²</u>	<u>P¹²</u>	P		P		P	P	P	P	P	P	P	P			<u>16</u>		
Bicycle and mini-bike sales/incidental repair	P	P	P			<u>12</u>	<u>P¹²</u>	<u>P¹²</u>	<u>P¹²</u>	P		P	P	P	P	P	P	P	P	P	P			<u>16</u>		
Boat dealer	CUP	P	P	P	P		<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>							CUP	CUP	P			CUP	CUP		<u>16</u>	
Book store	P	P	P			<u>12</u>	<u>P¹²</u>	<u>P¹²</u>	<u>P¹²</u>	P	P	P	P	P	P	P	P	P	P	P	P			<u>16</u>		
Building material sales				P [CUP]	P [CUP]	<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>								CUP					CUP	CUP		<u>16</u>	
Building material sales - in c.e.b.			CUP			<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>								CUP							<u>16</u>		
Burglar alarm sales or service (not incl. automobile alarm systems)	CUP	P	P			<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>	P	P	P		P		CUP		P		CUP	CUP			<u>16</u>		
Butcher shop - no slaughtering	P	P	P			<u>12</u>	<u>P¹²</u>	<u>P¹²</u>	<u>P¹²</u>	P		P		P		P	P		P	P	P			<u>16</u>		
Camera shop - incidental film developing	P	P	P			<u>12</u>	<u>P¹²</u>	<u>P¹²</u>	<u>P¹²</u>	P		P	P	P	P	P	P	P	P	P	P			<u>16</u>		
Clothing store	P	P	P			<u>12</u>	<u>P¹²</u>	<u>P¹²</u>	<u>P¹²</u>	P		P	P	P	P	P	P	P	P	P	P			<u>16</u>		
Cocktail lounge/bar pursuant to 10-1-1116	CUP	CUP	CUP	CUP	CUP	<u>CUP¹²</u>	<u>CUP¹²</u>	<u>CUP¹²</u>	<u>CUP¹²</u>		CUP	CUP	CUP		CUP	CUP	CUP	CUP	CUP	CUP	CUP		CUP	CUP	<u>16</u>	
Department store	P	P	P			<u>12</u>	<u>P¹²</u>	<u>P¹²</u>	<u>P¹²</u>			CUP			P	P	P	P	P	P	P			<u>16</u>		
Drapery shop	P	P	P			<u>12</u>	<u>P¹²</u>	<u>P¹²</u>	<u>P¹²</u>	P		P		P	P	P	P	P	P	P	P			<u>16</u>		
Drugstore	P	P	P			<u>12</u>	<u>P¹²</u>	<u>P¹²</u>	<u>P¹²</u>			P		P	P	P	P	P	P	P	P			<u>16</u>		
Feed store		CUP	P			<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>	P		P	P	P			P			CUP				<u>16</u>		
Firearm and ammunition retailer		CUP			CUP	<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>							CUP		CUP						<u>16</u>		
Fish market - wholesale		CUP	P [CUP]	P [CUP]	P [CUP]	<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>								P [CUP]						CUP	CUP		<u>16</u>
Florist shop	P	P	P			<u>12</u>	<u>P¹²</u>	<u>P¹²</u>	<u>P¹²</u>	P	P	P		P	P	P	P	P	P	P				<u>16</u>		

ATTACHMENT 4, EXHIBIT B - 4

Food specialty store	P	P	P			12	P12	P12	P12	P4	P4	P4	P4	P4	P	P	P	P	P	P	P					16	
Hardware store	P	P	P			12	P12	P12	P12	P		P		P	P	P	P	P	P	P	P					16	
Home Center			CUP	CUP	CUP	12	12	12	12									CUP		CUP	CUP					16	
Ice machine	P	P	P			12	CUP12	P12	P12									P	P		P	P				16	
Market, convenience	P	P	P			12	P12	P12	P12								P	P	P	CUP	P	P				16	
Market, neighborhood	P	P	P			12	P12	P12	P12			CUP					P	P	P	CUP	P	P				16	
Market, super	P	P	P			12	P12	P12	P12								P	P	P	CUP	P	P				16	
Newsstand	P	P	P			12	P12	P12	P12	P	P	P	P	P						CUP	CUP	CUP				16	
	[CUP]	[CUP]	[CUP]			12	[CUP]	[CUP]	[CUP]	[CUP]	[CUP]	[CUP]	[CUP]	[CUP]					CUP	CUP	CUP						
Newsstand in c.e.b.	P	P	P			12	P12	P12	P12	P	P	P	P	P					P	P	P					16	
Nursery - plant		CUP	P	P	P	12	12	12	12	CUP				CUP				P		CUP	CUP		CUP	CUP		16	
Pet shop - including grooming	CUP	P	P			12	P12	P12	P12	P		P		P		CUP	P	P	CUP	P	P					16	
Pet shop - sales only	P					12	12	12	12										P	P	P					16	
Pawn shop		CUP	CUP			12	12	CUP12	CUP12										CUP			CUP				16	
Picture frame store	P	P	P			12	P12	P12	P12	P		P		P	P	P	P	P	P	P	P					16	
Playlot, outdoor - in conjunction with eating establishment	CUP	CUP	CUP	CUP	CUP	12	12	12	12				CUP		CUP	CUP	CUP	CUP	CUP	CUP	CUP		CUP	CUP		16	
Restaurant, Full Service	P	P	P	P	P	P12	P12	P12	P12		P5	P	P	P	P	P	P	P	AUP	AUP	AUP		CUP	CUP		16	
Restaurant, Fast Service	P	P	P	P	P	P12	P12	P12	P12		P5	P	P	P	P	P	P	P	AUP	AUP	AUP		CUP	CUP		16	
Restaurant, Downtown pursuant to Section 10-1-1407.1						12	12	12	12						AUP	AUP										16	
Restaurant / Drinking Establishment (Section 10-1-1116)	CUP	CUP	CUP	CUP	CUP	CUP12	CUP12	CUP12	CUP12		CUP5	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP		CUP	CUP		16	
Restaurant with incidental alcohol (Section 10-1-1116)	P	P	P	P	P	P12	P12	P12	P12		P5	P	P	P	P	P	P	P	CUP	CUP	CUP		CUP	CUP		16	
	[CUP]	[CUP]	[CUP]	[CUP]	[CUP]	[CUP]	[CUP]	[CUP]	[CUP]		[CUP]5	[CUP]	[CUP]	[CUP]	[CUP]	[CUP]	[CUP]	[CUP]	CUP	CUP	CUP		CUP	CUP			
Restaurant with drive-through (Section 10-1-1608)	CUP [PRH]	CUP [PRH]	CUP [PRH]	CUP [PRH]	CUP [PRH]	12	CUP12 [PRH]	CUP12 [PRH]	CUP12 [PRH]											CUP [PRH]	CUP [PRH]		CUP [PRH]	CUP [PRH]		16	
Retail store/sales	P	P	P			12	P12	P12	P12	P	P	P	P	P	P	P	P	P	P	P	P					16	
Secondhand store	CUP	P	P			12	CUP12	P12	P12								CUP	P	P	P	P					16	
Shopping center	P	P	P			12	P12	P12	P12	P	P	P	P	P	P	P	P	P	P	P	P		CUP			16	
Thrift Store		P	P			12	12	12	12									P	P			CUP				16	
Wholesale business	CUP	P	P	P	P	12	12	12	12								CUP	P	P		CUP	CUP		CUP	CUP	16	
Wholesale business - no warehousing						12	12	12	12		P	P		P												16	
Wholesale business - incidental to retail sales	P	P	P			12	P12	P12	P12	P			P		P	CUP	P	P	P	CUP	P	P				16	
PROFESSIONAL OFFICES AND SERVICES																											

ATTACHMENT 4, EXHIBIT B - 5

Animal grooming	CUP	P	P			12	P12	P12	P12	P			P		P		CUP	P	P	CUP	P	P				16	
Animal hospital		CUP	CUP	P [CUP]	P [CUP]	12	12	12	12						CUP				CUP		CUP	CUP		CUP	CUP		16
Animal hospital - overnight care, no boarding		P [CUP]	P [CUP]			12	12	12	12	CUP							CUP	CUP	P [CUP]							16	
Appliance repair - incidental sales	P	P	P			12	P12	P12	P12	P					P		P	P	P	P	P	P				16	
Auction - in c.e.b.	P	P	P			12	12	12	12							CUP	CUP	CUP	P		CUP	CUP				16	
Automated teller machine (Freestanding)	P [CUP]	P [CUP]	P [CUP]	P [CUP]	P [CUP]	P12 [CUP]	P12 [CUP]	P12 [CUP]	P12 [CUP]	P [CUP]	P [CUP]	P [CUP]	P [CUP]	P [CUP]	P [CUP]	P [CUP]	P [CUP]	P [CUP]	P [CUP]	CUP	CUP	CUP		CUP	CUP		16
Bail bond broker	P [PRH]	P [PRH]	P [PRH]	P [PRH]	P [PRH]	12	12	12	12							P [PRH]	P [PRH]	P [PRH]	P [PRH]			CUP		CUP [PRH]	CUP [PRH]		16
Bank	P	P	P	P	P	12	P12	P12	P12				P			P	P	P	P	P	P	P		CUP	CUP		16
Barber shop	P	P	P			12	P12	P12	P12	P	P	P	P	P		P	P	P	P	P	P	P				16	
Beauty salon	P	P	P			12	P12	P12	P12	P	P	P	P	P		P	P	P	P	P	P	P				16	
Blacksmith shop				P [CUP]	P [CUP]	12	12	12	12															CUP	CUP		16
Blacksmith - horse shoeing only						12	12	12	12						P											16	
Blueprinting	CUP	P	P	P	P	12	CUP12	P12	P12			P			P		CUP	P	P		CUP	CUP		CUP	CUP		16
Bookbinding	CUP	P [CUP]	P [CUP]	P [CUP]	P [CUP]	12	CUP12	CUP12	CUP12				P [CUP]		P [CUP]		CUP	P [CUP]	P [CUP]		CUP	CUP		CUP	CUP		16
Catering services	CUP	P	P			12	12	CUP12	P12				P		P		CUP	P	P		CUP	CUP				16	
Child day care facility	P [AUP]	P [AUP]	P [AUP]	P [AUP]	P [AUP]	P12 [AUP]	P12 [AUP]	P12 [AUP]	P12 [AUP]	P [AUP]	P [AUP]	P [AUP]	P [AUP]	P [AUP]		P	P [AUP]	P [AUP]	P [AUP]	AUP	AUP	AUP		CUP	CUP		16
Computer service center	P	P	P			12	P12	P12	P12	P			P		P	P	P	P	P	P	P	P				16	
Dressmaking shop	P	P	P			12	P12	P12	P12	P			P		P	P	P	P	P	P	P	P				16	
Dry cleaning agency - no on-site dry cleaning	P					12	12	12	12	P	P		P				P	P	P	P	P	P				16	
Dry cleaners	CUP	P [CUP]	P [CUP]			12	P12 [CUP]	P12 [CUP]	P12 [CUP]				P [CUP]					P [CUP]	P [CUP]		CUP	CUP				16	
Dry cleaning plant		CUP	CUP	P [CUP]	P [CUP]	12	12	CUP12	CUP12						CUP				CUP	CUP				CUP	CUP		16
Electric or electronic equipment or appliances repair - incidental sales	P	P	P			12	P12	P12	P12	P			P		P		CUP	P	P	P	P	P				16	
Employment agency	P	P	P	P	P	12	P12	P12	P12			P	P				P	P	P	P	P	P		CUP	CUP		16

Engraver	CUP	P	P			11	CUP11	P11	P11	P		P		P		CUP	P	P		CUP	CUP				16
Equipment rental - light, no trucks - in c.e.b.	CUP	P [CUP]	P [CUP]			11	11	11	11					P [CUP]			CUP			CUP	CUP				16
Fix-it shop	CUP	P	P			11	CUP11	P11	P11	P		P		P		CUP	P	P	CUP	P	P				16
Fortune telling	P	P	P			11	11	11	11						P	P	P	P	P	P	P				16
Frozen food locker rental	CUP	P [CUP]	P [CUP]			11	11	11	11								CUP	P [CUP]			CUP				16
Funeral home	CUP	P	P			11	11	11	11					P		CUP	P	P		CUP	CUP				16
Heating, ventilation and air conditioning equipment sales or service	CUP	P	P			11	11	11	11					P		CUP	P	P							16
Janitorial service	CUP	P	P			11	CUP11	P11	P11	P	P	P		P		CUP	P	P		CUP	CUP				16
Kennel - including housing for caretakers on premises				CUP	P [CUP]	11	11	11	11														CUP	CUP	16
Laboratory - experimental or research		CUP	P [CUP]	P [CUP]	P [CUP]	11	11	CUP11	CUP11									P [CUP]					CUP	CUP	16
Laboratory - film		P [CUP]	P [CUP]	P [CUP]	P [CUP]	11	11	CUP11	P11 [CUP]									P [CUP]		CUP	CUP		CUP	CUP	16
Laboratory - testing, physical or chemical		CUP	P [CUP]	P [CUP]	P [CUP]	11	11	CUP11	P11 [CUP]									P [CUP]					CUP	CUP	16
Laundromat	P	P	P			11	CUP11	CUP11	CUP11			P		P		P	P	P		CUP	P				16
Laundry		CUP	CUP	P [CUP]	P [CUP]	11	11	CUP11	CUP11					CUP			CUP	CUP			CUP		CUP	CUP	16
Laundry agency -no washing	P	P	P			11	P11	P11	P11	P	P	P		P		P	P	P	P	P	P				16
Massage parlor	CUP	CUP	CUP	CUP	CUP	11	11	11	11							CUP	CUP	CUP					CUP	CUP	16
Messenger service	P [CUP]	P [CUP]	P [CUP]			11	P11 [CUP]	P11 [CUP]	P11 [CUP]	P [CUP]	P [CUP]	P [CUP]		P [CUP]	P [CUP]	P [CUP]	P [CUP]	P [CUP]		P	P				16
Offices - business, professional, or medical	P	P	P	P	P	11	P11	P11	P11	P	P	P	P	P	P6	P	P	P	P	P	P		CUP	CUP	16
Parcel delivery service	CUP	P [CUP]	P [CUP]	P [CUP]	P [CUP]	11	CUP11	CUP11	CUP11					P [CUP]		CUP	P [CUP]	P [CUP]		CUP	CUP				16
Payroll check cashing service	P	P	P			11	P11	P11	P11						P	P	P	P	P	P	P				16
Pest Control		CUP	CUP	P [CUP]	P [CUP]	11	11	11	11									CUP			CUP		CUP	CUP	16
Photocopy service, with incidental printing	P	P	P			11	P11	P11	P11	P	P	P		P	P	P	P	P	P	P	P				16

ATTACHMENT 4, EXHIBIT B - 7

Photographer	P	P	P			12	P12	P12	P12	P	P	P		P	P	P	P	P	P	P				16	
Plumbing Service	CUP	P	P			12	CUP12	P12	P12	P	P	P		P		CUP	P	P		P	P			16	
Print shop				P [CUP]	P [CUP]	12	12	12	12									P [CUP]					CUP	CUP	16
Print shop except newspaper printing	CUP	P	P			12	CUP12	CUP12	CUP12	P		P		P		CUP	P	P	CUP	P	P				16
Refrigeration installation & service - incidental sales	CUP	P [CUP]	P [CUP]	P [CUP]	P [CUP]	12	12	12	12					P [CUP]		CUP	P [CUP]	P [CUP]			CUP		CUP	CUP	16
Sexual encounter establishment						12	12	12	12																16
Shoe repair shop	P	P	P			12	P12	P12	P12	P		P	CUP		CUP	P	P	P	P	P	P				16
Shoe shine shop	P	P	P			12	CUP12	CUP12	CUP12	P	P	P	P	P	P	P	P	P	P	P	P				16
Sign painting shop - in c.e.b.	CUP	P	P			12	CUP12	CUP12	CUP12					P		CUP	P	P		CUP	CUP				16
Stable, commercial - including housing for caretakers on premises				CUP		12	12	12	12				CUP										CUP		16
Taxidermist	CUP	P	P			12	12	12	12								P	P			CUP				16
Ticket agency - incidental use only						12	12	12	12				P												16
Upholstery shop	CUP	P [CUP]	P [CUP]	P [CUP]	P [CUP]	12	12	12	12	P [CUP]				P [CUP]		CUP	P [CUP]	P [CUP]		CUP	CUP		CUP	CUP	16
Wedding Chapel	P	P	P			12	P12	P12	P12						CUP	P	P	P	CUP	CUP	CUP				16
Welding service - c.e.b.		CUP	P			12	12	12	12					CUP											16
MEDIA SERVICES																									
Editing - film or sound (see also Sound mixing (film/TV) - no seating area - same use restrictions)	P [AUP]7 [CUP]8	P [AUP]7 [CUP]8	P [AUP]7 [CUP]8	P [AUP]7 [CUP]8	P [AUP]7 [CUP]8	12	P12 [AUP]12 [CUP]12	P12 [AUP]12 [CUP]12	P12 [AUP]12 [CUP]12			P [AUP]7 [CUP]8		P [AUP]7 [CUP]8	CUP	P [AUP]7 [CUP]8	P [AUP]7 [CUP]8	P [AUP]7 [CUP]8	CUP	CUP	CUP				16
Film duplication - audio or video	P [AUP]9 [CUP]10	P [AUP]9 [CUP]10	P [AUP]9 [CUP]10	P [AUP]9 [CUP]10	P [AUP]9 [CUP]10	12	P12 [AUP]12 [CUP]12	P12 [AUP]12 [CUP]12	P12 [AUP]12 [CUP]12			P [AUP]9 [CUP]10		P [AUP]9 [CUP]10	CUP	P [AUP]9 [CUP]10	P [AUP]9 [CUP]10	P [AUP]9 [CUP]10	CUP	CUP	CUP				16
Film storage/vault - audio or video	P [AUP]9 [CUP]10	P [AUP]9 [CUP]10	P [AUP]9 [CUP]10	P [AUP]9 [CUP]10	P [AUP]9 [CUP]10	12	P12 [AUP]12 [CUP]12	P12 [AUP]12 [CUP]12	P12 [AUP]12 [CUP]12			P [AUP]9 [CUP]10		P [AUP]9 [CUP]10	CUP	P [AUP]9 [CUP]10	P [AUP]9 [CUP]10	P [AUP]9 [CUP]10	CUP	CUP	CUP				16
Foley stage (see also Sound effects - same use restrictions)	P [AUP]9 [CUP]10	P [AUP]9 [CUP]10	P [AUP]9 [CUP]10	P [AUP]9 [CUP]10	P [AUP]9 [CUP]10	12	P12 [AUP]12 [CUP]12	P12 [AUP]12 [CUP]12	P12 [AUP]12 [CUP]12			P [AUP]9 [CUP]10		P [AUP]9 [CUP]10	CUP	P [AUP]9 [CUP]10	P [AUP]9 [CUP]10	P [AUP]9 [CUP]10	CUP	CUP	CUP				16
Motion picture studio				CUP	CUP	P12 [AUP]12 [CUP]12	12	12	12														CUP	CUP	16
Motion picture studio - no outdoor sets	CUP	P	P			12	CUP12	P12	P12			CUP		CUP		CUP	P				CUP				16

Sound effects (see also Foley stage - same use restrictions)	P	P	P	P	P	12	P12	P12	P12					P		P	P	P																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
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Automobile service station	CUP	CUP	CUP	P [CUP]	P [CUP]	12	CUP12	CUP12	CUP12	CUP							CUP	CUP	P [CUP]		CUP	CUP		CUP	CUP		16	
Car wash		CUP	CUP	P [CUP]	P [CUP]	12	12	CUP12	CUP12										CUP		CUP	CUP		CUP	CUP		16	
Drive-through establishments, in conjunction with a permitted land use12	CUP	CUP	CUP	CUP	CUP	12	CUP12	CUP12	CUP12			CUP		CUP			CUP	CUP	CUP	CUP	CUP	CUP	CUP		CUP	CUP		16
Mobile home dealer - new and used		CUP	CUP	P [CUP]	P [CUP]	12	12	12	12										P [CUP]			CUP		CUP	CUP		16	
Moped or motor scooter dealer - including service, repair & testing in c.e.b.		CUP	CUP			12	12	12	12																		16	
Motorcycle dealer - including repair or testing	CUP	P [CUP]	P [CUP]	P [CUP]	P [CUP]	12	12	12	12										P [CUP]		CUP	CUP					16	
Off-street parking lot or structure	P	P	P	P	P	12	CUP12	CUP12	CUP12								P	P	P		CUP	P	P		CUP	CUP		16
Recreational vehicle dealer - new and used		CUP	CUP	P [CUP]	P [CUP]	12	12	12	12										P [CUP]		CUP	CUP		CUP	CUP		16	
Trailer sales	CUP	P [CUP]	P [CUP]	P [CUP]	P [CUP]	12	12	12	12									CUP	P [CUP]		CUP	CUP					16	
Truck dealer - new		CUP	P [CUP]	P [CUP]	P [CUP]	12	12	12	12										P [CUP]		CUP	CUP		CUP	CUP		16	
Truck dealer - used			CUP	P [CUP]	P [CUP]	12	12	12	12										CUP					CUP	CUP		16	
Truck rental - except tractor and trailer		CUP	CUP			12	12	12	12									CUP	CUP								16	
Truck rental - including tractor and trailer				P [CUP]	P [CUP]	12	12	12	12															CUP	CUP		16	

CANNABIS USES																									
Cannabis Delivery						12	12	12	12																16
Commercial Cannabis Activities						12	12	12	12																16
Cultivation						12	12	12	12																16
Retailer						12	12	12	12																16

FOOTNOTES

¹ PERMITTED IN CEMETERY ZONE ONLY

² PURSUANT TO SECTION 10-1-1120

³ PROHIBITED IN PUBLIC AIRPORT FACILITY

⁴ NOT TO EXCEED 8,000 SQUARE FEET

⁵ AUP REQUIRED IF WITHIN 150 FEET OF RESIDENTIALLY ZONED PROPERTY AND LESS THAN 3.3 PARKING SPACES PER 1,000 SQUARE FEET OF ADJUSTED GROSS FLOOR AREA

⁶ PERMITTED ON UPPER FLOORS ONLY IF ALONG SAN FERNANDO BLVD FRONTAGE

⁷ AUP REQUIRED IF WITHIN 150 FEET OF RESIDENTIALLY ZONED PROPERTY AND LESS THAN 3.3 PARKING SPACES PER 1,000 SQUARE FEET OF ADJUSTED GROSS FLOOR AREA

⁸ CUP REQUIRED IF A "PLACE OF ASSEMBLY" AS DEFINED IN SECTION 10-1-203 IS INCLUDED

⁹ AUP REQUIRED IF WITHIN 150 FEET OF RESIDENTIALLY ZONED PROPERTY AND LESS THAN 3.3 PARKING SPACES PER 1,000 SQUARE FEET OF ADJUSTED GROSS FLOOR AREA

¹⁰ CUP REQUIRED IF A "PLACE OF ASSEMBLY" AS DEFINED IN SECTION 10-1-203 IS INCLUDED

¹¹ REFER TO SECTION 10-1-1118

¹² REFER TO SECTION 10-1-1608

¹³ SUPPORTIVE HOUSING THAT MEET SPECIFIC CRITERIA SPECIFIED IN ARTICLE 11 (COMMENCING WITH SECTION 65650), WITHIN CHAPTER 3 OF DIVISION 1 OF TITLE 7 OF THE GOVERNMENT CODE ARE ALLOWED BY RIGHT. ALL OTHER SUPPORTIVE HOUSING NOT MEETING THE CRITERIA SPECIFIED IN GOVERNMENT CODE ARTICLE 11 SECTION 65650 ARE SUBJECT TO A CUP.

¹⁴ SUPPORTIVE HOUSING AND TRANSITIONAL HOUSING SHALL BE SUBJECT TO THOSE RESTRICTIONS THAT APPLY TO OTHER RESIDENTIAL DWELLINGS OF THE SAME TYPE IN THE SAME ZONE. FOR EXAMPLE, SUCH HOUSING STRUCTURED AS UPPER FLOOR RESIDENTIAL WOULD REQUIRE A CUP IN THE ZONES WHERE RESIDENTIAL USE IS PERMITTED ABOVE COMMERCIAL USE WITH AN APPROVAL OF A CUP.

¹⁵ SUPPORTIVE HOUSING AND TRANSITIONAL HOUSING WILL BE SUBJECT TO REQUIREMENTS OUTLINED IN BURBANK CENTER PLAN.

¹⁶ LAND USES ARE PERMITTED AS PROVIDED IN THE BASE ZONE. UNLESS OTHERWISE PROVIDED IN THIS CODE, THE DEVELOPMENT STANDARDS APPLICABLE TO PROPOSED USES IN THE 2021-2029 HEOS-OZ WILL BE THE SAME STANDARDS APPLICABLE TO SUCH USES WITHIN THE BASE ZONE, INCLUDING BUT NOT LIMITED TO STANDARDS ADOPTED IN THE BURBANK 2021-2029 HOUSING ELEMENT, THE BURBANK MUNICIPAL CODE, AND ANY OTHER LAWS, RULES OR REGULATIONS THAT APPLY TO THE PROPOSED USE WITHIN THE BASE ZONE.

¹⁷ UNLESS OTHERWISE LISTED HEREIN, REFER TO TABLE 6-2 IN MEDIA DISTRICT SPECIFIC PLAN CHAPTER 6.6 (PERMITTED USES)

New Use Permitted in the MDSP Update Use Table	MDSP Update Zones	BMC 10-1-1991 Findings
Sports Courts – “AUP”	MDC-2, MDC-3, and MDC-4	<ol style="list-style-type: none"> 1. The addition of the use will be in accord with the purposes of the zone in which it is proposed to be listed. <i>The new uses listed herein are in accord with the identified MDSP Zone because they serve the same needs as currently served by that zoning designation.</i> 2. The proposed use is compatible with and has the same basic characteristics as the other permitted uses. <i>All new uses would be required to be reviewed for conformance with any zoning standards and/or review process, where applicable which will ensure the new uses are compatible with existing uses in the MDSP zones and serve the goals and policies of the MDSP, and therefore have the same basic characteristics as other permitted uses in the MDSP zones.</i> 3. The proposed use can be expected to conform with the required conditions for the
Sport Courts – in c.e.b. – “P”	MDC-2, MDC-3, and MDC-4	
Commercial Kitchen/Ghost Kitchen – “CUP”	MDC-2, MDC-3, and MDC-4	
Pharmacy – “P”	MDM-1, MDC-2, MDC-3, and MDC-4	
Recycling Center – drop off only – “AUP”	MDM-1, MDC-2, MDC-3, and MDC-4	
Restaurant – microbrewery, microdistillery – “CUP”	MDC-3 and MDC-4	
Adult Day Care Facility – “AUP”	MDC-2, MDC-3, and MDC-4	
Catering Services – incidental to restaurant – “P”	MDM-1, MDC-2, MDC-3, and MDC-4	
Tattoo Parlor and Body Piercing – “CUP”	MDC-2, MDC-3, and MDC-4	
Media Support Facility – indoor – “P” [AUP] [CUP]	MDC-2, MDC-3, and MDC-4	
Clinic – community – “P”	MDM-1, MDC-2, MDC-3, and MDC-4	
Urgent Care – P[AUP]	MDM-1, MDC-2, MDC-3, and MDC-4	
Research and Development – “P”	MDM-1, MDC-2, MDC-3, and MDC-4	
Transit Facility – “AUP”	MDC-2, MDC-3, and MDC-4	
Electric Vehicle Charging Station – “P/S”	MDM-1, MDC-2, MDC-3, and MDC-4	
Hydrogen Fueling Station – “AUP/S”	MDM-1, MDC-2, MDC-3, and MDC-4	

		<p>zone. <i>Each new proposed use will be subject to the development standards and planning review process, where applicable within the MDSP zones, and will therefore conform with the required conditions for each zone.</i></p> <p>4. The proposed use will not be detrimental to the public health, safety or welfare. <i>All new uses would be required to be reviewed for conformance with any zoning standards and/or review process, where applicable which will ensure new uses are not detrimental to the public health, safety or welfare.</i></p> <p>5. The proposed use will not adversely affect the character of the zone. <i>The new uses are substantially similar to the other commercial or industrial uses already permitted within these zones and are consistent with the MDSP goals of contextual development and the overall character of each zone.</i></p> <p>6. The proposed use will not create more vehicular or other</p>
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		<p>traffic than the volume normally created by any of the uses permitted. <i>All new uses would be required to be reviewed for conformance with any zoning standards and/or review process, where applicable which will ensure the new uses will not create more vehicular or other traffic than the volume normally created by existing permitted uses. The proposed new uses are substantially similar to the other commercial or industrial uses already permitted within these zones and are consistent with the MDSP goals of contextual development. Each new use will be subject to the development standards applicable within the MDSP zones, including standards that relate to parking and loading and design of vehicular areas. Further, each new use must comply with generally-applicable development standards in the MDSP zones, including but not limited to the City's</i></p>
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		<p><i>complete streets objective design standards, to ensure vehicular and other traffic compatibility within existing neighborhoods.</i></p> <p>7. The proposed use will not create more odor, dust, dirt, smoke, noise, vibration, illumination, glare, unsightliness, or any other objectionable influence than the amount, if any, normally created by any of the permitted uses. <i>All new uses would be required to be reviewed for conformance with any zoning standards and/or review process, where applicable which will ensure the proposed new uses will not create more odor, dust, dirt, smoke, noise, vibration, illumination, glare, unsightliness, or any other objectionable influence than normally created by existing permitted uses. The proposed new uses are substantially similar to the other commercial or industrial uses already permitted within these zones and are consistent with the</i></p>
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		<p><i>MDSP goals of contextual development.</i></p> <p>8. The proposed use will not create any greater hazard of fire or explosion than the hazards normally created by any of the permitted uses. <i>The proposed new uses will not create any greater hazard of fire or explosion than normally created by existing permitted uses. The proposed new uses are substantially similar to the other commercial or industrial uses already permitted within these zones and are consistent with the MDSP goals of contextual development. All new uses would be required to be reviewed for conformance with any zoning standards and/or review process, where applicable which will ensure no greater hazard of fire or explosion is created than already existing.</i></p> <p>9. The proposed use will not cause substantial injury to the values of the property in the zone in which it is proposed to be listed or in any abutting</p>
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		<p><i>zone. The proposed new uses will not create any substantial injury to property values within the listed MDSP zones. The proposed new uses are substantially similar to the other commercial or industrial uses already permitted within these zones and are consistent with the MDSP goals of contextual development and encouraging high-quality and contextually compatible development. All new uses would be required to be reviewed for conformance with any zoning standards and/or review process, where applicable which will ensure development proceeds in a way that is compatible with the existing MDSP zones.</i></p>
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Title 10, Chapter 1, Article 21 is deleted in its entirety and restated as follows:

ARTICLE 21. MEDIA DISTRICT SPECIFIC PLAN

DIVISION 1. PURPOSE AND DEFINITIONS

10-1-2101: PURPOSE:

The Media District Specific Plan, adopted and updated by City Council Resolution No. _____ on October 27, 2026, regulates land development in the Media District Specific Plan area, which is bounded by Verdugo Avenue to the north, Clybourn Avenue to the west, the Los Angeles River to the south, and Keystone Street to the east.

Unless otherwise provided in the Media District Specific Plan or elsewhere in this Code, all land use regulations and development standards for property development in the Media District Specific Plan area are found in the policy document entitled "City of Burbank Media District Specific Plan" dated _____, 2026 (referred to in this Article as "MDSP"), adopted by Resolution No. _____. Additional regulations in this Article either restate or supplement the regulations established in the MDSP.

10-1-2101.1: CONSTRUCTION PROJECT NOTICING REQUIREMENTS:

Projects of 25,000 square feet or greater within the MDSP area that are required by other sections of this Code to provide mailed notice to properties within a 1,000-foot radius must also provide the following additional mailed notice as required herein:

- A. Projects of 25,000 square feet or greater occurring south of the Ventura Freeway must also provide mailed notice to all property owners from Mariposa Street to Clybourn south of the Ventura Freeway.
- B. Projects of 25,000 square feet or greater occurring north of the Ventura Freeway must also provide mailed notice to all property owners from Mariposa Street to Clybourn south of Oak.

10-1-2102: DEFINITIONS:

For the purposes of this Article, the definitions in Chapter 11 of the MDSP shall apply and are incorporated herein by this reference.

DIVISION 2. MDSP ZONING AND PERMITTED LAND USES

10-1-2103: ZONING DESIGNATIONS IN THE MDSP AREA:

The zoning designations that apply to the Media District are listed in MDSP Chapter 6, Section 6.5 (Zoning Designations) and reflected in MDSP Chapter 6, Figure 6-3 (Media District Zoning Map), both of which are incorporated by this reference into this Code.

10-1-2104: PERMITTED LAND USES IN ALL MDSP ZONES:

- A. Nonresidential Zones. Uses in all Media District nonresidential zones (MDM-1, MDC-2, MDC-3, MDC-4) are only allowed as described in Table 6-2: Permitted Uses of Chapter 6 of the MDSP, incorporated by this reference into this Code, unless authorized pursuant to BMC 10-1-502 as may be amended, BMC 10-1-503 as may be amended, or per state or federal law. Lawfully established nonconforming uses may continue subject to BMC Article 18 (Nonconforming Land, Use and Structures) of Chapter 1 of Title 10. All projects and uses in the Media District shall be subject to the procedural requirements of BMC Article 19 (Zoning Procedures and Amendments) of Chapter 1 of Title 10. "In addition, all uses are subject to Article 19, of Chapter 1 of Title 10, unless otherwise preempted by state and/or federal law and regulations"

- B. Residential Zones. Uses in all Media District residential zones (MDR-3, MDR-4) are permitted in the same way as the multi-family use list specified in BMC Section 10-1-627 (Uses in the Multi-family Residential Zones), as may be amended. Uses in the R-3 zone correspond to the MDR-3 zone and uses in the R-4 zone correspond to the MDR-4 zone. Projects in the MDR-3 and MDR-4 zones of the Media District are required to comply with development standards provided in the MDSP.

DIVISION 3. DESIGN AND DEVELOPMENT STANDARDS

10-1-2104:-APPLICABILITY:

- A. All development in the Media District shall comply with the applicable objective development standards established in Chapter 7 (Development Standards) of the MDSP, which is incorporated into this Code by this reference.
- B. Additional Standards. The standards contained in Articles 11 through 17 of Title 10, Chapter 1 of this Code also apply to the Media District zones. In the event of any conflict between the requirements contained in Articles 11 through 17 of Title 10, Chapter 1 of this Code and the development standards established in Chapter 7 of the MDSP, the requirements of MDSP shall control.
- C. Mixed-Use and Multifamily Residential-Only Development Standards. The development standards for mixed-use developments (multifamily residential with nonresidential use) contained in Title 10, Chapter 1, Article 9, Division 4 of this Code (commencing with Section 10-1-915), as well as multifamily residential-only development standards contained in Title 10, Chapter 1, Article 6, Division 3.5 of Code (commencing with Section 10-1-621), shall not apply to any project in the MDSP area.

10-1-2105: RESIDENTIAL DENSITY AND COMMERCIAL INTENSITY:

- A. Residential Density:
 - 1. The maximum allowable density of residential buildings on a lot is established in the map on Figure 7-1: Maximum Allowable Residential Density in Chapter 7 of the MDSP.
 - 2. Maximum allowable residential density shall be calculated as described in Section 7.2.3.2 of the MDSP
- B. Non Residential Intensity.
 - 1. The maximum allowable FAR of non-residential buildings on a lot is established in the map on Figure 7-2: Maximum Allowable Non-Residential Intensity in Chapter 7 of the MDSP.
 - 2. Maximum nonresidential intensity (FAR) shall be calculated as described in Section 7.2.3.3 of the MDSP.
- C. Transfer of Development Rights (TDR) –
 - 1. Any property owner may transfer development rights (TDR) from one (1) parcel under its ownership to any other parcel in the Media District with the City's approval through the Conditional Use Permit process. In reviewing a TDR application, the City will seek to determine whether the development will promote the goals of the MDSP, and will be at a scale which is consistent with the land use/urban design goals of the plan and compatible with surrounding land uses. In approving an application for TDR, the City will not only ensure that the project proposed at the receiving site is appropriate, but also that the transfer is not detrimental to the site from which the rights are transferred. Any

development opportunity transferred will be deducted from the donor parcel's development opportunity; this reduction will be officially recorded with the deed to the property and noted on appropriate City and County records.

2. When the City approves a transfer of development rights (TDR) from land owned by one (1) owner to land owned by another owner, the City shall charge a TDR fee on a per-square-foot basis as established by a fee resolution. This fee is in recognition of the fact that TDR allows increased density on a site which, in turn, necessitates additional mitigation. The City, as part of the CUP process, will determine how the fee should be applied. The fee could be used to fund infrastructure or amenities, such as public art, streetscape treatments, landscaping or other public improvements which are not funded by impact fees. This fee shall not be deducted from the fees and improvements that would otherwise be required of the project without a TDR. The value of the fee shall be updated periodically, along with the impact fees, by a City Council fee resolution.
- D. St. Joseph Medical Center - The St. Joseph Medical Center shall not be subject to the density limits which apply elsewhere in the Media District. The St. Joseph complex is considered a unique public service; plans for this area shall be reviewed for compliance with the goals and development standards of the MDSP, but the limitation of FAR shall not apply.

DIVISION 4. TRANSPORTATION DEMAND MANAGEMENT

10-1-2106: PURPOSE:

The MDSP commits to a future programmatic requirement to replace the entirety of this Division with a Citywide Transportation Demand Management strategy. Until that programmatic requirement is fulfilled, the existing policies in this Division will remain in place. A significant number of the work trips projected in the MDSP will be accommodated not by increasing the capacity of the street system but by reducing the demand for additional street capacity through transportation demand management. Transportation Demand Management (TDM) is the term for a wide range of strategies including ridesharing, vanpools, use of public transportation and shifts in work hours and schedules.

The purposes of requiring transportation demand management efforts are as follows: Minimize peak hour commute trips from new and existing employer development; Reduce the traffic impacts within the community and region with a reduction in the number of vehicles and total vehicle miles traveled; Reduce the vehicular emissions, energy usage, and ambient noise levels by a reduction in the number of vehicular trips, total vehicle miles traveled, and traffic congestion through a decrease in peak hour commute trips, as well as achieve and maintain a Level of Service (LOS) "D" on streets, arterials and highways; Minimize the percentage of employees traveling to and from work at the same time and during peak hour periods by encouraging modified work schedules; Promote or increase work-related transit use, ridesharing, and bicycling to minimize parking needs and to keep critical intersections from severe overload; Decrease the governmental economic costs of transportation improvements; and Maximize the use of commute modes other than single-occupancy vehicle through the use of Transportation Demand Management, Transportation Systems Management and Transportation Facilities Development (new and existing). [Added by Ord. No. 3224, eff. 2/16/91.]

10-1-2107: TRANSPORTATION MANAGEMENT ORGANIZATION (TMO):

Upon the effective date of this ordinance, employers with over 1,000 employees within the Media District shall form and/or maintain a Transportation Management Organization (TMO). By January 1, 1992, all employers and property owners subject to the trip reduction requirements of the MDSP set forth in Sections 10-1-2135, 10-1-2136 and 10-1-2137 shall be members of the TMO. The TMO shall be a private non-profit corporation. The TMO shall be housed within the Media District. Membership within the TMO, beyond the above mentioned organizations, shall be voluntary.

As long as the trip reduction goals of this plan are met, the City will not become a member of the TMO nor will the City require specific TDM measures for individual employers beyond those imposed in the

following sections and those requirements which may be imposed by the City's future citywide TDM Plan. However, the City reserves the right to revise the plan and its implementing ordinances as these regulate both the TMO and individual employers if the trip-reduction goals stated below are not met.

The TMO shall work with its membership to achieve the trip-reduction goals of this plan. The TMO shall report to the Community Development Director at least annually as to the programs and strategies of the TMO and its membership plus PM peak hour trip generation for all employers and developments subject to the TDM requirements of this plan to the satisfaction of the Director of Community Development. In addition to reporting the results of individual employers, the TMO shall report cumulative PM peak hour trip generation for all employers and developments subject to the TDM requirements of this plan to the satisfaction of the Director of Community Development.

Multi-family dwelling unit owners shall not be included in a TMO.

10-1-2108: TRANSPORTATION MANAGEMENT STRATEGIES:

The following paragraphs describe some of the transportation management strategies which may be used by Media District firms and developers to reduce peak hour commute trips as required by this plan.

A. FLEX TIME AND MODIFIED WORK SCHEDULES.

Employers in the District may set up programs to modify the traditional 8:00 a.m. to 5:00 p.m. work schedules. An analysis of office requirements should be undertaken to determine what staff functions are best served before 8:00 a.m. and those that are needed after 5:00 p.m. to handle deliveries, late mail-outs, contact with the public, contacts with the East Coast, etc.

B. VANPOOL PROGRAMS.

District employers, with possible assistance from the TMO, can implement vanpool programs. Van procurement, vanpool matching and vanpool fare subsidies are all examples of incentives and services employers could offer employees in their vanpool programs.

C. CARPOOLS.

Employers may actively foster and monitor carpool formation. To encourage carpooling among its employees, the employer could provide matching information, free parking or preferential parking locations and other incentives to its employees to carpool. The TMO can assist employers in this effort. All employers who operate a carpool program will report program results to the TMO for its annual report to the City.

D. TRANSIT RIDERSHIP AND BUS OPERATIONS.

Employers and/or the TMO may choose to promote programs to increase public transportation ridership. Such programs can include: transit route and schedule information, individual route planning and on-site transit pass sales.

Employers may also provide transit shelters or actual shuttle connections to various public transportation centers to make commuting by public transportation more convenient.

E. SATELLITE PARKING.

Employers and/or the TMO may choose to provide required parking outside of the Media District at satellite locations linked to the District by reliable shuttle service. The Community Development Director shall approve applications for satellite parking according to procedures prepared by the Director. The Director's decision shall be appealable according to the provisions of the Development Review section of the Burbank Municipal Code.

The land costs to create satellite parking lots and structures could pose a significant hurdle to the use of this option. Consequently, a portion of the transportation fees charged to future development may fund

land acquisition at the transit centers in Burbank's downtown and in the Golden State project area in order to assist those employers who can assign employees to park at these locations and take the shuttle into the Media District.

F. NON-VEHICULAR COMMUTING.

Employers may encourage employees to walk or bicycle to work by providing bike racks, showers, locker rooms and offering monetary incentives for these non-vehicular means of commuting.

G. PARKING MANAGEMENT.

Parking management includes various strategies in which parking policies and management are used as an incentive to rideshare or disincentive to commute alone. One of the simplest strategies is to provide carpools and vanpools with the most desirable parking spaces at a reduced rate or for free. A more comprehensive Parking Management program, however, might discourage driving alone through relatively high parking fees. Furthermore, instead of directly subsidizing parking costs, employers could offer Travel Allowances to their employees. The individual employees would have the option to decide whether to spend the Travel Allowance on parking or some other less expensive form of commuting such as carpooling, vanpooling or public transportation.

H. MERCHANT TRANSIT INCENTIVES.

Media District merchants can offer merchandise discounts, parking validation, transit coupons, valet parking for ridesharers, secure bike lockers or other incentives to customers who arrive by public transportation, in carpools, vanpools or by non-vehicular modes.

I. TELECOMMUTING.

Media District employers can institute telecommuting programs which allow certain employees to work at home or from off-site work centers at least one (1) or two (2) days a week. The Southern California Air Quality Management Plan proposes that telecommuting even one (1) or two (2) days a week could account for significant work trip reductions in the near future.

10-1-2109: EXISTING DEVELOPMENT:

As of January 1, 1991, firms employing more than 100 employees are already required by Regulation XV of the Air Quality Management District to submit and implement plans designed to achieve an average vehicular ridership (AVR) of 1.5, meaning 1.5 passengers per vehicle. The Air Quality Management Plan will eventually require all employers of 25 or more workers to achieve similar reductions. The Media District Overlay Zone makes similar requirements of these employers.

For the purpose of the Media District Overlay Zone, the trip reduction shall occur during the PM peak - from 4:00 p.m. to 6:00 p.m.

All firms with 25 or more employees shall report to the Burbank Media District TMO at least once per year on efforts made to reduce PM peak trips and the actual reduction achieved. The goal for all firms of 25 or more employees shall be a 9.5 percent reduction from the base rate in peak hour trips during the most recent five (5)-year period. The base rate is the generation rate for the peak (4:00 p.m. - 6:00 p.m.) as established by the City with support of the Institute of Traffic Engineers Trip Generation or through other methods provided by the Overlay Zone to establish office equivalency.

If this incremental goal is achieved, TDM alone will have reduced PM peak-hour trips by 32 percent assuming an increment of 6.8 million OEGSF over the next 20 years.

10-1-2110: NEW DEVELOPMENT:

Applicants for new development housing firms with 25 or more employees shall, upon occupancy, achieve the reduction in peak hour trip generation required of pre-overlay zone development in the year the building is occupied. For example, ten (10) years after adoption of the MDSP, existing firms will have reduced peak hour trips by 19 percent. Therefore, any new development of a 25-employee or greater firm

must achieve a peak hour trip generation 19 percent lower than the base rates of the plan in the first year of occupancy. Thereafter, these new developments shall achieve the average 9.5 percent reduction over the past five (5)-year period in order to meet the 38 percent reduction goal by the year 2010.

If the Project Buildout projections are exceeded, any firm employing 25 or more employees shall achieve peak hour trip generation rates that are 38 percent below the base rates in the first year of occupancy.

10-1-2111: APPLICABLE DEVELOPMENTS:

Firms which employ fewer than 25 employees but are located on property owned and occupied by firms with over 25 employees will be treated as part of the larger firm and subject to the trip-reduction and reporting requirements of this plan.

Buildings receiving a building permit after the effective date of this plan which include 25,000 office equivalent gross square feet or more shall be subject to the same trip reduction and reporting requirements as any firm of 25 or more people.

10-1-2112: TDM COORDINATOR:

All employers or developments subject to the requirements of this plan shall have an on-site, trained transportation coordinator. This coordinator will be responsible for implementing all trip reduction efforts.

10-1-2113: ENFORCEMENT:

The MDSP allows individual employers and the Transportation Management Organization to select the means of reducing peak-hour trips that are most effective and appropriate. The City will not impose specific trip-reduction activities as long as these goals are being met as indicated in the annual reports from the Transportation Management Organization.

Should the annual reports indicate that the trip-reduction goals are not being met, the City may impose specific trip-reduction activities on employers individually or collectively and/or use the enforcement provisions of the Burbank Municipal Code to compel compliance with trip-reduction requirements.

DIVISION 5. NOISE NOTIFICATION

10-1-2114: NOISE NOTIFICATION:

A. STUDIOS.

Written notice shall be given to the appropriate studio whenever any activity is proposed which may create noise levels which exceed 90 dB within 100 feet of studio property and shown in Figure 1. In addition, written notice shall be given of any activity involving jackhammers, and similar equipment which causes vibrations, within 500 feet of any studio. This notice shall be provided at least two (2) weeks in advance of the start of these activities. Permits for these activities shall not be granted without proof of this notice.

B. NEIGHBORS.

Studios shall provide appropriate advance notice to surrounding residents when studio activities have the potential to adversely impact adjacent neighborhoods.

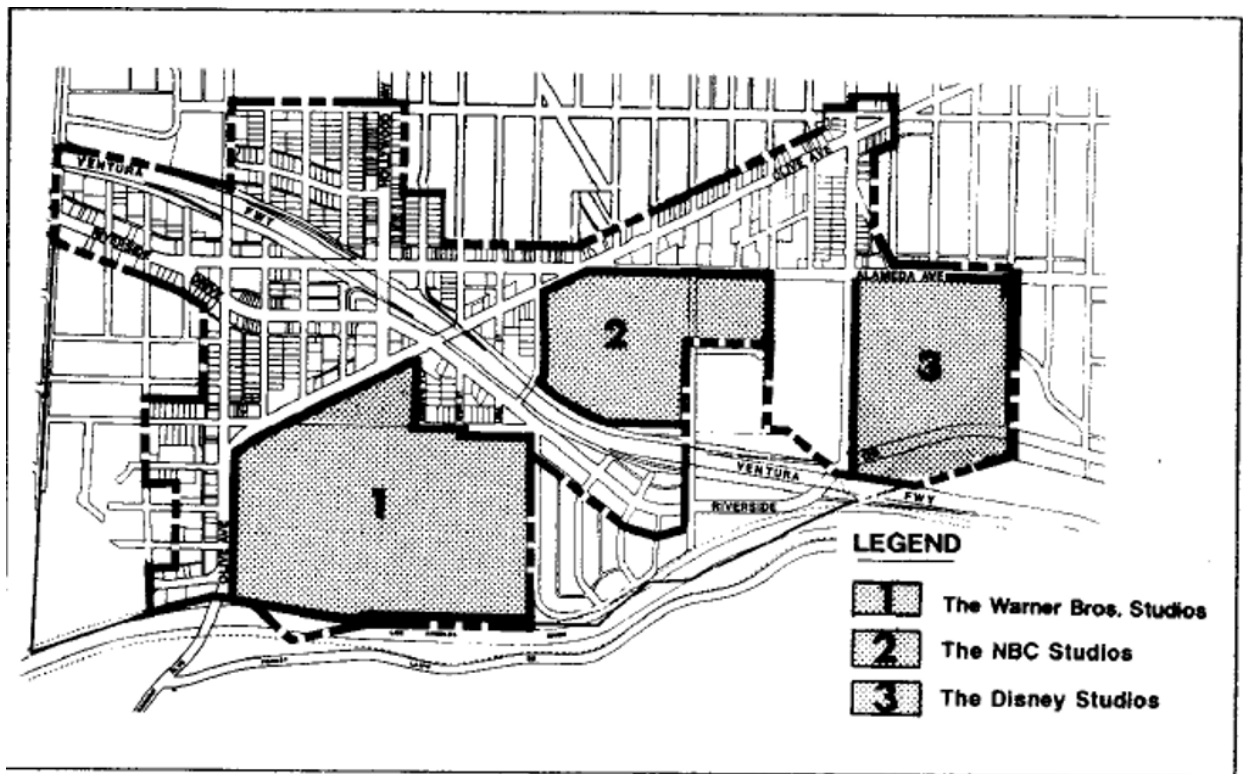


Figure 3-4 - Land considered "Studio."

The General Plan Consistency Tables in BMC Sections 10-1-701.5, 10-1-708.5, 10-1-714.5, 10-1-720.5, 10-1-801.5, 10-1-808.5, 10-1-901.5, 10-1-906.5, 10-1-910.5, 10-1-921.5, , 10-1-2412.5, 10-1-2420.5, 10-1-2428.5, 10-1-2436.5, 10-1-2444.5, 10-1-2503.5, 10-1-2508.5, 10-1-2514.5, 10-1-2519.1.5, 10-1-2520.5, 10-1-2601.5, and 10-1-2611.5 are hereby updated by replacing the references to the “Media District Commercial” land use designation with “Media District Specific Plan” and replacing the Maximum FAR and Maximum Residential Density for the Media District Specific Plan with references to Figures 7-2 and 7-1 in the Media District Specific Plan (2026) in substantially the same form as indicated below.

Additions are marked in **bold** and underlined and deletions are marked in ~~strikeout~~.

General Plan Land Use Designation	Maximum FAR	Maximum Residential Density ^{1, 2}
Corridor Commercial	1.0 FAR	27 units/acre
Regional Commercial	1.25 FAR	58 units/acre
Downtown Commercial	2.5 FAR	87 units/acre
South San Fernando Commercial	1.25 FAR	43 units/acre
North Victory Commercial/Industrial	1.0 FAR	27 units/acre
Rancho Commercial	0.6 FAR	20 units/acre
Media District Commercial <u>Media District Specific Plan</u>	4.1 FAR <u>Refer to Figure 7-2 in the MDSP³</u>	58 units/acre <u>Refer to Figure 7-1 in the MDSP³</u>
Golden State Commercial/Industrial	1.25 FAR	27 units/acre
Institutional	Max. floor area determined by Zoning	--
Open Space	Max. floor area determined by Zoning	--
Airport	Max. floor area determined by Zoning	--

¹ with discretionary approval

² Notwithstanding the maximum densities listed in this General Plan Consistency Table, for each site within the 2021-2029 Housing Element Opportunity Sites Overlay Zone (2021-2029 HEOS-OZ), the maximum residential density shall be the total net units for that site as listed in the column titled “Proposed Specific Plan Total Net Units” of Table 1-41 in the adopted 2021-2029 Burbank Housing Element. All other underlying base zoning land uses and development standards and procedures shall continue to apply

³ **MDSP refers to the Media District Specific Plan policy document updated in October 2026.**

Title 10, Chapter 1, Article 17 is deleted in its entirety and restated as follows

ARTICLE 17. ENVIRONMENTAL PROTECTION DEVELOPMENT STANDARDS

DIVISION 1. PROTECTION AGAINST NUISANCES

10-1-1701: COMPLIANCE:

The requirements of this article shall be complied with notwithstanding the provisions of Article 18 of this chapter.

10-1-1702: FIRE AND EXPLOSION HAZARDS:

No inflammable or explosive materials shall be stored or handled without the approval of the Fire Chief.

10-1-1703: RADIOACTIVITY AND ELECTRICAL DISTURBANCES:

Devices which radiate radio-frequency energy shall be so operated as not to cause interference with any activity carried on beyond the boundary line of the property upon which the device is located. Radio-frequency energy is electromagnetic energy at any frequency in the radio spectrum between ten (10) kilocycles and three (3) million megacycles.

10-1-1704: VIBRATIONS:

Every use shall be so operated that the ground vibration inherently and recurrently generated does not cause a displacement of the earth greater than three thousandths (.003) of one (1) inch as measured at any point along the line of determination as set forth in the specific zone.

10-1-1705: SMOKE AND ODORS:

The regulations of the County Air Pollution Control District shall be complied with.

10-1-1706: DUST, HEAT AND GLARE:

Every use shall be so operated that it does not emit dust, heat or glare in such quantities or degree as to be readily detectable on any boundary line of the lot on which the use is located. Glare from arc welding, acetylene torch cutting or similar processes shall be performed so as not to be seen from any point beyond the outside of the property.

10-1-1707: NOISE:

Every use shall be so operated that it does not produce noise, or sound pressure levels, in violation of Title 9 Chapter 3 of this Code.

DIVISION 2. ENVIRONMENTAL PROTECTION DEVELOPMENT STANDARDS FOR ALL PROJECTS

10-1-1708: SECTION RESERVED

10-1-1709: SECTION RESERVED

10-1-1710: MEDIA DISTRICT SPECIFIC PLAN

- A. All property development projects within the boundaries of the Media District Specific Plan area shall comply with the following mitigation measures/conditions of approval listed in the adopted Mitigation Monitoring and Reporting Program for the Final Program Environmental Impact Report prepared for the 2026 Media District Specific Plan Update (SCH # _____), which measures constitute objective, environmental protection development standards: AQ-1, AQ-2, BIO-1, CUL-1, CUL-2(a), CUL-2(b), CUL-2(c), GEO-1(a), GEO-1(b), GEO-1(c), HAZ-1, NOI-1(a), NOI-1(b), NOI-1(c), NOI-1(d), NOI-1(e), NOI-1(f), NOI-1(g), NOI-1(h), NOI-1(i), NOI-2, TCR-1, and W-1.

10-1-1711: SECTION RESERVED

10-1-1712: SECTION RESERVED

10-1-1713 THRU 10-1-1730: SECTIONS RESERVED