

OVERVIEW OF DRAFT UPDATES TO DENSITY BONUS ORDINANCE AND PROPOSED COMMUNITY BENEFITS PROGRAM

Community Meeting
June 12, 2025



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Agenda & Meeting Objectives



1. Project Background
2. Overview of State Density Bonus Law
3. Existing Density Bonus Ordinance and Proposed Updates
4. Overview of Draft Community Benefits Program
5. Next Steps
6. Questions / Discussion



Project Background



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The City's adopted 2021-2029 Housing Element (HE) requires that the City:

- Update the Density Bonus Ordinance
- Create a Community Benefits Program



Burbank 2021-2029 Housing Element

Prepared for: City of Burbank
Community Development Department, Planning Division

Prepared by: Karen Warner Associates, Inc.

Adopted September 27, 2022



The Housing Element requires that the City:

- Facilitate Development of Affordable Housing on Non-Vacant Sites
- Develop Objective Development Standards
- Establish by-right/ministerial processes for certain projects

The City shall create a:

“menu of community benefits to enable developers/applicants to implement or finance projects in exchange for additional residential density per the City’s TOD Density Program... and Exceptional Project program.”
(HE p. 1-85, Specific Plan Standards)

Overview of State Density Bonus Law



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- Enacted in 1979. State mandated regulations for certain housing projects
- Additional density in exchange for providing affordable housing
 - More affordable units = more additional density
 - Agreement to keep units affordable
 - State-mandated reduced minimum parking rates

- A housing development project or mixed-use project (rental and/or for-sale units)
 - At least five (5) units
 - Minimum unit % set aside for moderate- or lower-income households



2311 N Hollywood Way – Aero Crossings

- Certain number of incentives/concessions (“exceptions to development standards”) allowed to build project
- Waivers from development standards can also be requested



3201 W. Olive Ave. – Bob Hope Site Housing Development

Pause for Discussion



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Existing Density Bonus Ordinance and Proposed Modifications



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- Current Ordinance Adopted in 2006. No updates since adoption
 - Purpose was to implement the regulations in the State Density Bonus Law
- State Law has been substantially updated since 2006. The existing City ordinance is outdated
 - Results in confusion to potential applicants and stakeholders
 - Components of the current implementation structure are confusing

Update the existing DB Ordinance, last updated in 2006:

- Adopt State Law by reference
- Re-organize the Ordinance
- Simplify and process for requesting concessions/incentives and waivers
- Introduce Community Benefits Program

Pause for Discussion



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Overview of Draft Community Benefits Program



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Establish a Community Benefits Program that:

- Incentivizes the **production of housing**
- Promotes **responsible development** that helps **build neighborhoods**
- Is consistent with the recently established **City Council Goals**
- Is **competitive with other options available** to developers
(*e.g., SB35 and AB 2011*)

To achieve the objectives, the Community Benefits Program will:

- Provide **Developer Benefits** in exchange for **Community Benefits**
- **Focus on the Specific Plan Areas.** The Program would only apply to qualifying projects within the following specific plan boundaries:
 - Media District Specific Plan (“MDSP”)
 - Golden State Specific Plan (“GSSP”)
 - Downtown Burbank TOD Specific Plan (“Downtown TOD SP”)

The main components of the proposed Community Benefits Program:

- Definitions
- List of Developer Benefits
- Menu of Community Benefits
- Implementation of the Program

DEFINITIONS:

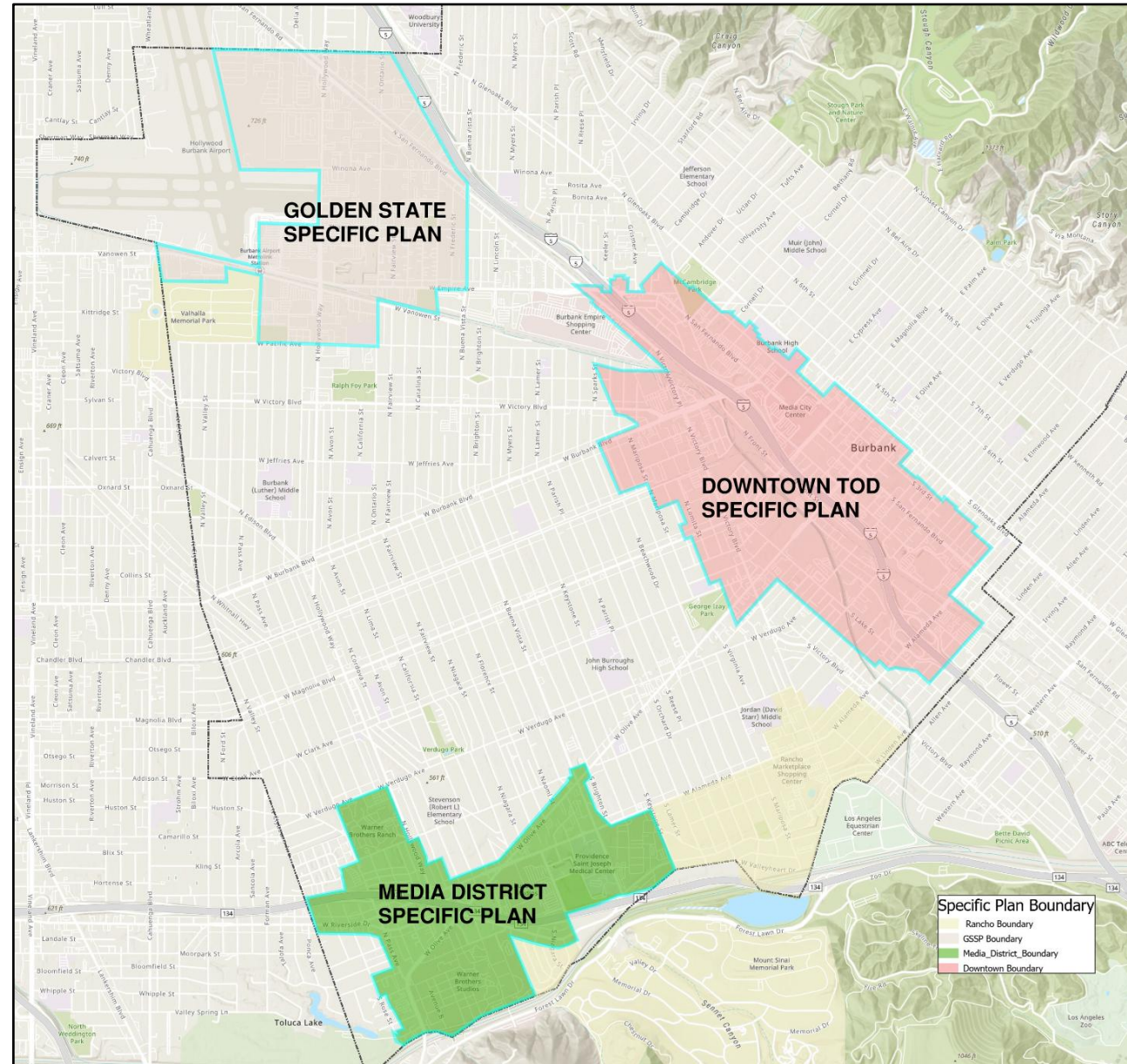
Qualifying Parcel - Means a property that meets one of the following:

- A. Any property within the **Specific Plans** (Downtown TOD, GSSP, MDSP)
 - **Nonresidential zoning**
 - Located more than **150 feet** from R-1 zone
- B. Housing Element **Opportunity Site** Overlay Zone (19 sites)
- C. Specific Plan Opportunity Sites or Redevelopment Project Sites

Overview of Community Benefits Program



Qualifying Parcels:



DEFINITIONS:

Exceptional Project – meets **all** of the following:

- Provides a combination of **Community Benefits** (minimum criteria)
- Allowed in the zone **by right**
- Maximum number of units (TBD)
- Meets state-mandated environmental criteria

Transit-Oriented Development Project – meets **all** of the following:

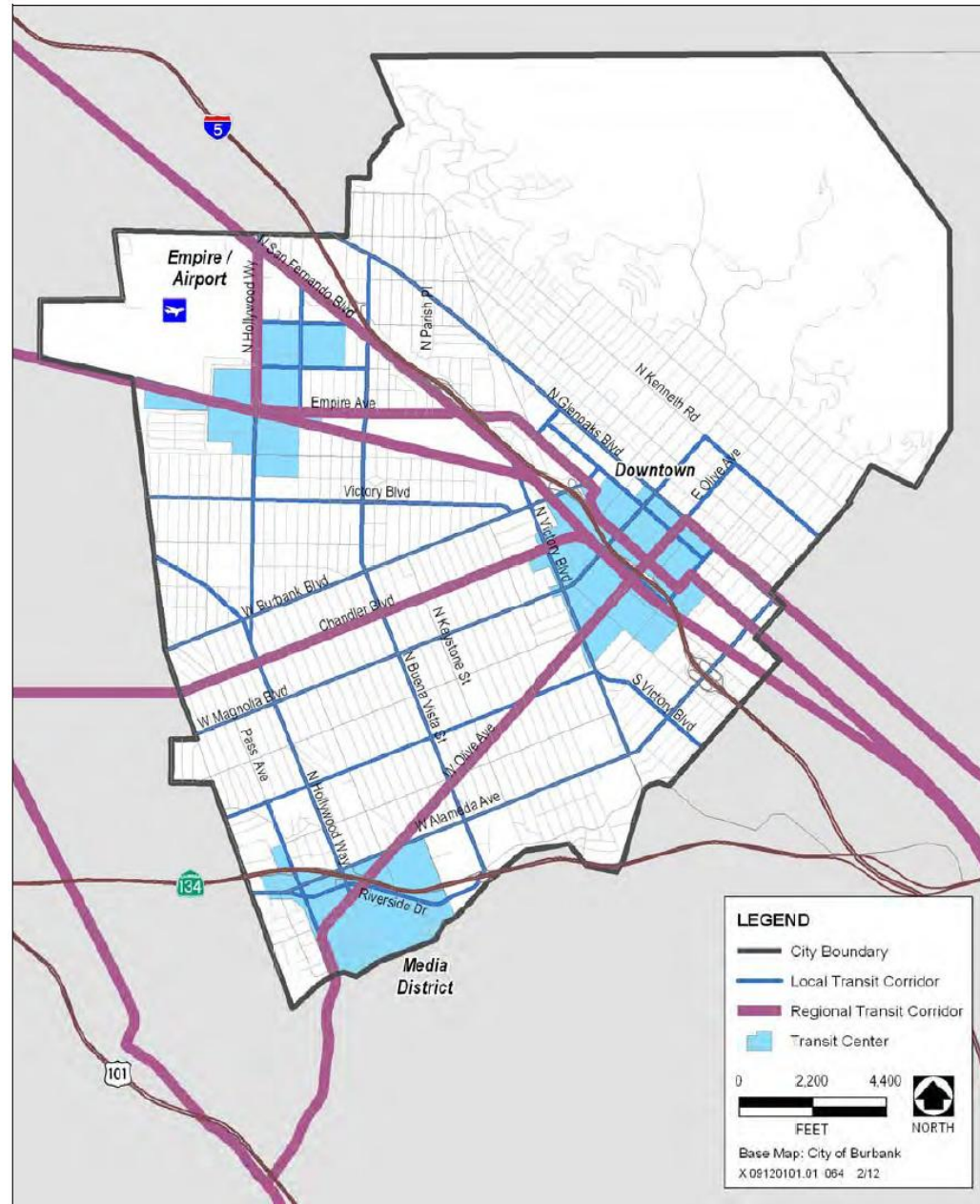
- Provides a combination of **Community Benefits** (minimum criteria)
- Allowed in the zone **by right**
- Maximum number of units (TBD)
- Meets state-mandated environmental criteria
- ***Located within Transit Center Area identified in General Plan Mobility Element***

Overview of Community Benefits Program



Transit Center Areas

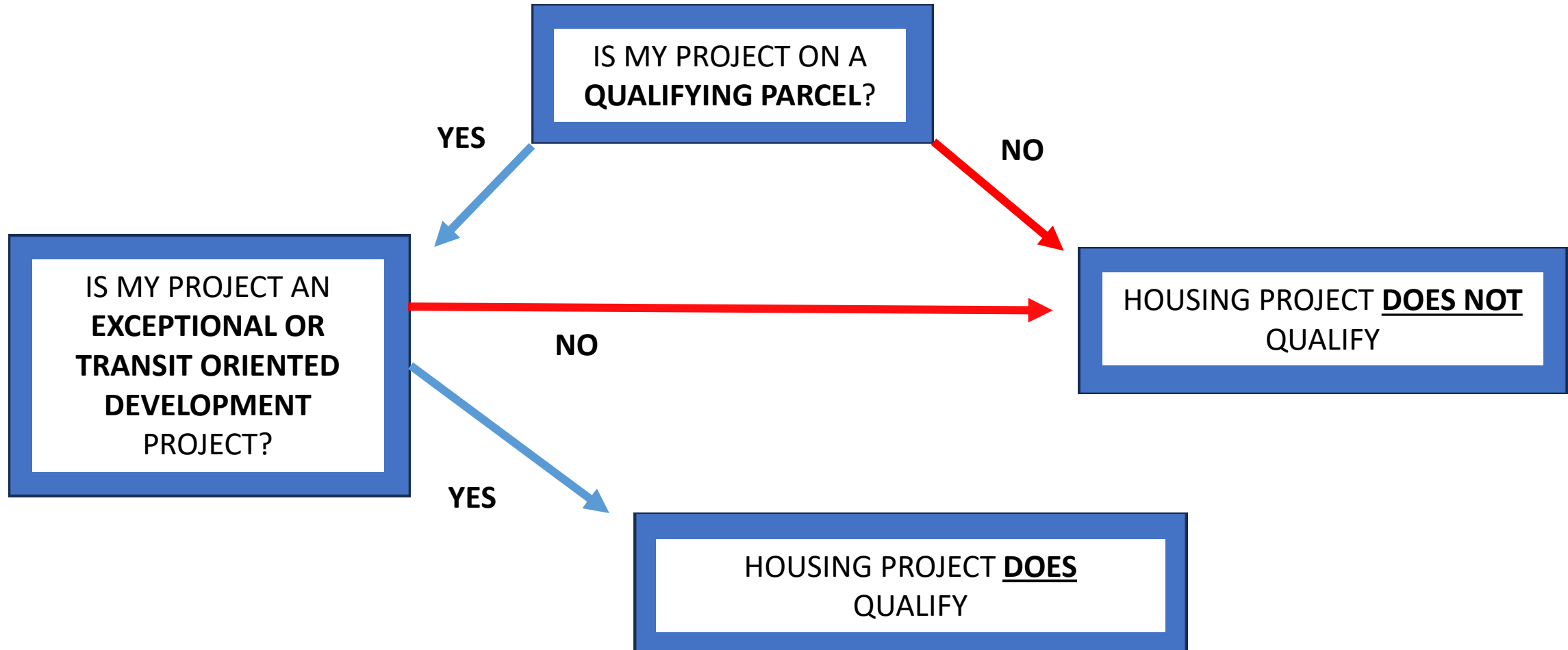
Shown in **blue**



Overview of Community Benefits Program

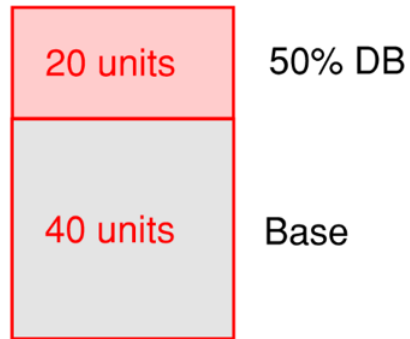


WHICH PROJECTS QUALIFY FOR THE COMMUNITY BENEFITS PROGRAM?



LIST OF DEVELOPER BENEFITS

DENSITY: 25% Additional Density and FAR added to the *Base Density/FAR*

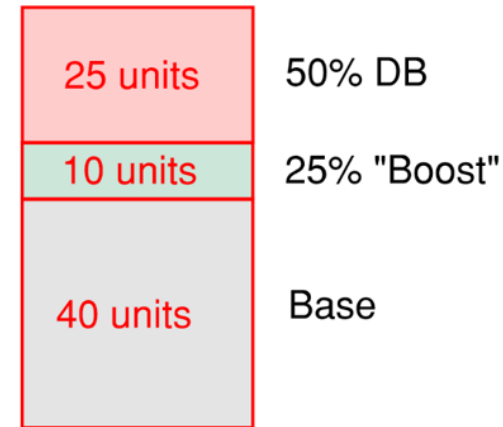


Standard Project

50% of 40 = 20 units

$$40 + 20 = 60$$

Total: **60 units**



Qualifying Project

25% of 40 = 10 units

50% of 50 = 25 units

$$40 + 10 + 25 = 75$$

Total: **75 units**

LIST OF DEVELOPER BENEFITS (Continued)

STREAMLINING: Director-Level Ministerial Approval

- **CEQA:**
 - Potential **Statutory Exemption** (§15268)
 - Already Studied under Specific Plan area Environmental Document

MENU OF COMMUNITY BENEFITS:

1. Additional affordable units (beyond code requirement)
2. For-Sale Housing Development
3. Projects on Housing Element Opportunity Sites
4. Projects on General Plan Transit Center Site
5. Prevailing Wage to construction workers
6. Skilled & Trained Workforce and Apprenticeship Programs
7. Local Hire Program
8. Projects meeting ALL objective development standards
9. Inclusion of onsite daycare facilities

PROGRAM IMPLEMENTATION:

- **Adopted at the same time as update to the City's Density Bonus Regulations**
- Use of existing Development Review process
 - **Ministerial Approval** for Qualifying Housing Development Projects
- **Ongoing updates to Community Benefits Program in the future**

Establishes a Community Benefits framework that:

- **Incentivizes housing production** in key areas of the City
- **Encourages** developers to provide **Community Benefits that promote responsible development**
- **Streamlines** production of housing
- **Competes** with other options available to developers
(*e.g., SB35 / SB423 and AB 2011*)

Pause for Discussion



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Next Steps



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Project Timeline



Community Outreach
Winter-Spring
2025

Adoption Process
Summer-Fall
2025

Study Sessions
Summer 2025

Inclusionary Housing Update
Late 2025 – Early
2026



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Questions / Discussion



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