

Notice of Preparation

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To: Public Agencies (see attached Distribution List)

From: City of Burbank
Community Development Department
Planning Division
150 North Third Street
Burbank, California 91502

Subject: Notice of Preparation of a Draft Environmental Impact Report

Project Title: Burbank Town Center

The City of Burbank will be the Lead Agency and will prepare an Environmental Impact Report ("EIR") for the Burbank Town Center Project ("Project"), which proposes to amend and restate its existing Planned Development No. 89-4 and redevelop portions of the existing Burbank Town Center property ("Project Site") in the City of Burbank, California. The City requests input from affected public agencies and interested members of the public as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the Project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the Project.

The project description and location are described in the attached materials. The City expects that the EIR will include analyses for the following issues that are considered to have potential for significant impacts on the environment in association with the Project: aesthetics, air quality, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, transportation and traffic, tribal cultural resources, and utilities/service systems. Issues that have been determined not to have a significant impact, or any impact, include agriculture and forestry resources, biological resources, and mineral resources.

Due to the time limits mandated by State law, your response must be sent at the earliest possible time but not later than 30 days after receipt of this notice, and no later than **5:00 PM on January 5, 2018**. Please send your response to the City of Burbank, Community Development Department, Attn: Mike Porto, 150 North Third Street, Burbank, California 91502. You may also email your response to mporto@burbankca.gov. Please provide the name of a contact person at your agency.

A joint Community Meeting and EIR Public Scoping Meeting will be held on December 13, 2017 from 6:00 P.M. to 8:30 PM at the former IKEA store on the project site, which is located at 600 N. San Fernando Boulevard. The Community Meeting portion will be held from 6:00 PM to 7:00 PM, followed by the EIR Public Scoping Meeting from 7:30 PM to 8:30 PM.

Date: 11/29/2017

Signature: 

Federico Ramirez

Title: Assistant Community Development Director-Planning

Telephone: (818) 238-5273

Burbank Town Center Project Description

The Burbank Town Center Project (“Project”) is a comprehensive redevelopment of the Burbank Town Center that would introduce a new mix of uses intended to create an integrated urban community atmosphere in Downtown Burbank. The Project would maintain much of the existing land uses currently on-site but would also introduce new uses and features for a more diverse demographic within which to live, work, and play in Downtown Burbank. The Project would demolish approximately 285,000 square feet (“sf”) of existing structures and construct new buildings that would include apartments, condominium residences, a hotel, offices, retail shopping, restaurants, and community events. The Project’s new construction proposed for Development Review would include a gross floor area of up to approximately 311,496 sf that includes options for new office, retail, restaurants, and a 200-room hotel. The Project also includes new construction of up to approximately 1,173 new housing units for the Project Site.

The Project is located in the City of Burbank (“City”), in close proximity to various public transit options, and is within the designated Regional Intermodal Transit Center (“RITC”). The Project would be supportive, therefore, of a number of non-automobile transportation options for its residents and visitors, including transit, bicycle, and pedestrian modes of travel. **Figure 1** illustrates the location of the Project in a regional and local context. A key feature of the Project is a publicly accessible plaza, intended to function as a new gathering place in Downtown Burbank, which would be centered at the intersection of San Fernando Boulevard and Cypress Avenue, and would allow for increased outdoor activity and special community events, such as a community farmer’s market, seasonal ice skating rink, festivals, outdoor movie screening, and other neighborhood activities and civic events. The publicly accessible plaza would also accommodate outdoor dining, pedestrian movement, street furniture, retail kiosks, food and beverage kiosks, and landscape enhancements. Public improvements provided throughout the Project would be intended to not only benefit new Project residents but also guests of the restaurant, retail, and entertainment destinations, students at the adjacent Burbank High School, nearby senior residents, and the public at large.

Currently, a Planned Development (“PD No. 89-4” or “PD”) regulates land uses over most of the Project Site, which was originally approved in 1989. The PD was originally approved for approximately 2,600,000 sf of development that included one million sf of restaurant and retail (including the three-story enclosed mall); one million sf of office use within four office towers of up to 16 stories; a 14-story hotel of up to 350 rooms; a 185,000-square-foot department store; and 7,500 sf of community space. Over the years since its approval in 1989, subsequent PD amendments have reflected the economic downturn and uses were shifted from office and hotel land uses to more retail, restaurant, and entertainment uses, ultimately reducing the original vision for the area from 2.6 million sf to 1.5 million sf. In comparison to what the original PD permitted, the Project would be significantly smaller in massing and scale as there is only one 15-story building proposed, compared to up to the four 14- to 16-story towers originally approved. Similarly, even with the Project’s most intense development options, the Project would be approximately one million square feet less than the 2.6 million sf originally approved.

The Project proposes to amend and restate PD No. 89-4 (“Amended PD No. 89-4” or “Amended PD”) and also amend the PD boundary to include a parcel located at the corner of North San Fernando Boulevard and Grinnell Drive that is currently occupied by the Corner Bakery Cafe. **Figure 2** shows the existing and proposed boundaries of PD No. 89-4. The Project establishes eight “Areas” for planning purposes (collectively referred to as the “Project Site”), which are illustrated in **Figure 3**.



SOURCE: Open Street Map, 2017.

Burbank TownCenter Mixed Use Project

Figure 1
Project Vicinity Map





EXISTING PD89-4

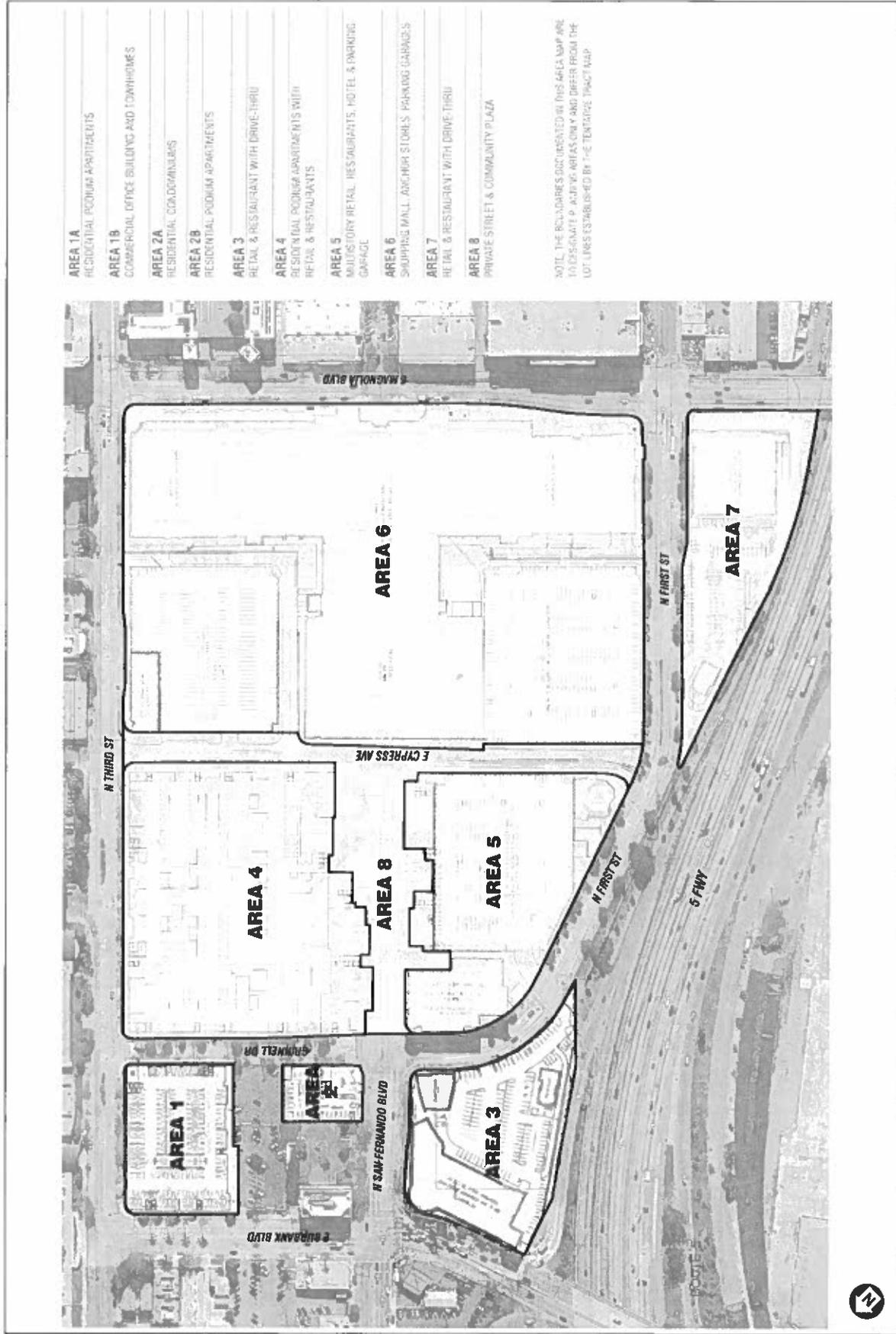


PROPOSED AMENDED PD89-4



SOURCE: TCA Architects, 2017





Burbank TownCenter Mixed Use Project

Figure 3
Proposed Planned Development Areas

SOURCE: TCA Architects, 2017



The Project proposes the Amended PD No. 89-4 to include development standards for future development throughout the approximately 37.29-acre Project Site (“Development Standards”) and an updated Land Use Table that identifies permitted uses. The Development Standards would provide guidance for new construction within the Project Site and provide the maximum potential development envelope scenarios within each Planning Area. Development Standards also include Sign Regulations for all sign types to be located within the Project Site.

The proposed Sign Regulations would provide detailed development standards for the various types of permitted signs that would contribute toward the Sign Area, including but not limited to the following: tenant identification signs, Project Site-specific directional/wayfinding signs, wall signs, roof signs, digital (dynamic and static) signs, ground signs, and all existing permitted signs. The total Sign Area to be permitted within the Project Site would be 88,300 sf, which is determined by calculating five and one-half (5.5) sf per linear foot of street frontage. The following are the amounts of Sign Area that would be permitted per Planning Area: Area 1- 400 sf; Area 2 - 6,200 sf; Area 3 - 7,000 sf; Area 4 - 7,000 sf; Area 5 - 24,000 sf; Area 6- 32,000 sf; Area 7 -10,000 sf; and Area 8 - 1,700 sf.

Proposed plans have been filed concurrently for Development Review for Areas 1, 2, 4, and 5 that are consistent and within the development envelope of floor area and density permitted in the proposed Development Standards and Amended PD No. 89-4. The Project also includes a Vesting Tentative Tract Map No. 74158 (“VTTM 74158”) that consists of approximately 15.37 acres within the Project Site to be merged and re-subdivided into 14 lots and the airspace vacation or above-grade encroachment on Grinnell Avenue adjacent to Area 2.

The summaries below for each Area describe the proposed plans that have been filed for Development Review and/or the proposed maximum development envelope permitted by the Amended PD and Development Standards. Proposed floor areas and dwelling units that are within the development envelope to be permitted by the Amended PD and Development Standards are shown below in **Table 1**.

Area 1. The Project includes the redevelopment of Area 1 to be considered concurrently with the adoption of the Amended PD for Development Review, as it includes two options (Options 1A and 1B) for the demolition of the current retail use occupied by an approximately 24,000-square-foot Office Depot and related surface parking lot, and new construction. Under either option, Area 1 would include a publicly accessible north-south pedestrian paseo along the western edge of Area 1 to connect Burbank Boulevard and Grinnell Drive. In general, the paseo would be publicly accessible during surrounding typical business hours and secured for tenants after hours. The proposed pedestrian and vehicular circulation plans for the Project are depicted below in **Figure 4**. The Amended PD and Development Standards would also permit the continued commercial use of the existing floor area currently occupied by Office Depot, should redevelopment not occur.

Option 1A would include demolition of the existing structure and new construction of a multi-family apartment building of approximately 271 apartment units in a seven-story podium-style building with four levels of parking (one at grade and three levels below grade). The approximately 38,572 sf of provided residential open space would include amenities for residents, a clubroom, fitness room, pool, two roof-top amenity decks, and private balconies for each unit. The apartment building would be well-articulated and pedestrian-scaled, which would contribute a residential character and appeal to the streetscape with ground floor residences having direct access from the street via stoops along North Third Street. Option 1A would be within the permitted development envelope of 271 units and 15 stories for Area 1.

Table 1
Existing and Proposed Floor Area and Dwelling Units

Planning Area	Original PD No. 89-4** - gross floor area (square feet)	Existing Floor Area - gross floor area (square feet)	Amended & Restated PD. No 89-4 - To be permitted floor area and dwelling units (du)	Development Review - Proposed floor area and dwelling units (du)
Area 1	16-story, 330,000 sf office	24,000 sf (Office Depot)	<ul style="list-style-type: none"> • 271 du; <u>or</u> • 150,000 sf of office use and 10 du; <u>or</u> • 24,000 sf for continued commercial use of existing structure 	<ul style="list-style-type: none"> • Option 1A: 271 du (apartment units); <u>or</u> • Option 1B: 148,735 sf of office use, and 10 du (5 live/work, 5 townhomes)
Area 2	N/A – not a part of original PD boundary	2,920 sf (Corner Bakery Café)	<ul style="list-style-type: none"> • 101 du; <u>or</u> • 3,000 sf for continued commercial use of existing structure 	<ul style="list-style-type: none"> • Option 2A: 70 du (condominium units); <u>or</u> • Option 2B: 101 du (apartment units)
Area 3	<ul style="list-style-type: none"> • 14-story, 350-room hotel (including 20,000 sf restaurant/lounge; • 10-story, 200,000 sf office; and • 8,000 sf retail 	37,969 sf (In-N-Out drive-thru, retail, restaurant uses)	<ul style="list-style-type: none"> • 40,000 sf for continued commercial use of existing structure 	No plans submitted for Development Review
Area 4	235,000 sf retail	239,995 sf (former IKEA)	<ul style="list-style-type: none"> • 801 du; <u>and</u> • 38,000 sf of commercial use incidental to residential; <u>or</u> • 240,000 sf for continued commercial use of existing structure 	<ul style="list-style-type: none"> • 801 du (apartment units); <u>and</u> • 37,135 sf of commercial use incidental to residential

Table 1

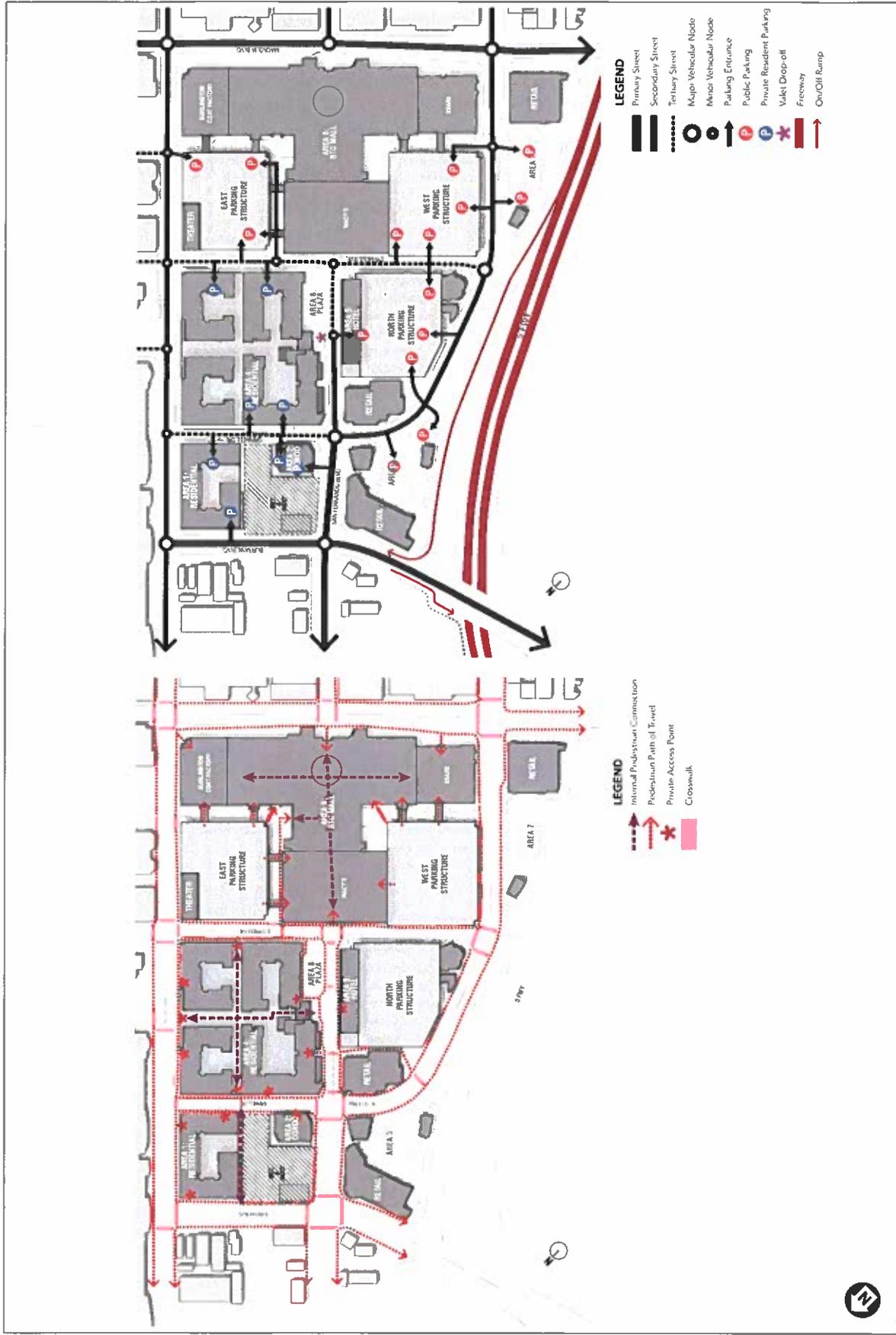
Existing and Proposed Floor Area and Dwelling Units

Planning Area	Original PD No. 89-4** -- gross floor area (square feet)	Existing Floor Area -- gross floor area (square feet)	Amended & Restated PD, No 89-4 -- To be permitted floor area and dwelling units (du)	Development Review - Proposed floor area and dwelling units (du)
Area 5	<ul style="list-style-type: none"> 9-story, 160,000 sf office; 6,000 sf Chevy's; 5,000 sf CPK; and 10,000 restaurants. 	96,329 sf (Barnes & Noble, AMC-6, Crunch, Chevy's, CPK, Hooter's, Zono Sushi, North Parking Structure)	<ul style="list-style-type: none"> 200-room hotel (115,500 sf); and 10,500 sf of new commercial uses; and 84,000 sf of existing uses to remain Subtotal: 210,000 sf or 97,000 sf for continued commercial use of existing structure	<ul style="list-style-type: none"> 200-room hotel (115,201 sf); and 10,425 sf of new restaurant uses; Subtotal: 125,626 sf new construction (83,917 sf of existing uses to remain; Subtotal: 209,543 sf)
Area 6	<ul style="list-style-type: none"> Phase 1: 3-story, 742,560 sf mall, and 15-story, 300,000 sf office; or 3-story, 185,000 sf department store (Bullocks)	Approximately 1,069,892 sf (enclosed shopping mall including Macy's, Sears, AMC-8 Theaters, Colony Theater, and East & West Parking Structures)	1,075,000 sf of commercial use (i.e. restaurant, retail, family entertainment, theater, office, school/institutional, parking uses)	No plans submitted for Development Review
Area 7	<ul style="list-style-type: none"> 16-story, 320,000 gsf office; 8,000 sf restaurant 	Approximately 33,081 sf (Ashley, El Pollo Loco drive-thru)	35,000 sf for continued commercial use of existing structure	No plans submitted for Development Review
Area 8	N/A	N/A (Private street segments of San Fernando Blvd and Cypress Ave)	To be used as publicly accessible plaza, private streets, roads, and sidewalks for circulation and events.	To be used as publicly accessible plaza, private streets, roads, and sidewalks for circulation and events.

Table 1

Existing and Proposed Floor Area and Dwelling Units

Planning Area	Original PD No. 89-4** - gross floor area (square feet)	Existing Floor Area - gross floor area (square feet)	Amended & Restated PD. No 89-4 - To be permitted floor area and dwelling units (du)	Development Review - Proposed floor area and dwelling units (du)
Total	<p>Originally Approved**:</p> <ul style="list-style-type: none"> • 1,310,000 sf office; • 1,034,560 sf retail/restaurant; and • 350 hotel rooms. <p><u>Or</u></p> <ul style="list-style-type: none"> • 1,010,000 sf office; • 1,219,560 sf retail/restaurant; and • 350 hotel rooms. 	Approximately 1,506,958 sf	<p>To be permitted in Amended PD*:</p> <ul style="list-style-type: none"> • Up to 1,173 du* and • 1,743,994 sf * of commercial (the most intensive commercial use for each Planning Area, new or existing) ○ Covers the most intensive new construction of commercial options of each Area, which totals 314,000* sf that consists of: 200-room new hotel (115,500 sf); 150,000 sf new office; and 48,000 sf of new restaurant/retail. 	<p>Proposed for Development Review for new construction*:</p> <p><u>Project (Areas/Options 1A, 2A, 3-8):</u></p> <ul style="list-style-type: none"> • 1,142 dwelling units • 162,761 sf FA, new construction <p><u>Project (Option 1B in place of 1A):</u></p> <ul style="list-style-type: none"> • 881 dwelling units • 311,496 sf FA, new construction <p><u>Project (Option 2B in place of 2A):</u></p> <ul style="list-style-type: none"> • 1,173 dwelling units • 162,761 sf FA, new construction <p><u>Project (Options 1B, 2B in place of 1A, 2A):</u></p> <ul style="list-style-type: none"> • 912 dwelling units • 311,496 sf FA, new construction <p>• Up to 1,173 du* (31.5 du/acre);</p> <p>• Up to 311,496 sf* of new commercial use (includes 200-room hotel, office, hotel, restaurant, retail).</p>



Burbank TownCenter Mixed Use Project

Figure 4
Proposed Circulation Plan

SOURCE: TCA Architects, 2017



For Development Review, Option 1A would provide a range of housing unit types to include: 24 micro-units, 54 studios, 111 one-bedroom, and 82 two-bedroom units. A total of 540 parking spaces would be provided to meet the requirement, as well as total of 27 bicycle spaces would be provided to meet the City's requirement of five percent of total parking.

Option 1B would include demolition of the existing structure and new construction of a mix of office and residential uses. The office component would be a 120-foot, seven-story commercial building to include approximately 148,735 sf oriented toward Burbank Boulevard and Third Street. The one subterranean and five above-grade level parking garage would provide approximately 447 parking spaces to meet its commercial parking requirement, accessed and oriented toward Grinnell Avenue. There would also be a total of 22 bicycle spaces for commercial use to meet the City's requirement of five percent of total parking. The option would also include a residential component that would consist of 10 residences within four levels of approximately 50 feet in height. It would be made up of five two-level live/work units located on the ground floor facing Third Street. The five two-level, two-bedroom townhomes would be located above the live/work units. The 22 residential parking spaces to meet its requirement will be provided on-site, as well as its bike parking requirement. The slightly greater amount of floor area permitted in the Amended PD for this Area, 150,000 sf would allow for the changes to floor area design, all within the general development envelope.

Area 2. The Project would include an amendment to the PD boundary to include property that is currently occupied by Corner Bakery Café at San Fernando Boulevard and Grinnell Drive. The Project includes two options for the redevelopment of Area 2 (Options 2A and 2B) to be considered concurrently for Development Review. The redevelopment of Area 2 would require the demolition of the current use occupied by an approximately 2,920-square-foot Corner Bakery Cafe and related surface parking lot. The Amended PD and Development Standards would also permit the continued commercial use of the existing floor area currently utilized by Corner Bakery Café should the redevelopment not occur.

Option 2A would include demolition of the existing structure and new construction of a multi-family building with approximately 70 for-sale condominium units. It would be a 15-story building with four levels of above grade parking and three levels below grade. Approximately 16,275 sf of residential open space would be provided. Resident amenity spaces would be located on the ground level to activate the streetscape. Rooftop amenities for residents would include a dog run, outdoor grilling facilities, lounge seating, and fire pits. The plans as proposed for Development Review would be within the permitted development envelope of 70 condominium units and 15 stories for Option 2A. Option 2A would provide a range of housing unit types to include: 30 one-bedroom, 20 two-bedroom, and 20 three-bedroom units. A total of 158 required parking spaces would be provided on-site to meet its parking requirement. A total of eight bicycle spaces would be provided to meet the City's requirement of five percent of total parking.

Option 2B would include demolition of the existing structure and new construction of an approximately 85-foot, six-story building to consist of 101 micro-units for short and extended rental stays. The lobby and approximately 22 of its required parking spaces would be located on the ground floor, with no subterranean levels. The remaining 79 required parking spaces would be provided in Area 5 as part of the Project's parking program. Approximately 12,625 sf of residential open space would be provided to meet its requirement, including 2,500 sf of lobby and lounge area on the ground floor and private balconies.

Area 3. The Project does not include proposed new construction for Area 3 to be currently considered for Development Review. However, the Amended PD includes Development Standards and a Land Use Table that would guide any future development in Area 3. Consistent with the PD, the Amended PD would allow for a mix of commercial uses that include its existing and recent uses - retail, restaurant, drive-thru restaurant, bank, and office services, such as Warehouse Discount Center, former Comerica Bank, Jersey Mike's Subs,

and In-N-Out Burger - and maintain its existing gross floor area of up to approximately 37,969 sf of commercial uses. The slight increase in amount of floor area permitted in the Amended PD for 40,000 sf, would allow for the flexibility in floor area design, all within the general development envelope.

Area 4. The Project includes the redevelopment of Area 4 to be considered concurrently for Development Review, as it includes demolition of the existing structure of approximately 247,065 sf previously occupied by IKEA and new construction of a mixed-use complex. The complex would consist of four six-story buildings over a common podium and three levels of parking (two at-grade and one below grade). In total, the complex would provide approximately 801 apartment units in a variety of unit types. The commercial component would include a gross floor area of approximately 37,135 sf of new retail and restaurant space along North San Fernando Boulevard. Approximately 151,181 sf of resident open space would be provided to meet its requirement of 100,125 sf. The residential open space would provide a variety of amenities including an approximately 5,000-square-foot fitness center, a 2,500-square-foot club room, co-working office space, and a large lounge deck and adjacent club room. The main feature for residents would be the resort-style amenities that include a two-lane lap pool, a shallow wading area, an oversized spa, and two satellite plunge pools located in smaller courtyards of the project. Various roof decks would be situated throughout the property offering intimate gathering spaces and 'woof decks' for residents with dogs.

In addition, there would be two publicly accessible paseos that would intersect the block creating approximately 37,500 sf of pedestrian connections through the complex. The east-west paseo would connect mid-block Third Street to San Fernando Boulevard and vary between approximately 15 and 55 feet in width. The second, north-south paseo, would connect mid-block Grinnell Drive to Cypress Avenue and vary between approximately 30 and 34 feet in width. In general, the paseos would be publicly accessible during surrounding retail hours. See **Figure 5** for a plan view of proposed publicly accessible open space area and residential common areas throughout the Project Site.

Area 4 would provide a range of housing unit types to include: 78 micro-, 137 studio, 313 one-bedroom, 261 two-bedroom, and 12 three-bedroom units. A total of 1,593 parking spaces would be required for residents and their guests; and approximately 1,332 newly constructed spaces would be constructed beneath the residential component within Area 4 for residential and leasing uses, with approximately 501 spaces to be provided in Area 5 as part of the Project's parking program, totaling 1,833 provided spaces. A total of 80 bicycle spaces would be provided for residents and their guests to meet the City's requirement of five percent of total parking. A total of 167 parking spaces would be provided within the Area 5 North Parking Garage to meet its proposed commercial parking requirement. A total of five bicycle spaces would be provided to meet the City's requirement of five percent of total commercial parking. The plans proposed for Development Review would be within the permitted development envelope of 801 dwelling units and an approximate gross floor area of 38,000 sf of incidental commercial uses for Area 4. The slightly greater amount of floor area permitted in the Amended PD for this Area would allow for the changes to floor area design, all within the general development envelope. The Amended PD and Development Standards would also permit the continued commercial use of the existing floor area previously utilized by IKEA, should the redevelopment not occur.



Burbank TownCenter Mixed Use Project

Figure 5
Open Space Plan

SOURCE: TCA Architects, 2017



Area 5. The Project includes the partial redevelopment of Area 5 to be considered concurrently for Development Review, as it includes demolition of existing restaurant space along San Fernando Boulevard, and new construction of restaurant/retail spaces beneath the proposed hotel along San Fernando Boulevard. The Project would maintain the existing North Parking Structure, commercial uses (currently occupied by Barnes & Noble, Crunch Gym, AMC Theaters, and restaurant spaces located along First Street); and demolish the uses currently occupied by California Pizza Kitchen and Chevy's (both totaling approximately 12,412 sf) in order to construct an approximately 200-room limited service hotel, approximately seven stories and 97 feet in height with restaurants/retail at the ground floor facing San Fernando Boulevard. Hotel amenities such as the cafe bar, conference rooms, fitness center, and pool would be located on the second level above the restaurants. The plan, proposes approximately 125,626 sf of new construction, made up of 115,201 sf of hotel use and 10,425 sf of new restaurants as proposed for Development Review, which would be within the permitted development envelope of the Amended PD. The Amended PD would permit a gross floor area of 210,000 sf, which includes 115,500 sf for the hotel, 10,500 sf for new restaurants, and 84,000 sf for the existing uses to remain. The slightly greater amount of floor area permitted in the Amended PD for this Area would allow for the flexibility in changes to floor area design, all within the general development envelope. The Amended PD and Development Standards would also permit the continued commercial use of the existing floor area currently utilized by California Pizza Kitchen and Chevy's, should the redevelopment not occur.

Area 6. Area 6 consists of the enclosed shopping center of approximately 1,069,892 sf that currently includes a variety of commercial uses such as Macy's, Sears, Burlington Coat Factory, AMC-8, Colony Theater, and also the East and West Parking Garages. The Project does not include new construction plans for Area 6 to be considered concurrently for Development Review. However, the Amended PD includes Development Standards and a Land Use Table that would guide any future uses and development in Area 6. Consistent with the PD No. 89-4, the Amended PD would allow for a mix of commercial uses similar to its existing uses, such as retail, restaurants, family entertainment, office, and theaters, for a gross floor area of up to a total of 1,075,000 sf. The permitted uses would allow for changes of use and tenant improvements within the general structure of the enclosed shopping mall. For example, areas within the mall such as a department store could be re-utilized into office, restaurant, school/institution, or other permitted use.

Area 7. The Project does not include new construction plans for Area 7 to be considered concurrently for Development Review. However, the Amended PD includes Development Standards and a Land Use Table that would guide any future use and development in Area 7. Consistent with the PD, the Amended PD would allow for a mix of commercial uses such as its existing uses -- Ashley's retail and El Pollo Loco restaurant and drive-thru, of approximately 33,081 sf. The slight increase in amount of floor area permitted in the Amended PD for 35,000 sf, would allow for the flexibility in floor area design, all within the general development envelope.

Area 8. The Project does not include proposed development for Area 8 to be considered concurrently for Development Review. However, the Amended PD includes Development Standards and a Land Use Table that would provide regulations for uses within Area 8. Area 8 would consist of the private street segments of North San Fernando Boulevard (between Grinnell Drive and Cypress Avenue) and Cypress Avenue (between First and Third Streets) to continue to be used for regular circulation; the publicly accessible plaza and much of the sidewalk areas that front Areas 4 and 5 to be used for community programming such as festivals, farmers markets, holiday events, and movie screenings. The roadways within the private segment of North San Fernando Boulevard would be modified but generally maintained to continue with its current vehicular circulation. Street modifications would include lane reductions from two lanes northbound to one lane, and the two lanes southbound would taper to one lane south of the parking structure entrance. The lane reductions would be a traffic-calming measure that would allow for wider sidewalks and space for sidewalk dining.

kiosks, and street furniture. See **Figure 5** for a plan view of proposed publicly accessible open space area and residential common areas throughout the Project Site.

Although no permanent structures are proposed within Area 8, there would be permanent fixtures such as street furniture, landscaping, movie screen, and stage that would occupy the area. In addition, the roads and parkways for the southern portion of San Fernando Boulevard by the plaza are proposed to be at a flushed grade level as a traffic calming measure and serve as an expansion of the plaza when the roads are closed from vehicular traffic for community events. In general, the roadway modifications would still allow for daily vehicular circulation and closed to vehicles for community events such as festivals and parades.

The permanent plaza for outdoor screenings, seasonal events, etc. located along the east side of San Fernando Boulevard adjacent to Area 4 would be approximately 32,960 sf; the sidewalk areas for outdoor dining, kiosks, and other programming on the west side of San Fernando Boulevard adjacent to Area 5 would be approximately 4,500 sf; and the additional temporary plaza area between the two that would allow a seamless expanded plaza area with the street segment closure would add approximately 4,850 sf; totaling approximately 42,310 sf of openly accessible and programmable area within Area 8. The plaza is envisioned to be a vibrant a community feature that serves as the heart of the development and becomes a destination for local residents and the surrounding area. Area 8 would allow a flexible space to be programmed for a variety of community uses such as a passive landscaped plaza, a farmer's market, retail kiosks, charity events, pet adoptions, movie night, local concerts, outdoor dining, and food truck gatherings, in addition to seasonal events such as an ice skating rink, tree lighting ceremony, and other civic events.

The Project also involves the following entitlement requests to be reviewed concurrently:

- PD No. 89-4 to be amended and restated to provide development standards a list of permitted and conditional permitted uses as required due to the scope and complexity of the Project;
- Development Agreement to vest the amended and reinstated PD No. 89-4;
- Zone Map Amendment to amend the existing PD boundary to include the "Corner Bakery Cafe" site;
- Development Review for proposed residential, commercial, mixed-use, and plaza developments in Areas 1, 2, 4, and 5;
- Vesting Tentative Tract Map No. 74158 for the merging and re-subdivision of portions of the Project Site into 14 lots, and an airspace vacation along Grinnell Drive adjacent to Area 2;
- Finding of Public Convenience or Necessity for the sale of alcoholic beverages for off-site consumption;
- And any other entitlements, permits, or approvals required to effectuate the Project; and
- Certification of an environmental impact report ("EIR") pursuant to the California Environmental Quality Act ("CEQA").

The Project may be constructed in a single phase or multiple phases, and the potential impacts of which will be analyzed in the EIR.

PROBABLE ENVIRONMENTAL EFFECTS

The City of Burbank has completed a preliminary review, as mandated in Section 15060 of the State CEQA Guidelines, of the proposed Project and determined an EIR should be prepared for the proposed Burbank Town Center Project to evaluate the potential for significant effects to occur and to identify ways to avoid or substantially lessen any effects determined to be significant.

The EIR will address the potential impacts of the Burbank Town Center Project and cumulative impacts related to the following environmental topics:

- Aesthetics – The EIR will evaluate the changes to the aesthetic character of the Project sites and surrounding area, the creation or obstruction of views, effects on ambient nighttime light levels and the creation of new sources of daytime or nighttime glare, and shadows.
- Air Quality – The EIR will evaluate the impact of air quality from construction and occupancy and use of the new facilities and buildings in accordance with the guidance provided by the South Coast Air Quality Management District (SCAQMD).
- Cultural Resources – The EIR will evaluate the impact of the proposed development on archaeological, paleontological, historical, and Tribal Cultural Resources within or near the project site.
- Geology and Soils – The EIR will address the potential for impacts related to the existing geologic and soils conditions.
- Greenhouse Gas Emissions – The EIR will evaluate the impact of greenhouse gas emissions from construction and occupancy and use of the new facilities and buildings in accordance with the guidance provided by the South Coast Air Quality Management District (SCAQMD). The City of Burbank has adopted a Greenhouse Gas Reduction Program and consistency with this program will also be assessed.
- Hazards and Hazardous Materials – The EIR will address the potential for hazardous materials on the project site and hazards to existing and planned uses.
- Hydrology and Water Quality – The EIR will evaluate the changes to existing drainage patterns and water quality from the proposed development.
- Land Use and Planning – The EIR will evaluate the consistency of the Project with the Burbank2035 General Plan and other applicable local, regional, state, and federal land use plans, policies, and regulations.
- Noise – The EIR will assess the potential noise and vibration impacts from construction and occupancy and use of the new buildings along with the compatibility of these facilities with existing uses in the area.

- Population and Housing – The EIR will assess the potential impacts of the project on population, housing, and employment growth, including whether project-related growth is consistent with growth projections for the local area and region.
- Public Services – The EIR will evaluate the proposed projects' potential for adverse effects on services and facilities associated with fire protection/emergency medical services, police protection services, parks and recreation, schools, and libraries in the Project area.
- Transportation and Traffic – The EIR will evaluate the potential for transportation and traffic impacts on local streets, state transportation facilities, and transit services.
- Utilities and Service Systems – The EIR will evaluate the potential impact of the new development proposed on the City's water supply and water delivery facilities, storm and wastewater collection and treatment facilities, and other utility services including electricity and natural gas facilities, and solid waste collection and disposal facilities.

The City has determined that the Project does not have the potential to result in significant environmental effects related to the following environmental topics: Agriculture and Forestry Resources, Biological Resources, and Mineral Resources. Due to the urbanized character of the Project Site and the surrounding area, the Project does not have the potential to impact these environmental topics; however, the EIR will nonetheless address these impact areas to ensure that the conclusions reached by the City are accurate and to provide a more detailed discussion of any of these environmental topics which, after further analysis, is determined to have the potential to have a significant impact.