



County of Los Angeles

Regional Planning Commission Airport Land Use Commission

~~PLANNING DIVISION~~

2012 OCT 16 P 12: 15

Commissioners
Curt Pedersen, *Chair*
David W. Louie, *Vice Chair*
Esther L. Valadez
Harold V. Helsley
Pat Modugno

October 9, 2012

Tracy Steinkruger, Senior Planner
City of Burbank
Planning and Transportation Division
150 N. Third Street
Burbank, CA 91502

**SUBJECT: CITY OF BURBANK 2035 GENERAL PLAN UPDATE AND DRAFT ENVIRONMENTAL
IMPACT REPORT REVIEW BY THE AIRPORT LAND USE COMMISSION
AVIATION CASE NO. 2006-00001-(5)**

Thank you for the update on the progress of the City of Burbank General Plan 2035 Update and the Draft Environmental Impact Report.

As you informed us in your email October 2, 2012, the completed application form and consistency matrix, the Burbank 2035 General Plan update draft documents, a detailed list of all presentations, staff reports, study sessions, all materials from Burbank Planning Board and City Council public hearings and correspondence submitted to the City of Burbank by the public will be submitted to the Airport Land Use Commission (ALUC) by early next week. When those materials are received in PDF electronic form, the ALUC can immediately begin processing the project. Please submit seven hard copies of all materials, including color copies of the Burbank 2035 General Plan as soon as possible.

All major aviation land use actions require the payment of a \$3,000 deposit fee at the time of submittal of materials. Our records indicate that a \$3,000 deposit fee was paid by your agency on April 26, 2006 for the Burbank General Plan project. The funds that remain in the account from the 2006 filing will be honored and applied to the current City of Burbank 2035 General Plan Update project review. However, you may incur additional fees if the project requires more staff time.

In accordance with the Public Utilities Code (PUC), Section 21676, the Airport Land Use Commission (ALUC) has the responsibility of reviewing local jurisdiction actions for compatibility with the adopted Airport Land Use Plan (ALUP). The type of project requiring ALUC review includes the update of a General Plan within the airport influence area for an existing public-use airport. Therefore, the City of Burbank General Plan Update 2035 project will require ALUC review.

Pursuant to the above PUC provision, the City of Burbank, as lead agency for the project, must submit the proposed project materials to the ALUC for a determination of consistency/inconsistency. Normally, the timing of submission of materials for review by the ALUC is after the City of Burbank has taken preliminary action such as through Planning Commission initial approval, but before the City Council has considered the project for final approval. The ALUC Review Procedures prescribe a 30 day period to deem application materials complete which then commences a 60 day period for project review and the ALUC public hearing. You informed our staff by telephone on October 2, 2012 that the City of Burbank Planning Board and City Council hearings have been scheduled for November 19, 2012 and December 4, 2012 respectively. In consideration of the condensed time frame for this project, the ALUC will make every effort to expedite the review of the project and schedule the ALUC public hearing between November 19th and December 4th of this year.

Richard J. Bruckner
Director
Department of Regional Planning

Rosie Ruiz
Secretary to the Commission

For additional information on project submittal materials, please visit our webpage at:
<http://planning.lacounty.gov/aluc>

If you have any questions, please call David McDonald at (213) 974-6425 or email at
dmcdonald@planning.lacounty.gov, Monday through Thursday between 7:30 a.m. and 5:30 p.m.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'C. Sainz', with a long, sweeping horizontal line extending to the right.

Carmen Sainz, Section Head
Community Studies East

CS:DM



Los Angeles County
Department of Regional Planning

NOV 13 2012



Planning for the Challenges Ahead

November 6, 2012

Richard J. Bruckner
Director

CITY OF BURBANK
P O BOX 6459
BURBANK CA 91510

Dear Sir and Madam:

**SUBJECT: REQUEST FOR SUPPLEMENTAL DEPOSIT – RAV 200600001
ALUC-BURBANK GP CONSISTENCY**

Our records, as of September 30, 2012 indicate that the Aviation fund for the above case has a remaining balance of 12.92. In the view of the amount of work remaining, **we are requesting a supplemental deposit of \$3,000.00**. According to the Los Angeles County Code 22.60.100 of the filing fees, a supplemental deposit shall be required when the deposit reaches 20% of the amount on deposit and all work shall be discontinued until such deposit is received if the deposit is not received by the Department of Regional Planning within 30 days of notification. Please make the check payable to the County of Los Angeles Department of Regional Planning and mail the payment with a copy of this letter to the following address:

Department of Regional Planning
Land Development Coordinating Center
320 West Temple Street, Room 1360
Los Angeles, CA 90012

If you have any questions regarding this case, please contact Carmen Sainz, Community Studies East Area at (213) 974-6425. Monday through Thursday between 7:30 a.m. and 5:30 p.m. We are closed on Fridays. Questions regarding account balance and payments may be directed to Anna Yang at (213) 974-6440.

Sincerely,

Karen Chin
Head, Budget & Accounting Services

KC:ay



Regional Planning Commission Airport Land Use Commission

Commissioners

Curt Pedersen, *Chair*
David W. Louie, *Vice Chair*
Esther L. Valadez
Harold V. Helsley
Pat Modugno

December 20, 2012

Tracy Steinkruger, Senior Planner
City of Burbank
Planning and Transportation Division
150 N. Third Street
Burbank, CA 91502

Dear Ms. Steinkruger,

SUBJECT: NOTICE OF COMPLETE FILING FOR THE BURBANK 2035 GENERAL PLAN PROJECT, AVIATION CASE NO. 200600001-(5)

Thank you for submitting the requested materials for the referral of the above-referenced project. The submission of materials on December 5, 2012 completes your application for the referral of this case and has commenced the Airport Land Use Commission (ALUC) 60 day statutory review period. The ALUC hearing has been scheduled within the 60 day review period for January 30, 2013 at 9:00 a.m. in Hearing Room 150 located on the first floor at 320 West Temple Street, Los Angeles, CA 90012.

We look forward to working with you in the coming weeks between now and the ALUC hearing date. Please provide ten printed copies of the updated Burbank 2035 General Plan Update which reflect the items we discussed on December 11th and emailed you on December 13th no later than **January 9, 2013**.

If you have any questions, please contact David McDonald at (213) 974-6425 or via email at dmcDonald@planning.lacounty.gov, Monday through Thursday between 7:30 a.m. and 6:00 p.m.

Yours truly,

A handwritten signature in black ink, appearing to read 'Carmen Sainz'.

Carmen Sainz
Supervising Regional Planner

CS:DM



CITY OF BURBANK
COMMUNITY DEVELOPMENT DEPARTMENT

150 North Third Street, P.O. Box 6459, Burbank, California 91510-6459
www.ci.burbank.ca.us

January 15, 2013

David McDonald
Los Angeles County Airport Land Use Commission
320 West Temple Street
Los Angeles, CA 90012

RE: ALUC Determination for Burbank2035 General Plan

Dear Mr. McDonald:

In accordance with Public Utilities Code (PUC) Section 21676, the Airport Land Use Commission (ALUC) has the responsibility of review local jurisdiction actions for compatibility with the adopted Airport Land Use Plan (ALUP). The City of Burbank, as lead agency for the project, has submitted all proposed project materials to the ALUC for a determination of consistency/inconsistency at a public hearing which has been tentatively scheduled for January 23, 2013 at 9:00 a.m.

The City of Burbank's Planning and Transportation Division appreciates your timely review of the Burbank2035 project and meeting with our staff to discuss the project further. Based on our discussion, ALUC staff determined that the following adjustments should be made in order to move forward with a recommendation of consistency. The Planning and Transportation Division will incorporate the suggested modifications into the project as part of a technical erratum that will be attached to the proposed project when the City Council considers the item this spring.

LAND USE POLICY 10.8 (CORRIDOR COMMERCIAL)

Add Language

Future development projects with housing shall be subject to a discretionary review process to ensure compatibility with nearby neighborhoods. Within the Airport Influence Area, projects with housing must meet all safety and noise policies in the adopted Los Angeles County Airport Land Use Plan.

LAND USE ELEMENT POLICY 11.5 (REGIONAL COMMERCIAL)

Add Language

Projects with housing shall be subject to a discretionary review process to ensure that the property is being put to its highest and best use and in a manner compatible with citywide objectives for economic development. Within the Airport Influence Area, projects with housing must meet all safety and noise policies in the adopted Los Angeles County Airport Land Use Plan.

LAND USE ELEMENT GOAL 12 (GOLDEN STATE COMMERCIAL/INDUSTRIAL)

New Policy

Within the Airport Influence Area, encourage land uses that are compatible with the Bob Hope Airport. Projects occurring within the Airport Influence Area should be compatible with the adopted Los Angeles County Airport Land Use Plan.

ADMINISTRATION	❖	BUILDING	❖	HOUSING, ECONOMIC DEVELOPMENT & SUCCESSOR AGENCY	❖	PLANNING	❖	SECTION 8 & CDBG	❖	TRANSPORTATION
818.238.5176		818.238.5220		818.238.5180		818.238.5250		818.238.5160		818.238.5270

NOISE ELEMENT GOAL 5 (AIRCRAFT NOISE)

New Policy

Within the Airport Influence Area, seek to inform residential property owners of airport-generated noise and any land use restrictions associated with high noise exposure.

NOISE ELEMENT TABLE N-3 MAXIMUM ALLOWABLE NOISE EXPOSURE

Insert Additional Footnotes

Schools; libraries; museums⁶ – Within the Airport Influence Area, these uses are not acceptable above 65dba CNEL if subject to the City's discretionary review procedures.

Office⁷ & Retail/Commercial⁷ – Within the Airport Influence Area, these uses may be acceptable up to 75dba CNEL following review for additional noise attenuation; in excess of 75 dba CNEL these uses are not acceptable.

PLAN REALIZATION PROGRAM LU-10 (INTER-AGENCY COORDINATION)

Add Language

Refer major land use actions as defined by the Los Angeles County Airport Land Use Commission (ALUC) Review Procedures Section 1.5.3, occurring within the Airport Influence Area, to ALUC for review and consistency determination.

The Planning and Transportation Division looks forward to your response. If you have any other questions, please do not hesitate to contact me at (818) 238-5250. Thank you.

Sincerely,



Tracy L. Steinkruger
Senior Planner

Copy to:

Carol Barrett, Assistant Community Development Director/City Planner
Carmen Sainz, Supervising Regional Planner



County of Los Angeles

Regional Planning Commission Airport Land Use Commission

Commissioners

David W. Louie, *Chair*
Esther L. Valadez, *Vice Chair*
Harold V. Helsley
Pat Modugno
Curt Pedersen

January 24, 2013

Tracy Steinkruger, Senior Planner
City of Burbank Planning & Transportation Division
150 North Third Street
Burbank, CA 91502

Dear Ms. Steinkruger,

**SUBJECT: AIRPORT LAND USE COMMISSION ACTION OF JANUARY 23, 2013
AVIATION CASE NO. 200600001/PROJECT NO. R2006-03145-(5)
CITY OF BURBANK 2035 GENERAL PLAN AIRPORT LAND USE
COMPATIBILITY PLAN CONSISTENCY DETERMINATION**

At their January 23, 2013 public hearing, the County of Los Angeles Airport Land Use Commission reviewed the City of Burbank 2035 General Plan for consistency with the policies of the Los Angeles County Airport Land Use Compatibility Plan (ALUCP). After considering staff presentation and discussion, the Commission voted 4-0 to find the project consistent with the ALUCP.

If you have any questions, please contact Carmen Sainz or David McDonald at (213) 974-6425, or email at csainz@planning.lacounty.gov or dmcDonald@planning.lacounty.gov, Monday through Thursday from 7:00 a.m. to 6:00 p.m. Our offices are closed on Fridays.

Sincerely,


Carmen Sainz
Supervising Regional Planner

CS:DM

Attachment: Findings and Order of the Airport Land Use Commission, County of Los Angeles

c: California Department of Transportation, Division of Aeronautics

Richard J. Bruckner
Director of Planning
Department of Regional Planning

Rosie Ruiz
Secretary to the Commission

FINDINGS AND ORDER OF THE AIRPORT LAND USE COMMISSION
COUNTY OF LOS ANGELES

AVIATION CASE NO. 200600001
PROJECT NO. R2006-03145-(5)

COMMISSION HEARING DATE: January 23, 2013 at 9:00 a.m.

SYNOPSIS:

Airport Land Use Commission (ALUC) review of the Burbank 2035 General Plan Project (Plan) is necessary because the Los Angeles County Airport Land Use Compatibility Plan (ALUCP) follows State law which requires that general plans and specific plans of jurisdictions that include public use airports be deemed consistent with the ALUC land use policy. Once an ALUCP is adopted, local agencies must submit these plans for a consistency determination.

PROCEEDINGS BEFORE THE AIRPORT LAND USE COMMISSION

January 23, 2013 Public Hearing

Staff made a presentation to the Commission which addressed the Land Use, Noise, Safety and Plan Realization Elements of the Plan. The relevant land use designations with housing within the Airport Influence Area, noise issues affecting residential and other sensitive uses were analyzed with the ALUCP as was the future referrals of major land use actions to the ALUC by the City of Burbank. Staff's conclusion was that the Plan is consistent with the ALUCP. The Commission had questions regarding schools within the 65dB CNEL, the inconsistency between the land use map in the EIR and our adopted 1991 Airport Influence Area Map for Bob Hope Airport and that the ALUCP map showed areas of the Airport Influence Area in the city of Los Angeles as well as the City of Burbank. Staff addressed all of those concerns to the satisfaction of the Commission. The Commission then opened up the hearing to speakers from the public or the City of Burbank. There were no speakers from the public. Tracy Steinkruger, the lead planner on the project for the City of Burbank, spoke briefly about the Plan. After her testimony, the Commissioner closed the public hearing. A vote was then taken and the ALUC found the Plan consistent with the ALUCP by a 4-0 vote; one Commissioner was absent.

FINDINGS:

1. The State Aeronautics Act Section 21670, et seq. of the California Public Utilities Code (PUC) requires every county in which there is a public use airport to establish an ALUC.
2. Pursuant to Section 21670.2 of the PUC, the Los Angeles County Regional Planning Commission has the responsibility for acting as the ALUC for Los Angeles County.

3. In 1991 the Los Angeles County ALUC adopted the Los Angeles County Airport Land Use Compatibility Plan (ALUCP) that sets forth policies, maps with planning boundaries, and criteria for promoting compatibility between airports and the land uses that surround them.
4. Public Utilities Code 21676 requires that each local agency whose general plan includes areas covered by an ALUCP shall submit a copy of its general plan or specific plan to the ALUC for determination on whether the plan is consistent with the ALUCP.
5. The 1991 Los Angeles County ALUCP includes Burbank/Glendale/Pasadena Airport, which was renamed Bob Hope Airport in 2003 in honor of entertainer Bob Hope.
6. The Bob Hope Airport is located in the City of Burbank and the City of Los Angeles.
7. The ALUCP contains policies and criteria to minimize the public's exposure to excessive noise and safety hazards associated with airports.
8. The ALUCP establishes an Airport Influence Area (AIA) for Bob Hope Airport, which is defined by the airport property, the area within the four designated Runway Protection Zones (RPZ) and the 65dB CNEL noise contour. The AIA defines the planning boundary for the ALUC.
9. Pursuant to Section 21676 (a) and (b), 21676.5 (a) and (b) of the PUC and Section 65302.3 of the Government Code, the County ALUC has the authority to review specific plans, general plan amendments, zoning ordinances, and related development proposals within the established airport influence area for consistency with the adopted ALUCP, before final action is taken by the local agency.

BASED ON THE FOREGOING, THE AIRPORT LAND USE COMMISSION
CONCLUDES:

10. With the language to be added to the final adopted version in the Land Use Element Noise Element and Plan Realization Element of the Plan, the Plan is consistent with the ALUCP for the following reasons:
11. The Plan is consistent with ALUCP Policy G-1, which requires new uses to adhere to the Land Use Compatibility Table. The Plan includes a land use compatibility table (Table N-3) which places the same types of restrictions on development within the AIA as the ALUCP based on the text amendments as agreed to by the City of Burbank in **Attachment 12**.
12. The Plan is consistent with ALUCP Policy G-2, which requires recycling of incompatible land uses to uses which are compatible with the ALUCP, pursuant to the Land Use Compatibility Table. The Land Use Compatibility Table lists new residential uses in the 65 dB CNEL as compatible provided sound insulation needs are reviewed, and lists educational facilities as not compatible. Policy 5.1 of the

- Plan prohibits incompatible uses related to noise and Policy 7.1 states: *Maintain consistency with the ALUCP as it pertains to Bob Hope Airport* and therefore deemed consistent with the ALUCP.
13. The Plan is consistent with ALUCP Policy G-4, which prohibits projects that would affect safe air navigation into the airport.
 14. The Plan is consistent with ALUCP Policy N-1, which requires that the CNEL method for measuring noise impacts near airports be used in determining suitability for various types of land uses. The project incorporated the CNEL method to determine transportation noise levels in the City of Burbank.
 15. The Plan is consistent with ALUCP Policy N-2, which requires a maximum allowable interior noise level of 45 dB CNEL in new residential, educational, and health-related uses in areas subject to exterior noise levels of 65 dB CNEL or greater.
 16. The Plan is consistent with ALUCP Policy N-3, Utilize the Table Listing Land Use Compatibility for Airport Noise Environments in evaluating projects within the planning boundaries.
 17. The Plan is consistent with ALUCP Policy N-4, which encourages local agencies to adopt procedures to ensure that prospective property owners in aircraft noise exposure areas above a current or anticipated 60 dB CNEL are informed of these noise levels and of any land use restrictions associated with high noise exposure.
 18. The Plan is consistent with ALUCP Policy S-1, which establishes "runway protection zones" contiguous to the ends of each runway. These runway protection zones shall be identical to the Federal Aviation Administration's (FAA) runway protection zone (formally called clear zone). The Plan does not propose any development within or changes to the established runway protection zones for Bob Hope Airport.
 19. The Plan is consistent with ALUCP Policy S-2, which prohibits above ground storage of more than 100 gallons of flammable liquids or toxic materials on any one net acre in a designated runway protection zone. The Plan does not propose any development within the runway protection zones for Bob Hope Airport.
 20. The Plan is consistent with ALUCP Policy S-3, which prohibits, within a runway protection zone, any use which would direct a steady light of red, white, green or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following take-off or toward an aircraft engaged in a final approach toward landing at an airport. The Plan does not include any uses that would direct steady light of red, white, green or amber colors toward any runway protection zone at Bob Hope Airport
 21. The Plan is consistent with ALUCP Policy S-4, which prohibits, within a runway protection zone, the erection or growth of objects which rise above an approach surface unless supported by evidence that it does not create a safety hazard and is approved by the FAA. The Plan does not propose any erection or growth of objects

which rise above the approach surface in any Bob Hope Airport runway protection zone

22. The Plan is consistent with ALUCP Policy S-5, which prohibits uses which would attract large concentrations of birds, emit smoke, or which may otherwise affect safe air navigation. The Plan does not propose uses which would attract large concentrations of birds, emit smoke, or otherwise affect safe air navigation.
23. The Plan is consistent with ALUCP Policy S-6, which prohibits uses which would generate interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation. The Plan does not propose uses which would generate electrical interference.
24. The Plan is consistent with ALUCP Policy S-7, which requires that projects comply with the height restriction standards of the FAA through FAR Part 77 because Height Ordinance No. 3663 (**Attachment 11**) concurs with the FAR Part 77.

BASED ON THE FOREGOING, THE AIRPORT LAND USE COMMISSION DETERMINES: In view of the findings of fact and conclusions presented above, that the project presented in Aviation Case No. 200600001/Project No. R2006-03145-(5) is **CONSISTENT** with the Los Angeles County Airport Land Use Compatibility Plan.

VOTE: 4:0:0:1

Concurring: Louie, Helsley, Pedersen, Modugno

Dissenting: 0

Abstaining: 0

Absent: Valadez

Action Date: January 23, 2013

CS:DM

c: Each Commissioner