

Special Planning Board Minutes

November 2, 2019

CALL TO ORDER 10:01 a.m.

ROLL CALL

Present- - - - Planning Board Members: Apraham Atteukenian Chair;
Christopher Rizzotti, Vice-Chair; Nazafarin Hadian, Grayce
Liu, Matt Gamboa

Absent- - - - None.

Also Present- Fred Ramirez, City Planner; Scott Plambaeck, Deputy City
Planner; Leonard Bechet, Senior Planner; Xjvirr Thomas,
Planning Technician

ANNOUNCEMENTS None.

HEARINGS

Site visit of 777 N.
Front Street Project

PROJECT DESCRIPTION: The purpose of this meeting is a site visit to the proposed 777 N. Front Street mixed-use Project on a vacant 6.77-acre site at 777 Front Street that includes: one 7-story building containing a total of 252 residential units and one 8-story building containing a total of 321 residential units (645,806 square feet); 1,067 square feet of commercial retail space; one 7-story building containing 307 hotel rooms (212,350 square feet); 1,168 parking spaces in integrated parking structures with 2-levels of subterranean parking and up to 8-levels of above grade parking; and construction of approximately 28,000 square feet of publically accessible open-space on an adjacent city-owned property. The Project applicant also proposes a Tentative Tract Map for the Project site which includes the vacation of 1,796 square feet of Front Street right-of-way, the dedication of 10,954 square feet of private property to accommodate right-of-way improvements to Front Street, and the purchase of approximately 15,000 square feet of city-owned adjacent property. The project includes future City Council consideration of a Specific Plan

Amendment, Findings of Public Convenience or Necessity for alcohol sales; a Zoning Map Amendment, Planned Development (PD), Development Review, Development Agreement, a Tentative Tract Map, and Certification of the Final Environmental Impact Report (FEIR) and Mitigation Monitoring and Reporting Program (MMRP) with a Statement of Overriding Considerations and Findings of Fact. No decisions will be made at this meeting.

Meeting Disclosure

None.

Notices Given

Mr. Ramirez confirmed that the notices had been given and posted as required by law.

Public Comment

Konstantine Anthony, Resident, expressed his concern over the project and the jobs that would be created from those jobs. Mr. Anthony proposed utilizing the hotel for more residential units and offer more affordable units.

Applicant Presentation

Chris Tourtellotte, Applicant; Hunter Weaver, Applicant; Richard Solares, Architect; Rene Schillaci, Community Outreach Coordinator, led the Board members and Staff of a tour of the project site and highlighted the following features and amenities of the project:

- Three different uses – Residential, Commercial/Office, Hotel
- Mixed-use project will implement the Green Streets Policies adopted by the City of Burbank
- 69 units will be affordable units – deed restricted for 55 years
- Residential and hotel will have podium style parking with 2 subterranean levels and up to 8 above grade levels.
- Creation of public and private open space
- 10-foot high sound wall built on the easterly property line adjacent to the I-5 Freeway.
- Creation of a bike lane going along Front Street – with an elevated grade and light signals that will signal when a car is entering or exiting the driveway access to the hotel or residential structure

- Landscaping throughout the project and along both sides of Front Street. In addition, the sidewalk will be expanded to accommodate both bicyclists and pedestrians and amenities such as landscaping, benches, and lighting.
- Hotel will be seven stories, 85 feet high (91 feet to the top of the parapet) 307 rooms, with a restaurant, a bar and an outdoor lounge by the swimming pool area on the second floor. The hotel will have open areas for public access.
- A 75 foot high integrated parking structure, with more than 1,168 parking spaces, located between the hotel and residential structures and will be designed to be consistent with the design of the buildings.
- Creation of 1,067 square foot retail gallery space;
- Creation of a multi-function/event space open to the public
- Creation of an elevator and stair case attached to the bridge over pass with a 15 foot setback and extended platform to walk on.

Board Q&A

None

City Planner Comments

Mr. Ramirez reminded the Board of the Public Hearing for this project will be Monday, November 4th.

[ORAL COMMUNICATIONS](#)

None.

[ADJOURNMENT TO THE PLANNING BOARD MEETING OF NOVEMBER 4, 2019](#)

11:15 am

Respectfully Submitted,
Secretary of the Planning Board

Planning Board Minutes

November 4, 2019

CALL TO ORDER

6:01 p.m.

INVOCATION

Ms. Hadian gave the invocation.

FLAG SALUTE

Mr. Rizzotti led the flag salute.

ROLL CALL

Present- - -

Planning Board Members: Apraham Atteukenian, Chair; Christopher Rizzotti, Vice-Chair; Grayce Liu, Nazafarin Hadian, Matt Gamboa

Absent- - -

None.

Also Present-

Joe McDougall, Senior Assistant City Attorney; Fred Ramirez, City Planner; David Kriske, Assistant CDD Director-Transportation; Scott Plambaeck, Deputy City Planner; Leonard Bechet, Senior Planner; Hannah Woo, Senior Planner

ANNOUNCEMENTS

None.

HEARINGS

PROJECT DESCRIPTION:

777 N. Front Street Project (Project No. 17-0001265).

PROJECT DESCRIPTION: SJ4 Burbank, LLC (the Applicant) is requesting approval to develop an approximate 7.08-acre vacant site with a mixed-use project that includes: one 7-story building containing a total of 252 residential units and one 8-story building containing a total of 321 residential units (645,806 square feet); 1,067 square feet of commercial retail space; one 7-story building containing 307 hotel rooms (212,350 square feet); 1,168 parking spaces in integrated parking structures with 2-levels of subterranean parking and up to 8-levels of above grade parking; and construction of approximately 28,000 square feet of publically accessible open-space on an adjacent city-owned property. The Project applicant also proposes a Tentative Tract Map No. 74896 for the Project site that includes the acquisition of approximately 1,796 square feet of City-owned property adjacent to Front

Street, the dedication of approximately 10,954 square feet of private property to accommodate right-of-way improvements to Front Street, and the acquisition of approximately 15,000 square feet of City-owned adjacent property for fire utility access. In addition to the Tentative Tract Map and associated purchase of City property, the Project includes a request for approval of the following: a Specific Plan Amendment (i.e., update to the Burbank Center Plan Land Use Designation for the Project site), Zoning Map Amendment to incorporate the Planned Development (PD) designation, Development Review, to Planned Development (PD), and a ten-year Development Agreement. The Project request also includes an associated environmental assessment that must be considered by the City as part of the discretionary approval process.

Meeting Disclosures

Mr. Rizzotti informed the Board that he declined a meeting with Kate Spear, Unite Here Local 11 Union Representative, to discuss the item presented.

Notices Given

Mr. Ramirez confirmed that the required notices bylaw have been given and Board was presented with the full file of exhibits, correspondences, and outside communications submitted to Staff.

Staff Presentation

Mr. Bechet presented the item to the Board.

Applicant Presentation

Charlie Tourtellotte, Rene Schillaci, Chris Tourtellotte, Richard Solares and Hunter Weaver, Applicant(s), presented the proposed mixed-use project. The presentation began with Ms. Schillaci giving an overview of the extensive community outreach that was done and the level of engagement that was reached to get the support off the local residents, businesses, and varies stakeholders in the area. Mr. Tourtellotte discussed the surrounding area around the Project site and how the main goal of this project was to create a more connected environment to the train station with the use of wide sidewalks and a bike path. Mr. Solares discussed the four (4) the main components of the mixed use project; the 573 residential units (69 are affordable), the 307 room hotel, the 27,800 square feet of publically accessible open space, and the 1,067 square foot art gallery space. Mr. Weaver discussed the sustainability aspects of the Project that includes using Green Building

features and sound reducing features - LEED certified building. He added the use of solar panels, drought tolerant landscape, multiple electric charging stations, and water saving features. Mr. Weaver highlighted that a 10 foot sound wall will be built between the proposed project and the I-5 freeway - setback at 30 feet. Mr. Tourtellotte discussed the public/community benefits that will come with this project. Some of those benefits includes adding housing to the City, adding more than 1,000 new jobs, \$5 million in City revenue, \$2.75 million in school fees and accessible green space.

Public Comments

Tom Flavin, Chamber of Commerce CEO, expressed his support for the proposed project for the new added housing and jobs that will come to the City. In addition, the Project will increase the connectivity of riders at the train station to public amenities and housing.

Brett Warner, Resident, expressed his support for the Project because it will add more housing to the Downtown area and will assist in alleviating the Housing to Jobs in balance that the City has suffered from.

Kate Spear, Unite Here Local 11 Union Representative, expressed her concern for the type of residential units being offered and stated that the 69 affordable units that are for moderate income levels and not low income recipients. In addition, she added her concern of the Greenhouse gases emitted from the project and the outdated data that is being utilized to capture those gases.

Monica Zhang, Resident, expressed her support for the project.

Robert Todd Skaggs, Construction Labor Union member, expressed his support for the Project because it will open up more labor positions and apprenticeship workers.

Susan Sebastian, Boys and Girls Club Representative, expressed her support for the Project and the added housing and publicly accessible amenities will be an added benefit to the community.

Gonsalo Ramos, Resident, expressed his support for the Project because the jobs that will be brought to the City are a benefit to everyone.

John Hoffman, Resident, expressed his support for the Project and the opportunities that will be brought to the local residents and future employees.

Tim Bissell, Resident, expressed his concerns for the Project and the use of a hotel component when more housing should be required. He added that he would like to see an increase in the amount of low and extremely low income housing.

Margo Rowder, Vice-President of Burbank Democrat Club, expressed concern with the level of housing provided and the use of a hotel when more housing should be provided.

Charisse James, Resident, expressed her support with the Project and the diversity of people that will access this Project due to the transit stop being in close proximity is an overall good thing for the community.

Konstantine Anthony, Resident, expressed his concern for the level of housing that is being supplied and encouraged more low income housing and less parking spaces.

Ernesto Pantoja, Construction Labor Union Representative, expressed his support for the Project.. He added that this project will bring positive opportunities for future labors who want good paying jobs.

Rogelio Reyes, Resident, expressed his support for the Project and looked forward to potentially working on this job site and potentially moving closer to the City he works in.

Paul Herman, Resident, expressed his support for the Project and the revenue that will be added to the General fund. In addition, he added that this Project will take a vacant land and put it to positive use.

Staff Response to Public Comments

Mr. Bechet stated that the Project will provide 1,168 on-site parking spaces including 70 guest parking spaces. Mr. Ramirez added that the Project was intended as a solution to the housing problem and added that housing at all income level, deed restricted, are needed. He added that the level of community benefits were increased throughout the years as Staff has worked close with the Applicant to ensure that the quality of the Project would build upon the public amenities

provided as part of First Street Village and Avion Burbank Project.

Applicant Response to Public Comment

Dale Goldsmith, Attorney representing the Applicant, stated that the number of affordable units that were offered has increased due to new legislation and the Applicant has worked with Staff diligently to meet that requirement of adding more units to the Project scope. In addition, he added that the hotel is a necessary portion of the Project to meet the needs of visitors to Downtown and the will add a continue flow of revenue to the City through the transit occupancy taxes and sales taxes. He added that the EIR was generated using the most current and up to date data required by law.

Board/Staff Q&A:

Mr. Rizzotti asked about the meeting rooms and events that could be held at the hotel. Mr. Bechet stated that there are 2 meeting rooms, both of which are roughly 2,300 square feet each and added there will be sufficient parking to accommodate an event in this space.

Mr. Rizzotti asked Mr. Kriske how the closure of the Burbank bridge will impact the Project and access in that area. Mr. Kriske stated that the closure of the bridge will last about 14-18 months once construction begins in early 2020, however, Front Street will have access to Burbank Blvd.

Ms. Liu inquired about the deed restriction for 55 years for the affordable units. Staff informed Ms. Liu that this a standard requirement for similarly developed affordable units.

Mr. Gamboa asked about the rental cost of a 500 square foot moderate income unit. Mr. Ramirez stated the cost is \$1,407 per month, which includes a \$100 allowance for utilities.

Ms. Hadian inquired about the parking spaces proposed for the Project. Mr. Bechet reviewed the parking spaces, including guest spaces, that are assigned to each proposed use and how they meet the Code per the requested Planned Development. Ms. Hadian asked about the public improvements and who would be responsible for them. Mr. Bechet confirmed that the Applicant would assume responsibility, with a maintenance period of 55 years. Mr. Ramirez clarified how the parcels and tracts have been divided up and who would maintain control and ownership.

Ms. Hadian inquired about the building height of the structures proposed. Mr. Solares clarified that the maximum height of the structure will be 85 feet and a parapet height that will add an additional 5 to 6 feet on top of that.

Ms. Hadian further inquired about the storm water drain system and ground water storage system that would be utilized for this project. Mr. Bechet detailed and clarified the geological soils report that was a part of the EIR. Susanne Huerta, Environmental Consultant, highlighted language in the EIR to further clarify the ground water level at the proposed project site.

Ms. Hadian inquired about potential traffic impacts that would be caused due to this Project. Ms. Woo clarified the potential impacts was limited to two intersections that are in close proximity to Burbank Blvd Project, specifically, the on and off ramp to the I-5 freeway at Victory Place and Burbank Blvd. In addition, she clarified the project list that is used to determine the different impacts that could arise due to the construction of potential developments in the future and why certain projects, such as the one at 601 Cedar Avenue, were not incorporated in that list.

Mr. Atteukenian inquired about the proposed design of the hotel structure. Mr. Solares explained the overall design approach and ensuring consistency of design between proposed structures that still met the character of the Downtown area.

Deliberation

Ms. Liu expressed her support for the Project and the intended goals that are being proposed.

Mr. Gamboa expressed his support for the Project as well. However, he noted that he would like to see future projects with more units being proposed at the affordable income level and more bicycle parking spaces as a means to alleviate the traffic concerns.

Ms. Hadian cited a few items in the EIR that she felt may have a negative impact with few mitigation measures that could ease those impacts. In addition, she explained that the Project falls short of meeting the goals of the General Plan 2035 and expressed concerns with the scale of the project at the

proposed site. She added that she is opposed to the project as proposed and the encouraged the applicant to redesign the project.

Mr. Rizzotti expressed his support for the Project and appreciated the years of effort that Staff and the applicant have put in to use adoptive utilizing a lot that has been left vacant for 30 years. He added that he was impressed with the amenities and features of the project and the mix of public and private access will only bring a positive impact to the Downtown area and the City as whole.

Mr. Atteukenian expressed his support for the Project as well and appreciated the compromise that was made by both Staff and the developer in ensuring the needs of the community are met while meeting the needs and desires of the developer. He added that he could make the findings to approve the Project as proposed.

Ms. Liu moved to adopt the Resolution recommending City Council approve a Resolution Certifying the Final Environmental Impact Report (FEIR), approving the Mitigation Monitoring and Reporting Program (MMRP) with Statement of Overriding Considerations and Findings of Fact; approving an Amendment to the Burbank Center Plan Land Use Designation, Development Review, Tentative Tract Map No. 74896; Adoption of an Ordinance providing for a Planned Development No. 17-01 and Ten-Year Development Agreement with Related Entitlements for the Planned Development, 777 N. Front Street Project (Project No. 17-0001265), as amended to include the changes in Exhibits A and B of the Resolution and the conditions of approval per the Applicant's written request, pending the review and compliance of other City Departments, seconded by Mr. Rizzotti, Vice-Chair, carried by a vote 4-1. Ms. Hadian was opposed.

ORAL COMMUNICATIONS REPORTS

None.

APPROVAL OF MINUTES

Minutes from the October 28th meeting will be voted on at the next scheduled public hearing.

ITEMS FROM THE PLANNING BOARD

None.

CITY PLANNER
COMMENTS

Mr. Rizzotti asked about a report on the status of our Single Family Development Guidelines and the impacts on the City. Mr. Ramirez confirmed a report would be presented to the Board at a future meeting.

ADJOURNMENT
TO THE MEETING
OF NOVEMBER
18TH 2019

9:16 P.M.

Respectfully Submitted,
Secretary of the Planning Board

DRAFT