



4.0 Basis of Cumulative Analysis



4.0 BASIS OF CUMULATIVE ANALYSIS

CEQA Guidelines § 15355 provides the following definition of cumulative impacts:

“Cumulative impacts” refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

Pursuant to CEQA Guidelines § 15130(a), a project’s cumulative impacts must be discussed when they are “cumulatively considerable,” as defined in CEQA Guidelines § 15065(a)(3). Section 5.0, *Environmental Analysis*, of this EIR assesses the cumulative impacts for each applicable environmental issue and does so to a degree that reflects each impact’s severity and likelihood of occurrence.

As indicated above, a cumulative impact involves two or more individual effects. Per CEQA Guidelines § 15130(b), the discussion of cumulative impacts is guided by the standards of practicality and reasonableness, and should include the following elements:

1. *Either:*
 - A. *A list of past, present and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the Agency, or*
 - B. *A summary of projections contained in an adopted local, regional or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect. Such plans may include: a general plan, regional transportation plan, or plans for the reduction of greenhouse gas emissions. A summary of projections may also be contained in an adopted or certified prior environmental document for such a plan. Such projects may be supplemented with additional information such as a regional modeling program. Any such document shall be referenced and made available to the public at a location specified by the lead agency.*
2. *When utilizing a list, as suggested in paragraph (1) of subdivision (b), factors to consider when determining whether to include a related project should include the nature of each environmental resource being examined, the location of the project and its type. Location may be important, for example, when water quality impacts are at issue since projects outside the watershed would probably not contribute to a cumulative effect. Project type may be important, for example, when the impact is specialized, such as a particular air pollutant or mode of traffic.*
3. *Lead agencies should define the geographic scope of the area affected by the cumulative effect and provide a reasonable explanation for the geographic limitation used.*
4. *A summary of the expected environmental effects to be produced by those projects with specific reference to additional information stating where that information is available; and*
5. *A reasonable analysis of the cumulative impacts of the relevant projects, including examination of reasonable, feasible options for mitigating or avoiding the project’s contribution to any significant cumulative effects.*



This EIR evaluates the Project’s potential cumulative impacts using Method A, which is a list of past, present and probable future projects producing related or cumulative impacts. The related projects and other possible development in the area determined as having the potential to interact with the proposed Project, to the extent that a significant cumulative effect may occur, are outlined in Table 4-1, *Cumulative Projects List*, and shown on Exhibit 4-1, *Cumulative Projects Map*. The cumulative projects list provided in Table 4-1 was derived based on data provided by the City of Burbank and the status of the identified projects is current as of the date of the Notice of Preparation (January 2018).

The geographic areas, and hence the cumulative projects, considered for the cumulative impact analyses vary according to environmental issue area and were determined based upon the Project’s scope and the anticipated area in which the Project could contribute to an incremental increase in cumulatively considerable impacts (as discussed in Section 5.0). The implementation of each cumulative project represented in Table 4-1 was determined to be reasonably foreseeable by the City.

**Table 4-1
Cumulative Projects List**

Key Map	Project Name/Location	Project Description	Status
1	Mixed-Use Project 3901 Riverside Drive	Retail – 3,000 square feet Restaurant – 4,600 square feet Apartments – 4 units	Entitled
2	Mixed-Use Project 3805 West Olive Avenue	Restaurant – 14,600 square feet Coffee shop – 1,800 square feet	Entitled
3	Media Studios North (Original Remaining Entitlement) 3333 West Empire Avenue	General office – 87,447 square feet	Entitled
4	Media Studios North (Expanded Entitlement) 3333 West Empire Avenue	General office – 73,000 square feet	Entitled
5	Mixed-Use Project 1112 West Burbank Boulevard	Medical-Dental office – 2,500 square feet General office – 11,300 square feet Retail – 4,200 square feet	Under Construction
6	Talaria at Burbank 3401 West Olive Avenue	Supermarket (Whole Foods) – 43,000 square feet Luxury apartments – 241 units	Under Construction
7	Metrolink Station – Hollywood-Burbank Airport North Hollywood Way and Cohasset Street	Metrolink Station	Completed
8	First Street Village Mixed-Use Project Area bounded by North First Street, East Magnolia Boulevard, and the alley south of Palm Avenue	Residential – 275 units Restaurant – 9,265 square feet Retail – 18,976 square feet	Entitled



**Table 4-1 [continued]
Cumulative Projects List**

Key Map	Project Name/Location	Project Description	Status
9	The Premiere on First 103 East Verdugo Avenue	Phase I: High-rise condominiums – 154 units Retail – 10,600 square feet Phase IIA (Option 1): Hotel – 230 units Retail – 1,200 square feet Restaurants – 4,700 square feet Phase IIB (Option 2): General office – 158,000 square feet Retail – 14,100 square feet	Undergoing Environmental Review
10	Opportunity Site 6B (Overton Moore Proposal) West side of North Hollywood Way at Tulare Avenue	Industrial/flex – 1,014,900 square feet Creative office – 142,300 square feet Retail/Restaurant – 15,475 square feet Hotel – 166 rooms	Undergoing environmental review
11	AC Hotel Project 550 North Third Street and 336 East Cypress Avenue	Hotel – 196 rooms	Approved
12	Burbank Town Center 600 North San Fernando Boulevard	Apartments – 1,024 units Condominiums – 70 units Retail/Restaurant – 37,420 square feet Hotel – 200 rooms Restaurant – 10,000 square feet	Undergoing Environmental Review
13	Airport Hotels 2500 North Hollywood Way	Phase I: Hotel – 200 rooms Phase IIA (Option 1): Hotel – 216 rooms Phase IIB (Option 2): General office – 120,000 square feet	Development Application Received
14	115 North Screenland Drive Mixed-Use Project 115 North Screenland Drive	Apartments – 40 units Retail – 3,730 square feet	Entitled
15	LaTerra (The Line at Burbank) 777 North Front Street	Apartments – 542 units Hotel – 317 rooms Retail – 700 square feet	Development Application Received
16	Olive Station 160 West Olive Avenue	Apartments – 327 units Grocery store – 17,880 square feet Retail – 4,868 square feet Creative office – 3,244 square feet General office – 3,165 square feet Amenity space – 19,800 square feet	Development Application Received
17	Lycee International de Los Angeles 1105 West Riverside Drive	School – Increase student capacity by 100 students	Conditional Use Permit Application Received



**Table 4-1 [continued]
Cumulative Projects List**

Key Map	Project Name/Location	Project Description	Status
18	Burbank Common 10 West Magnolia Boulevard	Event space (roller derby/convention) – 33,000 square feet Restaurant – 19,000 square feet Outdoor dining – 47,000 square feet	Development Application Received
19	The Burbank Studios (formerly NBC) 3000 West Alameda Avenue	General office (Phase II) – 289,431 square feet General office (Main Studio Lot Remaining Entitlement) – 670,812 square feet	Entitled
20	Warner Brothers 4000 Warner Boulevard	General office (Main Campus) – 2,017,786 square feet General office (Ranch) – 782,648 square feet	Entitled
21	Disney 500 South Buena Vista Street	General office – 665,344 square feet	Entitled
22	Bob Hope Center Bounded by West Alameda Avenue, West Olive Avenue and North Lima Street	General office – 109,470 square feet	Entitled
23	Empire Avenue Interchange/ Interstate 5 Improvement Project	A series of enhancements to the Interstate 5 freeway, including a new interchange at Empire Avenue, led by Caltrans.	Not Available
24	Hollywood-Burbank Airport Terminal Relocation	Relocation of the existing 14-gate passenger terminal to another location within the Hollywood-Burbank Airport	Not Available
25	California High Speed Rail Project	High speed rail project with two subsection routes that would affect the Burbank, both of which include a stop near the Hollywood-Burbank Airport: a Palmdale to Burbank section and a Burbank to Los Angeles section	Not Available
Note: Slight discrepancies between buildout square footages listed in this table and those approved may occur through the development review process; however, the most conservative build out is analyzed in this EIR.			
Source: City of Burbank Community Development Department Transportation Division, December 2017.			



Source: Google Maps, 2018.

Note: Cumulative location sites are approximate. Refer to [Table 4-1, Cumulative Projects List](#), for a description of these projects.

- Project Site (PD 89-7 Phase 6)

NOT TO SCALE

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INTERNATIONAL



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MEDIA STUDIOS PROJECT
ENVIRONMENTAL IMPACT REPORT

Cumulative Projects Map

Exhibit 4-1



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