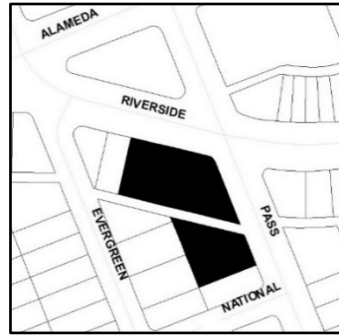


Public Notice

Proposed Mixed-Use Development Project Located at the southwest corner of W. Riverside Drive and S. Pass Avenue.



What is this?

You're invited to attend a **Community Meeting** to discuss a mixed-use development project proposed for the southwest corner of W. Riverside Drive and S. Pass Avenue. The Project site address is 4100-4108-4110 W. Riverside Drive and consists of two adjacent parcel areas: the north parcel area (28,092 square feet) and the south parcel area (15,000 square feet), which is located directly south of the existing alley and fronting S. Pass Avenue. The Project proposes the demolition of an existing commercial building and surface parking lot to construct a new 7-story mixed-use building on the north parcel and a 4-story multi-family residential building on the south parcel. The mixed-use building proposed for the north parcel will provide 63 dwelling units, 16,628 square feet of ground-floor commercial space, and 180 parking spaces in a subterranean garage. The multi-family residential building proposed for the south parcel will provide 9 dwelling units and 18 parking spaces in surface level garages. The project includes a proposed pedestrian bridge joining both parcels that traverses the existing public alley.

The Project Applicant is requesting the following planning entitlement applications for the review of the proposed mixed-use development: a Vesting Tentative Tract Map – Condominium Map, Conditional Use Permit, and Development Review. In addition, the Project Applicant is requesting a 50% density bonus and intends to use several density bonus waivers and parking standards as allowed by the State and City's Density Bonus regulations. The Project site is currently zoned MDC-3 (Media District General Business) for the north parcel and R-4 (High Density Residential) for the south parcel. The City is also concurrently conducting the requisite environmental review of the proposed Project in accordance with the California Environmental Quality Act (CEQA).

Why am I receiving this Notice?

You are getting this notice because the property that you live in and/or own is either within 1,000 feet of the Project site or falls within the noticing requirements of Burbank Municipal Code Section 10-1-2101. You can call or write to tell us what you think about the Project prior to, or during the Community Meeting per the instructions below. There will be no decision made on the proposed Project at the Community Meeting. The City of Burbank Planning Commission will review the proposed Project and make a decision on whether to approve or deny the Project at a future public hearing date following the Community Meeting.

How do I find out more or participate?

☎ Call the project planner, **David Kim**, at (818) 238-5250

✉ E-mail the project planner at: DKim@burbankca.gov

📖 View documents related to this project online at:

<https://www.burbankca.gov/web/community-development/4100-4108-4010-w-riverside-dr>

🗓 Attend the **Community Meeting** to discuss the project on **Thursday, April 25, 2024, at 6:00 p.m.** The meeting will be held in the **Buena Vista Library, located at 300 N. Buena Vista Street** in Burbank.

Date: April 11, 2024

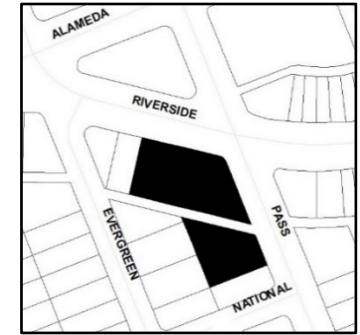
Project: Planning Application No. 23-0003444

Burbank Planning Division - www.burbankca.gov/planning



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