	<p><b>City of Burbank</b>  <b>Planning and Transportation Division</b>  <b>GENERAL COMMERCIAL AND INDUSTRIAL DEVELOPMENT PERMIT</b>  <b>Application</b></p>	<p>150 North Third Street          Burbank, California 91502          www.burbankusa.com          T: 818-238-5250          F: 818-238-5150</p>
---	---	--

A General Commercial and Industrial development permit application form, along with all applicable specific application forms and other required materials must be completed and submitted to the Planning and Transportation Division for all projects that are subject to review and/or approval by the City of Burbank. Please complete each section. If certain items do not apply to this project, please indicate with a "N/A." Incomplete application forms may result in processing delays.

**NOTE:** Unless exempt, all project applications are subject to the requirements and guidelines of the California Environmental Quality Act (CEQA). Should you have any questions please call the Planning Division at 818-238-5250.

Application Types		
<input type="checkbox"/> Administrative Use Permit	<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Sign Variance
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Variance
<input type="checkbox"/> Covenant Agreement	<input type="checkbox"/> Map (Tentative Tract Map, Parcel Map)	<input type="checkbox"/> Zone Map Amendment
<input type="checkbox"/> Development Agreement	<input checked="" type="checkbox"/> Planned Development AMENDMENT	<input type="checkbox"/> Zone Text Amendment
<input type="checkbox"/> Development Review	<input type="checkbox"/> Parking Agreement	<input type="checkbox"/> Other _____

Project Information	
Project Address: 2900 & 3000 W. Alameda; 100 & 200 S. California St.	Zoning: PD 96-1
Current use of site: <b>Commercial Office, Media Studios</b>	Existing Covenants: <input type="checkbox"/> No <input type="checkbox"/> Yes. If yes, attach copies
Lot Area: See attached.	Year(s) structure(s) built: Varies. Latest in 2022 and 2023
APN: See attached.	Legal Description: See attached.
Number of existing on-site parking spaces: See attached.	Existing square footage: See attached.
<b>Current Site Description:</b> Describe the project site as it currently exists, including information about topography, soil stability, plants (including mature trees) and animals, and any cultural historical or scenic attributes. Describe any existing structure(s) on the site and the use of the structure(s). Attach photographs of the site. (Prepare/attach separate exhibit(s) as necessary)	
Office buildings, media studios, stages, warehouse/mill uses, surface and subterranean parking and other related improvements.	
<b>Project Description/Applicant Request:</b> (You may need to prepare and attach separate exhibits) <ol style="list-style-type: none"> <li>If the project involves demolition and new construction, describe total project. e.g. demolition, age of building to be demolished, grading, excavation, construction, etc.</li> <li>If commercial, indicate the type, whether neighborhood, city, or regionally oriented, square footage of sales area, square footage of office area, loading facilities, and number of employees.</li> <li>If industrial, indicate type, estimated employment per shift, number of shifts and loading facilities.</li> <li>If institutional, indicate the major function, estimated employment per shift, number of shifts, estimated occupancy, loading facilities, and community benefits to be derived from the project.</li> <li>Will project be owner-occupied or will it be leased to tenants not currently identified? If tenants are known, please list them.</li> </ol>	
In 2013, Developer applied for a 10 year extension of the Development Agreement (DA) from March 19, 2017 to March 19, 2027. On December 10, 2013, the City Council (1) determined the environmental impacts from a 10 year extension were adequately addressed by the 1997 FEIR and the 2013 Supplemental EIR, and (2) approved an extension of the DA, but only for a period of seven (7) years, expiring March 19, 2024. Developer has made good faith efforts to complete the Project as described in the DA, but due to the pandemic and Covid-19 delays and impacts, the Project is not yet complete. Developer requests the City approve a three (3) year extension through March 19, 2027, which time period has already been studied in the EIR, and for which mitigation measures have already been added to the DA, to mitigate significant environmental impacts.	

Project No. \_\_\_\_\_ Address: \_\_\_\_\_ Date: \_\_\_\_\_

Applicant	
Name/Firm: <b>Worthe Real Estate Group</b>	
Address: 100 Wilshire Blvd., 21st Floor, Santa Monica CA 90401	
Primary phone number	310-393-9653 Alternate phone number
E-mail address: jannab@worthe.com	
Primary contact for this application: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Property Owner of Record	
Name/Firm: <b>Catalina Media Development, LLC; Pointe II Owner, LLC; Catalina Media Development II, LLC</b>	
Address: Same	
Primary phone number	Alternate phone number
E-mail address:	
Primary contact for this application: <input type="checkbox"/> Yes <input type="checkbox"/> No	

Contact Person (If different from above)	
Name/Firm: <b>Same</b>	
Address:	
Primary phone number	Alternate phone number
E-mail address:	
Primary contact for this application: <input type="checkbox"/> Yes <input type="checkbox"/> No	

Property Owner's Affidavit	Applicant's Affidavit
I hereby certify that I am the legally authorized owner of the property involved in this application or have been empowered to sign as the owner on behalf of a corporation, partnership, or business as evidenced by the documents attached hereto. I hereby grant to the applicant of this form permission to submit this application. I declare under penalty of perjury that the foregoing is true and correct.	I hereby certify that the information furnished in this application and the attached materials are true and correct to the best of my knowledge and belief. Further, should the stated information be found false or insufficient, I agree to revise the information as appropriate. I understand that the City of Burbank cannot process this application until all required information is provided. I understand there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully investigated and the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions. I understand that I have the burden of proof in the matter arising under this application. I declare under penalty of perjury that the foregoing is true and correct.
Property owner's signature:  See attached pages for signature blocks	Applicant signature:  See attached pages for signature blocks
Date: March 8, 2023	Date: March 8, 2023

Staff Comments (For City Use Only)			
Filing fee:		Date received:	
Project No.:		Received by:	
<input type="checkbox"/> Plans	<input type="checkbox"/> Labels	<input type="checkbox"/> Radius Map	
Notes:			

Project No. \_\_\_\_\_ Address: \_\_\_\_\_ Date: \_\_\_\_\_

ENVIRONMENTAL INFORMATION		
<p>1. List and describe all other related permits and other public approvals required for the project, including those required by City, Regional, State and Federal agencies.</p> <p>City approval of extension.</p>		
<p><b>Are the following items applicable to the project or its effects? Discuss below all items checked yes. (Attach additional sheets as necessary.)</b></p>		
2. Are Federal, State and/or County funds involved in this project? If yes, please specify:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
3. Will paints, solvents, asbestos, pressurized gas, cleaning fluids, acids or other chemicals be used in the business? If yes, please specify:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
4. Do you have a hazardous materials list on file with the Burbank Fire Department?	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
5. Change in existing features of any hills or substantial alteration of topography	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
6. Change in scenic views or vistas from existing residential areas, public lands or roads	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
7. Change in pattern, scale or character of general area of project	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
8. Significant amounts of solid waste or litter	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
9. Change in dust, ash, smoke, fumes or odors in vicinity	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
10. Change in ground water quality or quantity, or alteration of existing drainage patterns	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
11. Substantial change in existing noise or vibration levels in the vicinity	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
12. Site on filled land or on slope of 10% or more	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
13. Use or disposal of potentially hazardous materials, such as toxic substances, flammable or explosives	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
14. Substantial change in demand for municipal services (police, fire, water, electricity, sewage, etc.)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
15. Substantial increase in fossil fuel consumption (electricity, oil, natural gas, etc.)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
16. Is there a relationship to a larger project or series of projects? If new construction or expansion of present facilities will take place after demolition, the action is part of a larger project.	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
<p>17. Describe the surrounding properties, including information on plants (including mature trees) and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (single-family, apartment houses, commercial, industrial, etc...). Photographs may accompany written description (Prepare/attach separate exhibit(s) as necessary.)</p> <p>Surrounding properties are all commercial uses.</p>		
<p>18. Describe how the project will affect existing patterns of land use. If new construction alters land use from existing patterns, requires a variance or conditional use permit, or increases size or bulk of existing uses please describe. (Prepare/attach separate exhibit(s) as necessary.)</p> <p>Existing land use pattern will continue; project description has not changed.</p>		

Project No. \_\_\_\_\_ Address: \_\_\_\_\_ Date: \_\_\_\_\_

*Attachment to "General Commercial and Industrial Development Permit Application"*

**Property Addresses:**

2900 W. Alameda (The Pointe Phases I and II)

- APNs: 2484-025-007, 008, 009

3800 W. Alameda (The Burbank Studios - TBS); 100 & 200 S. California Street (WB HQ)

- APN: 2484-024-003

**Lot Areas: Total:**

- Pointe I and II: 9.6 acres (418,176 sf)
  - TBS & WB HQ: 37.2 acres (1,619,067 sf)
- Total: 46.9 acres

**Parking Stalls:**

- Pointe I & II: 1,391 stalls [has an allocation for 3,190]
  - TBS & WB HQ: 4,543 stalls [has an allocation for 5,690]
- Total: 6,146 stalls [total allocation for 8,880]

**Existing Square Footage:**

- Pointe I and II: 437,584 AGSF; 329,011 OEGSF [has an allocation for 658,195 OEGSF]
  - TBS & WB HQ: 1,366,055 AGSF; 882,396 OEGSF [has an allocation for 1,167,670]
- Total: 1,211,407 OEGSF [has an allocation for 1,825,865 OEGSF]

**Legal Descriptions:**

Pointe I & II:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BURBANK, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 1, 2 AND 3 OF [TRACT NO. 52223-01](#), IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN [BOOK 1364, PAGES 69 AND 70 OF MAPS](#), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 2484-025-007, 2484-025-008, 2484-025-009

*Attachment to "General Commercial and Industrial Development Permit Application"*

**Legal Descriptions, Contd.:**

TBS & WB HQ:

**PARCEL 1:**

Lot 1, Block 64, of Rancho Providencia and Scott Tract, in the City of Burbank, County of Los Angeles, State of California, as per map recorded in Book 43, Pages 47 through 59, of Miscellaneous Records, in the Office of the County Recorder said County.

**PARCEL 2:**

That portion of Lot 2, Block 64, of Rancho Providencia and Scott Tract, in the City of Burbank, County of Los Angeles, State of California, as per map recorded in Book 43, Pages 47 through 59, of Miscellaneous Records, in the Office of the County Recorder said County, lying south of Olive Avenue, as shown on said map.

**PARCEL 3:**

Lot 3, Block 64, of Rancho Providencia and Scott Tract, in the City of Burbank, County of Los Angeles, State of California, as per map recorded in Book 43, Pages 47 through 59, of Miscellaneous Records, in the Office of the County Recorder said County.

Excepting therefrom that portion of said Lot 3 lying southerly of the line described in the deed to the State of California, recorded July 25, 1958 as Instrument No. 1857, of Official Records, in the Office of said County Recorder.

Together with that portion of California Street, 60 feet wide, as shown on Tract No. 7553, in said city, as per map recorded in Book 99, Pages 16 and 17, of Maps, in the Office of said County Recorder, vacated by Resolution No. 16970 of the Council of the City of Burbank, a certified copy of which recorded December 12, 1974 as Instrument No. 2739, of Official Records, in the Office of said County Recorder.

Together with that portion of Warner Boulevard vacated by City of Burbank Resolution No. 22-29,213 as per deed recorded July 29, 2022 as Instrument No. 20220772646, of Official Records, in the Office of said County Recorder, lying westerly of the southerly prolongation of the easterly line of said Lot 3.

**PARCEL 4:**

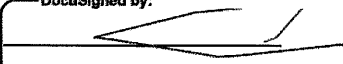
Lot 4, Block 64, of Rancho Providencia and Scott Tract, in the City of Burbank, County of Los Angeles, State of California, as per map recorded in Book 43, Pages 47 through 59, of Miscellaneous Records, in the Office of the County Recorder said County.

Together with that portion of Warner Boulevard vacated by City of Burbank Resolution No. 22-29,213 as per deed recorded July 29, 2022 as Instrument No. 20220772646, of Official Records, in the Office of said County Recorder, lying easterly of the southerly prolongation of the westerly line of said Lot 4.

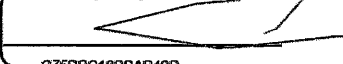
*Attachment to "General Commercial and Industrial Development Permit Application"*

**Owner Signature Blocks:**

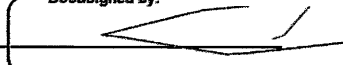
**Catalina Media Development, LLC,**  
a Delaware limited liability company

By:   
DocuSigned by:  
C758BC188B8B42D...  
Jeffrey M. Worthe, Authorized Signatory

**Catalina Media Development II, LLC,**  
a Delaware limited liability company


By:   
DocuSigned by:  
C758BC188B8B42D...  
Jeffrey M. Worthe, Authorized Signatory

**Pointe II Owner, LLC,**  
a Delaware limited liability company

By:   
DocuSigned by:  
C758BC188B8B42D...  
Jeffrey M. Worthe, Authorized Signatory

**Applicant Signature Block:**

**The Worthe Real Estate Group, Inc.,**  
a California corporation

By:   
Janna Boelke, Vice President

**From:** [Janna Boelke](#)  
**To:** [Kim, David](#)  
**Cc:** [Plambaek, Scott](#); [Jeff Worthe](#)  
**Subject:** Application for PD Amendment - 96-1 (The Burbank Studios / Pointe)  
**Date:** Wednesday, March 8, 2023 9:15:49 PM  
**Attachments:** [PD 96-1 Amendment Application 030823 - Signed.pdf](#)

---

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Hi David –

Attached is an application for a three-year extension to our DA for The Burbank Studios / Pointe properties located at 2900 and 3800 W. Alameda. I've discussed this with Scott and he suggested I submit the application to you so you can upload it to the system and give me other instructions (if any) to get started on retaining an enviro consultant to evaluate any CEQA impacts of the extension.

As I explained to Scott, this DA was approved in 1997 with a certified EIR. In 2013, we requested a 10 year extension (from the original expiration in 2017 to 2027). The City prepared a supplemental EIR, the City Council certified it and some additional mitigation measures were added to the DA Amendment. However, at the meeting the Council decided to reduce the extension period from 10 years to 7 years, meaning the DA now expires March 19, 2024. The Council at the time said they wanted us to return to Council if we really felt like we needed the additional 3 years.

We've made tremendous progress on building out the Project – our completion of Phase II of the "Second Century Project" designed by Frank Gehry will be May 2023. Given the slowdowns and uncertainties we encountered during the pandemic, we put our architect (again, Frank Gehry) on pause in doing the drawings for Pointe Phase II. We are now ramping up to complete those drawings in order to submit for plan check, but realistically we will need more time than the current DA provides. Further, as the City knows, Warner Bros. will be acquiring The Burbank Studios from Worthe in July 2023, and there are still improvements they intend to complete under the DA's approved project – but July 2023 through March 2024 is a pretty tight timeline for anything worthwhile to be designed / built!

Which brings us to this email – we are submitting an application to extend to March 2027, which was what our prior EIR studied and the City Council considered. I anticipate very little CEQA review need be done because the project through 2027 has already been analyzed, but Scott suggested we still need to retain a CEQA consultant to review and confirm whether any additional studies need to be done.

Please let me know what the next steps are to move this application forward. Obviously, we have a deadline of March 2024, so hopefully this can be accomplished in under 12 months.

Thanks,  
Janna

[Janna M. Boelke](#) | Vice President, Business & Legal Affairs  
Worthe Real Estate Group  
100 Wilshire Blvd Suite 1600  
Santa Monica, CA 90401  
o (310) 393-9653  
[JannaB@worthe.com](mailto:JannaB@worthe.com) | [worthe.com](http://worthe.com)