

RESOLUTION NO. 23,927

A RESOLUTION OF THE COUNCIL OF THE CITY OF  
BURBANK APPROVING GENERAL PLAN AMENDMENT NO.  
93-1.

1101-2

THE COUNCIL OF THE CITY OF BURBANK FINDS:

A. A noticed public hearing was held by the Council of the City of Burbank on May 11, 1993, on General Plan Amendment No. 93-1 involving an amendment to the Land Use Element.

B. Said hearing was properly noticed in accordance with the provisions of Section 65351 of the Government Code of the State of California.

C. General Plan Amendment No. 93-1 is part of the Rancho Master Plan Project. The overall project, including the General Plan Amendment, was examined in a Negative Declaration dated February 23, 1993. In Resolution No. 23,926, the City Council approved the Negative Declaration in accordance with California Environmental Quality Act ("CEQA") Guidelines Sec. 15074, adopted findings in accordance with Public Resources Code Sections 21083 and 21087 and the City's CEQA procedures.

D. The Council considered the testimony and evidence presented at the public hearing, including the report and recommendation of the Community Development Director, the action of the City Planning Board as evidenced by its Resolution No. 2342 recommending approval of the proposed amendment, and the environmental assessment prepared in conjunction with the proposed amendment.

THE COUNCIL OF THE CITY OF BURBANK RESOLVES:

1. General Plan Amendment No. 93-1 will not have a substantial adverse impact on the environment.

2. General Plan Amendment No. 93-1, as shown on Exhibit "A" to this Resolution, is hereby approved.

3. The City Clerk is directed to attach certified copies of this Resolution and the Resolution of the Planning Board of the City of Burbank to the General Plan and General Plan Map of the City of Burbank maintained in the Office of the City Clerk, and to endorse on said General Plan and said General Plan Map the

GENERAL PLAN AMENDMENT NO. 93-1 RANCHO MASTER PLAN  
Changes to Land Use Element

- page i. Add "F. RANCHO MASTER PLAN"
- page 13. Adjust land use acreages per attached
- page 14. Adjust land use acreages per attached
- page 30. Adjust land use acreages per attached
- page 30. Add to "a. SHOPPING CENTER"  
final paragraph:  
See page 58 for a discussion of the areas designated for Shopping Center use in the Rancho Master Plan. Special development guidelines regulate development in the Rancho Master Plan area.
- page 31. Add to "b. LIMITED COMMERCIAL"  
final paragraph:  
See pages 58 and 60 for a discussion of the areas designated as Limited Commercial in the Rancho Master Plan area. Special development guidelines regulate development in the Rancho Master Plan area.
- page 31. In Section "d. COMMERCIAL RECREATION"  
Delete motels from last sentence of the first paragraph of this section  
Add paragraph:  
See page 60 for a discussion of the Commercial Recreation land use designation in the context of the Rancho Master Plan.
- page 34. Adjust land use acreages per attached
- page 34. Add to "b. RESTRICTED INDUSTRY"  
Add second paragraph:  
See page 58 for a discussion of the area designated as Restricted Industry in the Rancho Master Plan area. Special development considerations regulate development in this unique horsekeeping area.

gp1.add

EXHIBIT A

<u>LAND USE</u>	<u>IN ACRES</u>		<u>OF TOTAL</u>	
<u>Residential</u>	3,847	<del>-3,846-</del>		<u>35.0</u>
Single Family	3,082	<del>--3,081-</del>		28.0
Multiple Family - Low Density		185		1.7
Multiple Family - Medium Density		511		4.7
Multiple Family - High Density		69		0.6
<u>Commercial</u>	538	<del>-537-</del>		<u>4.9</u>
City Center Commercial		112		1.0
Shopping Center	69	<del>-65-</del>	0.6	<del>-0.5-</del>
Limited Commercial	300	<del>287-</del>	2.7	<del>-2.5-</del>
Unlimited Commercial		50		0.5
Commercial Recreation	7	<del>-23-</del>	0.1	<del>-0.5-</del>
<u>Industrial</u>	1,171	<del>-1,173-</del>	10.7	<del>-10.8-</del>
Restricted Industry	290	<del>-292-</del>	2.6	<del>-2.7-</del>
General Manufacturing		872		8.0
Horse Compatible		9		0.1
<u>Mountain Reserve*</u>		<u>2,257</u>		<u>20.6</u>
<u>Open Space</u>		<u>428</u>		<u>3.9</u>
Public Parks		341		3.1
Private Open Space		87		0.8
<u>Public Facilities</u>		<u>164</u>		<u>1.5</u>
Public School Sites		164		1.5
Other**				
<u>Circulation</u>		<u>2,518</u>		<u>23.0</u>
Freeways		180		1.6
Streets		1,903		17.4
Railroad		80		1.0
Airport		355		3.0
<u>Miscellaneous</u>		<u>43</u>	0.4	<del>-0.3-</del>
Flood Control		34		0.3
Other***		9		
<b>TOTAL AREA</b>		<b>10,966</b>		<b>100.00</b>

Does not include 228 acres of public park land in the Mountain Reserve.  
 Acreage of other public facilities has been calculated as part of surrounding land use categories.  
 A 0.0008 deviation due to graphic reproduction scale and rounding of calculations.

Figure 1: Summary of Land Use

Introduction, the following policies are established:

- Provide a full complement of public facilities to adequately and efficiently serve the people who reside in all residential areas of the City;
- Prohibit incompatible uses in or adjacent to residential areas;
- Actively encourage rehabilitation and maintenance in older residential areas in order to prevent blight, decay and depreciation of land values;
- Promote strict Code enforcement to be implemented as part of a comprehensive rehabilitation program;
- Continue municipal support for civic beautification programs, tree planting and other public measures aimed at creating and maintaining attractive residential neighborhoods;
- Provide adequate streets, utilities, water, sewers, storm drainage and street lighting in all residential areas;
- Limit densities to the capability of the infrastructure and service systems.

The distribution of residential land among the four density categories is as follows:

	ACRES	PERCENTAGE OF TOTAL RESIDENTIAL LAND
SINGLE FAMILY - Low Density	3,082 <del>3,081</del>	80%
MULTIPLE FAMILY - Low Density	185	5%
MULTIPLE FAMILY - Medium Density	511	13%
MULTIPLE FAMILY - High Density	69	2%
TOTAL	<del>3,846</del> 3,847	100%

A summary of residential densities is given in Figure 4, page 26.

**a. SINGLE FAMILY - LOW DENSITY RESIDENTIAL**

The Single Family Low Density Residential classification of land use is intended to provide for neighborhoods of single family detached dwelling units. The overall density in this category will not exceed seven dwelling units per net residential acre, with a minimum lot area of 6,000 square feet for each unit, except in the case of a Planned Development. In the case of a Planned Development, density shall not ex-

- Commercial parking rates which favor the short-term user;
- Cooperation between the City and commercial property owners in exploring potential solutions to the parking problems of specific areas; these potential solutions may include: shared parking, parking districts and parking structures.

Area

A total of about 537 acres have been designated for commercial purposes as follows:

Shopping Center	69	-- <del>65</del> acres
Limited Commercial	300	-- <del>287</del> acres
Unlimited Commercial		50 acres
Commercial Recreation	7	-- <del>23</del> acres
City Center Commercial		112 acres

a. SHOPPING CENTER

The Shopping Center land use designation is intended for grouped commercial facilities which are primarily related to and dependent upon the adjacent and surrounding areas for the majority of their customers. A shopping center is usually planned, developed, owned and/or managed as a unit and the location, size and type of shops relate directly to the trade area. The shopping center provides on-site parking in proportion to the types and sizes of the stores it includes. The predominant uses would be those types of commerce which provide essential goods and services to the adjacent land uses, i.e., food, drug and clothing stores, service shops and offices, professions and services related to the needs and requirements of the surrounding areas.

It is the intent of this Plan that shopping centers have only retail sales and neighborhood-oriented services on the ground floor, with commercial and professional offices limited to upper floor occupancy.

b. LIMITED COMMERCIAL

The Limited Commercial land use designation encompasses more than half of the commercial land in the City. This designation is intended to provide land primarily for general commercial uses such as business and professional offices, retail sales and commercial services. Appropriate uses in the Limited Commercial areas include groupings of professional

- Limit the height of industrial structures adjacent to single family areas in order to ensure privacy, light and a compatible scale between the industrial and residential structures. This can be best achieved by a graduated height limit in which that portion of the industrial structure closest to a single family property is comparable in scale to the single family structure. Portions of the industrial structure further from the single family property may increase in height in proportion to the distance from the single family property line. Any industrial structure over three stories requires a conditional use permit.

Area

1,171

This Plan designates 1,173 acres for industrial purposes; this land is divided among the industrial subcategories as follows:

General Manufacturing	872 acres
Restricted Industry	290 - 292 acres
Horse Compatible	9 acres

a. GENERAL MANUFACTURING

The intent of the General Manufacturing classification of land use is to provide land for manufacturing, assembly and fabrication, including large scale or specialized industrial operations and airport-related industrial uses. Convenient access by arterial streets, freeways and/or railroad is to be provided for these areas. Much of the land designated for General Manufacturing use lies within the Golden State Redevelopment Project area.

b. RESTRICTED INDUSTRY

The intent of the Restricted Industry land use classification is to provide land for those industrial operations which require an environment free from nuisances such as odors, noise, vibration or smoke, and which themselves are relatively non-obtrusive. Included in this category are non-manufacturing industries, hospitals, media-related industry, wholesale and warehousing enterprises engaged in the business of storage, supply and distribution of products.

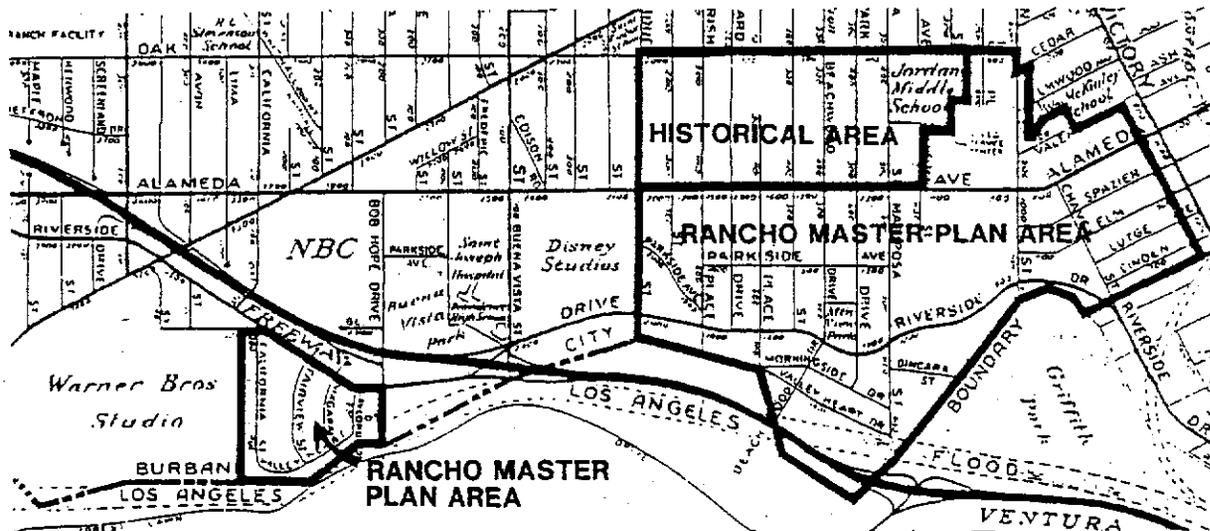
Area of New Restricted Industrial Use East of the Airport

Whereas the majority of the land designated for Restricted

GENERAL PLAN AMENDMENT NO. 93-1  
Add to Land Use Element

In Section III--Land Use Plan  
Add Subsection F. RANCHO MASTER PLAN (pages 57-60)

The Rancho areas designated in the map below contain both historical and active horsekeeping areas of the City. Burbank is one of the few cities in the metropolitan area which still provides single family residential areas in which horses may be kept. There are 114 acres of residential land currently set aside for single family horsekeeping use (see pp. 15-18).



It is a policy of this General Plan to preserve and maintain all existing designated horsekeeping property in the City. Furthermore, it is policy to protect these areas from encroachment by any incompatible land use which could adversely impact the use of horsekeeping property for equestrian-related activities. This Land Use Element calls for protecting the uniqueness of the horsekeeping areas and establishment of an equestrian trail system in the Transportation Element of the General Plan.

The Rancho Master Plan is intended to preserve and protect the existing equestrian neighborhood character of the Rancho area. The Master Plan has three separate components which together are designed to achieve this intent:

1. The Neighborhood Protection Plan--this component deals with traffic impacts and mitigation;
2. The Neighborhood Identity Plan--this component deals with streetscape, thematic street design and signage; and
3. The Land Use Plan--this component deals with all the non-residential land uses in the Rancho area.

Together, these three components of the Rancho Master Plan comprise a document which addresses the concerns of the Rancho area residents and serves to protect the horsekeeping atmosphere and amenities unique to this area of the City.

The land use component of the Rancho Master Plan is incorporated into this Land Use Element. The various land uses and development guidelines for the non-residential areas of the Rancho are specified below and will be implemented in Article 22 of the City Code, "Rancho Master Plan Zones".

The Rancho Master Plan Land Use Map (p. 59) identifies seven distinct land use areas, each with its own character and design guidelines, designed to protect and enhance the horsekeeping environment of the Rancho.

#### AREA 1 RANCHO BUSINESS PARK

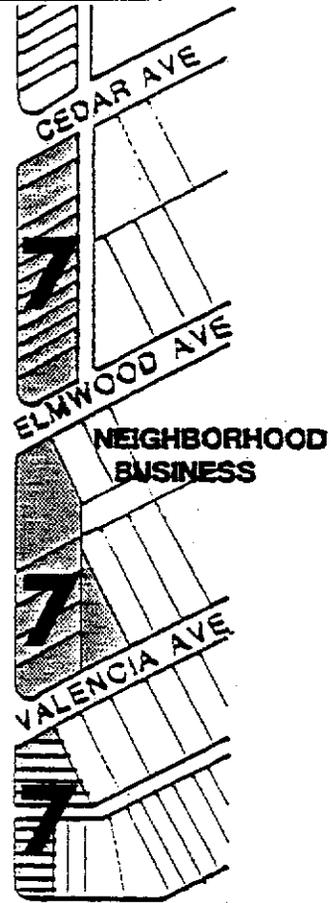
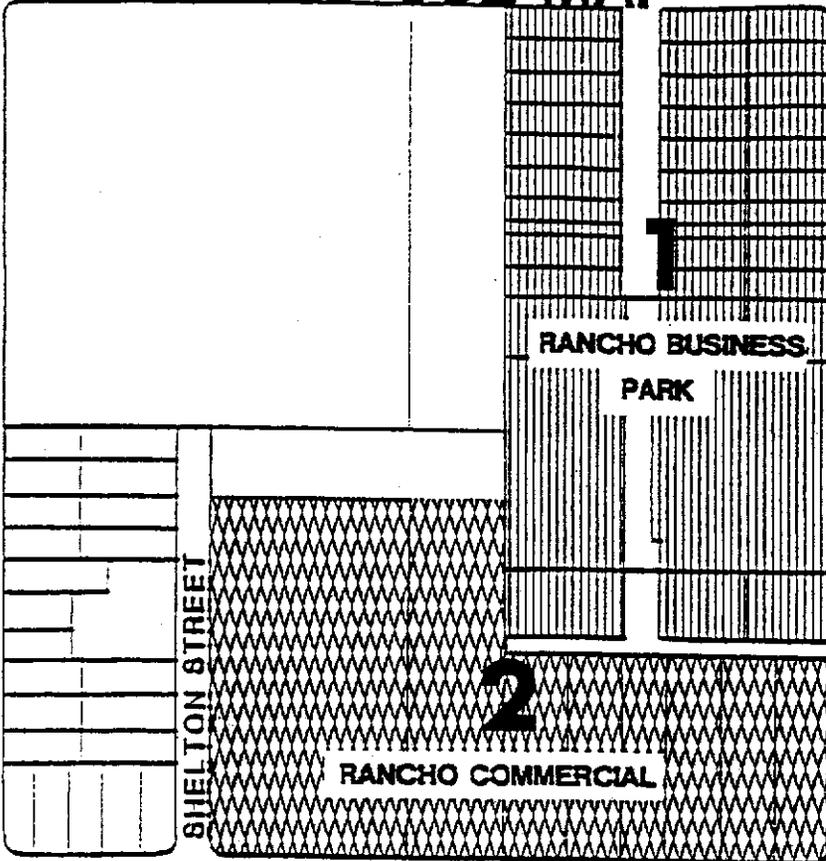
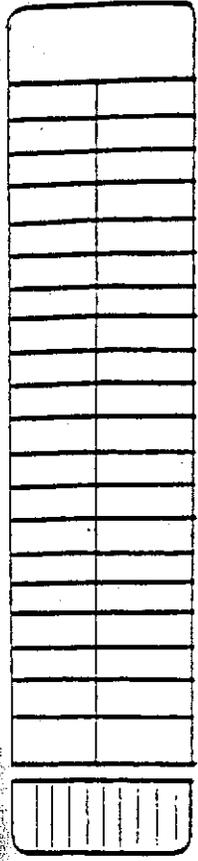
The Rancho Business Park area is intended for the development of offices, media-related uses and restricted light industrial and quasi-industrial activities. The uses in this area are compatible with the horsekeeping neighborhood and require an environment that is free of common industrial nuisances such as odors, noise, vibrations and smoke. The type of permitted uses would include recording or rehearsal studio, film editing, medical laboratory, architecture studio and publishing office. An adequate residential open space buffer is required.

#### AREAS 2 AND 3 RANCHO COMMERCIAL

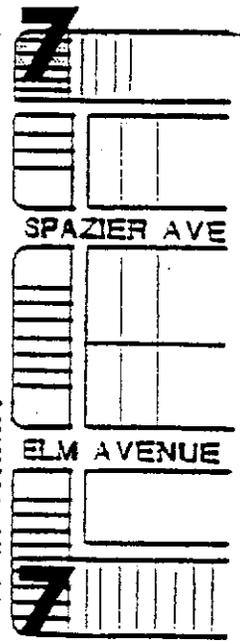
The Rancho Commercial areas are intended to encourage and support the development of community-oriented retail shops and services in conjunction with professional offices. These areas will be the primary retail, service and professional office centers serving the Rancho area. These areas will provide essential goods and services to the Rancho such as appliance store, drug store, paint store, dry cleaners, laundromat, post office, theaters and medical offices. It is the intent of the Master Plan that development in the Rancho Commercial areas have retail sales and community-oriented services on the ground floor with professional offices limited to the second floor.

#### AREAS 4 AND 5 GARDEN OFFICE

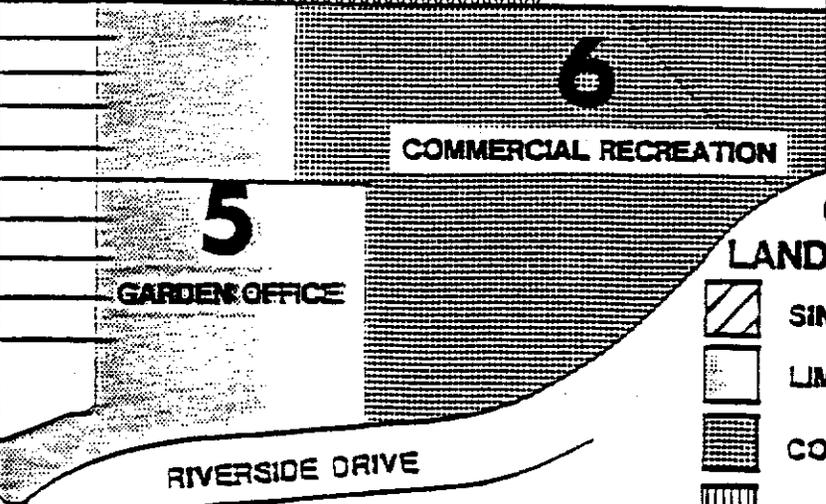
The Garden Office areas are intended to provide for professional offices in a well-landscaped environment. These areas are also appropriate for the development of senior housing. Incidental retail sales and services are encouraged in order to maintain a self-contained development that discourages the mid-day use of the automobile. The incidental retail and service uses are especially important when these areas are developed with senior housing. Development in these areas is not to exceed three stories and landscaped courtyards which are visible to the public right-of-way are encouraged.



ALAMEDA AVENUE



MARIPOSA STREET



GENERAL PLAN LAND USE DESIGNATION

-  SINGLE FAMILY LOW DENSITY
-  LIMITED COMMERCIAL
-  COMMERCIAL RECREATION
-  RESTRICTED INDUSTRY
-  SHOPPING CENTER

## AREA 6 COMMERCIAL RECREATION

The intent of the Commercial Recreation area is to provide suitable land for commercial recreation facilities which require large areas for parking and access related to regional highways. Commercial recreation facilities function as essential supplements to the public recreational facilities, providing such facilities as bowling alleys, theaters, skating rinks and stables. Related commercial uses which are compatible with the primary use intended for this area include restaurants and lounges.

Any development in the area designated for commercial recreation must be carried out as a planned development.

## AREA 7 NEIGHBORHOOD BUSINESS

The Neighborhood Business areas are intended to accommodate a mix of retail and office uses requiring visibility and convenient access. These areas are intended to primarily serve the surrounding residential and business neighborhoods. The development in these areas is not to exceed two stories in height and should have an ample landscaped open space buffer at the interface with the adjacent equestrian residential neighborhood.

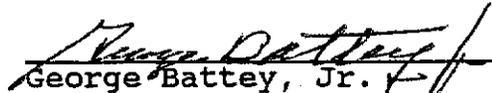
The following design criteria shall apply to all proposed new development in the Rancho as a means of enhancing the special character of the area.

- Rancho, Mission or Spanish Colonial style of architecture shall be used, incorporating verandas, arbors, patios, courtyards, plazas, arches, tile roofs or simulated wood roofs, open beam ceilings or walkways, archways, colonial columns and heavy posts.
- Whites, natural wood grain finishes, earthtones, pale tones, tans, rusts, adobe pink, and copper patina shall be used on all buildings and fences. Bright colors are prohibited.
- Materials and finishes shall be primarily wood, rough-cut timbers, river rock, Spanish tile and/or textured stucco.

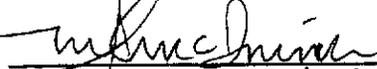
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amendment approved by this Resolution, together with notations making reference to this Resolution, in accordance with the provisions of Sections 65353 and 65359 of the Government Code of the State of California.

PASSED and ADOPTED this 11th day of May, 1993.

  
George Battey, Jr.  
Mayor of the City of Burbank

Attest:

  
Michael J. McIninch  
Assistant City Clerk

STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES    )   ss:  
CITY OF BURBANK                )

I, Michael J. McIninch, Assistant City Clerk, do hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the Council of the city of Burbank at its regular meeting held on the 11th day of May, 1993, by the following votes:

- AYES:       Council Members Bowne, Spanos, Wiggins, and Battey.
- NOES:       Council Member Golonski.
- ABSENT;    Council Members None.

  
Michael J. McIninch  
Assistant City Clerk