

Notice of Preparation

To: Public Agencies and Other Interested Parties

From: City of Burbank
Community Development Department
Planning Division
150 North Third Street
Burbank, California 91502



Subject: Notice of Preparation of a Draft Environmental Impact Report

Project Title: Transit Oriented Development (TOD) Area Zoning As Mapped by Southern California Association of Governments (SCAG), Which Add Density and Increase Height Limits Around Designated Stops in the City of Burbank

The Southern California Association of Governments (SCAG) officially released the finalized SB 79 TOD Stops, Zones, and Tiers Map for the SCAG Region. This dataset establishes the precise statutory boundaries where Senate Bill 79 (the Abundant and Affordable Homes Near Transit Act) overrides local zoning requirements in Los Angeles County. Within the City of Burbank, the mapped zones around the transit stations introduce state mandated minimum heights, floor area ratios (FAR), and density floors for residential, mixed-use, or commercially zoned lots.

The City of Burbank publicly announces the initiation of the preparation of an Environmental Impact Report (EIR) for the Transit Oriented Development (TOD) Station Zoning (proposed project) pursuant to the California Environmental Quality Act (CEQA). The City of Burbank is the lead agency for the preparation of the EIR under CEQA because SCAG has elected not to conduct CEQA review on its SB 79 TOD zoning maps, and the City must do so to implement the SB 79 TOD zoning. As a result, the lots designated by SB 79 will be subject to state mandated height, FAR, and density requirements that exceed the City's General Plan (Burbank2035) and Burbank Municipal Code (BMC) Title 10 (Zoning Regulation) requirements but have yet to be studied either by Metro in its 2022 project FEIR or SCAG prior to adopting SB 79 TOD Station Zoning maps. SCAG adopted SB 79 TOD Station Zoning maps on July 2, 2026.

A description and location of the proposed project is provided in this Notice of Preparation (NOP). The City will prepare a comprehensive draft EIR addressing all topics required by CEQA. Thus, no Initial Study has been prepared. The City of Burbank is requesting input from individuals, stakeholders, organizations, and agencies that may be interested in the proposed project regarding the scope and content of the environmental information to be included in the EIR.

PROJECT LOCATION AND SETTING

SCAG's SB 79 TOD Station Zoning encompasses an approximately 2,582-acre area within the City of Burbank presently zoned for mixed commercial, multi-family and single-family residential uses in the northeastern and southeastern portions of the City. The project area generally spans one-half mile on each side of Olive Avenue from State Route 134 on the west to Glenoaks Boulevard on the east side of the City, and one-half mile on each side of Glenoaks from Olive

Avenue south to the City limits. Figure 1 shows the regional location of the SB 79 TOD station zoning. Figure 2 overlays the SB 79 TOD area zoning with existing local zoning.

PROJECT DESCRIPTION

Senate Bill 79 (SB 79) is an enacted California state law that was signed by the Governor on October 10, 2025, and took effect on July 1, 2026. SB 79 is intended to facilitate transit-oriented housing development by establishing new development standards near qualifying transit facilities and is expected to have broad implications for local land use planning.

SB 79 mandates that eligible housing developments be permitted up to the maximum height, density and floor area ratios prescribed by the bill. Regardless of conflicts with established local land use regulations, housing projects are eligible for increased density, height and floor area if they are within one-half mile of a qualifying transit stop, with additional benefits for projects within one-quarter mile, including adjacent sites. Additional benefits arise with the quality and frequency of service. Base height and density allowances are summarized in the table below:

TOD Stop	Proximity Zone	Max Height	Max Density
Tier 1 TOD Stop	Adjacent	95 feet	160 du/ac
	Within ¼ Mile	75 feet	120 du/ac
	Between ¼ and ½ Mile (in cities with population >35,000)	65 feet	100 du/ac
Tier 2 TOD Stop	Adjacent	85 feet	140 du/ac
	Within ¼ Mile	65 feet	100 du/ac
	Between ¼ and ½ Mile (in cities with population >35,000)	55 feet	80 du/ac

"Adjacent" means within 200 feet of any pedestrian access point to a TOD stop.

SCAG's SB 79 TOD Station maps indicate SB 79 impacts will apply throughout the City of Burbank. Figure 2 depicts the zoning designations for the affected areas. Such SB 79 TOD Station Zoning development densities represent a substantial increase over existing General Plan land use regulations, as illustrated below:

General Plan (GP) Land Use	GP Maximum Density	SB 79 Density Within 200 ft	SB 79 Density 200 ft – 0.25 mi	SB 79 Density 0.25 mi – 0.5 mi
Low Density Residential	14 units/acre	140 units/acre	100 units/acre	80 units/acre
Medium Density Residential	27 units/acre	n/a	100 units/acre	80 units/acre
High Density Residential	43 units/acre	140 units/acre	100 units/acre	80 units/acre
Corridor Commercial	27 units/acre	140 units/acre	100 units/acre	80 units/acre
Downtown Commercial	87 units/acre	140 units/acre	100 units/acre	80 units/acre
South San Fernando Commercial	43 units/acre	n/a	100 units/acre	80 units/acre

North Victory Commercial	27 units/acre	n/a	100 units/acre	80 units/acre
Media District Commercial	58 units/acre	140 units/acre	100 units/acre	80 units/acre

POTENTIAL ENVIRONMENTAL EFFECTS

As discussed above, a comprehensive EIR will be prepared that addresses all environmental topics required by CEQA. The potential environmental effects of the proposed project to be addressed in the Draft EIR will include, but may not be limited to, the following:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Mandatory Findings of Significance
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

POTENTIAL ALTERNATIVES

In accordance with CEQA Guidelines Section 15126.6, the EIR will include an evaluation of the No Project Alternative, as well as a reasonable range of alternatives, if any.

PUBLIC COMMENT PERIOD

The 30-day public comment period for this NOP will commence on August 22, 2026, and conclude on September 21, 2026. Please submit comments in writing to the mailing address or email address provided below **no later than 5:00 p.m. on September 21, 2026.**

City of Burbank, Community Development Department
150 North Third Street, Burbank CA, 91502
Attn: Fred Ramirez, Asst. Community Development Director
Email: framirez@burbankca.gov
or Scott Plambaeck, Planning Manager
Email: splambaeck@burbankca.gov

For questions regarding this NOP you may contact either Fred Ramirez or Scott Plambaeck at 818-238-5250 or via email.

SCOPING MEETING

A scoping meeting will be held during the public comment period. The purpose of the meeting is to provide an overview of the proposed project, an overview of the CEQA process, the project timeline for environmental review, and to solicit input from interested parties on the proposed content of the Draft EIR. The meeting will be held at the regularly scheduled Planning Commission meeting.

Scoping Meeting

Monday, September 14, 2026 at 6:00 pm at the regularly scheduled Planning Commission Meeting. The meeting will be held in the City Council Chambers in City Hall, located at 275 E. Olive Avenue in Burbank or by you can provide comment by telephone by calling (818) 238-3335 during the meeting.

Webpage Link for Meeting: www.burbankca.gov/web/city-clerks-office/meeting-agendas-and-minutes

Date: 8/18/2026 Signature: 
Fred Ramirez
Assistant Community Development Director – Planning

Date: 8-18-2026 Signature: 
Scott Plambaeck
Planning Manager

Figure 1 Plan Area Location

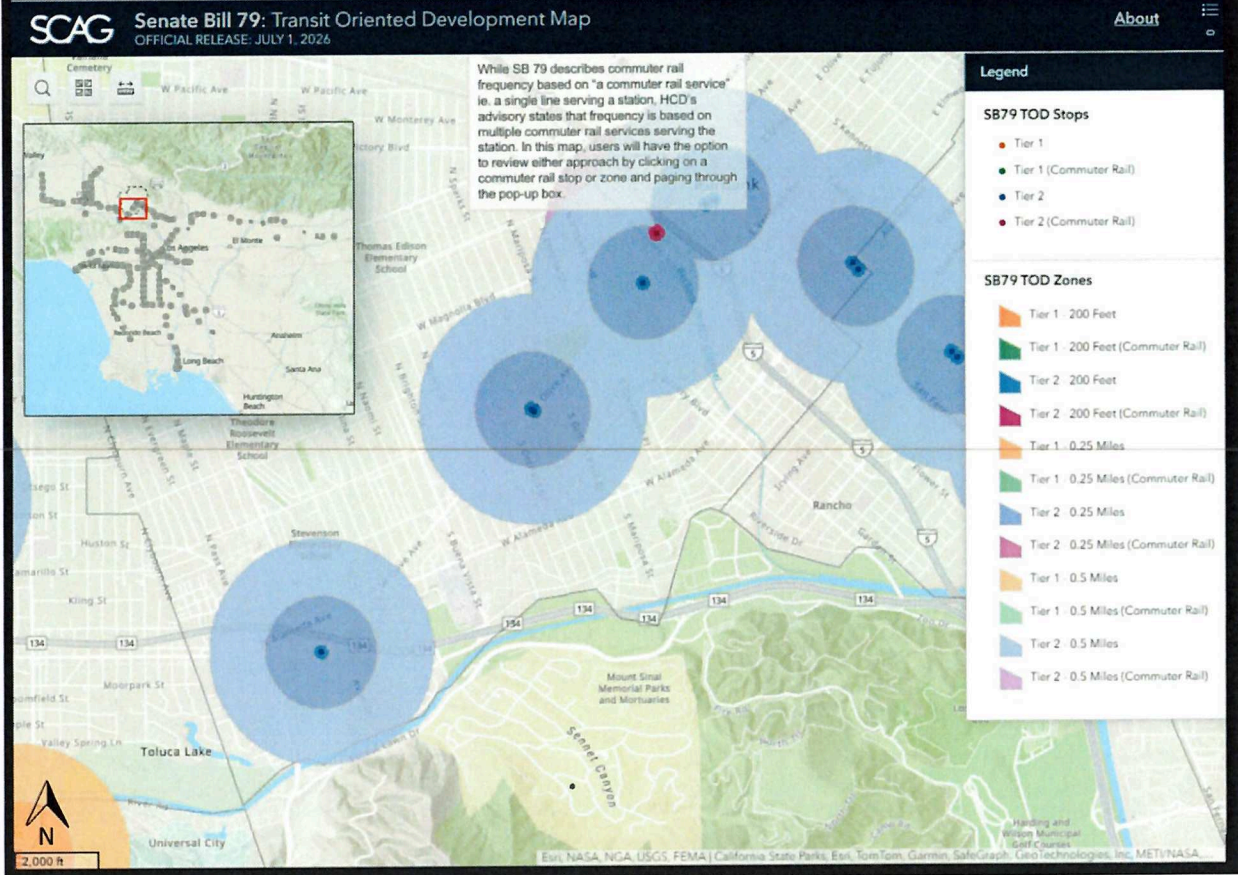


Figure 2 SCAG TOD Mapping Overlaid with Burbank Zoning

