



## Public Notice of Environmental Decision

Date Posted: 7/24/20  
Date to be Removed: 8/17/20

Project No. 18-0003379 (Development Review and Condo Map)  
**Project Title**

2720 Thornton Ave.

**Project Location (Address)**

A request for Development Review to construct four (4) townhouse-style, two-story condominium residential dwelling units with a semi-subterranean garage providing two parking spaces per unit, and two guest parking spaces. The request also includes a Condo Map to allow for subdivision of the property for condominium purposes. The Project would require demolition of two existing dwelling units. The property is located in the R-4 High Density Residential Zone.

**Project Description**

Gani Dino

**Project Applicant**

Lisa Frank, Senior Planner

**Project Planner**

(818) 238-5250

**Phone**

**Director's Environmental Decision:**

**Categorically Exempt**

This project has been determined to be exempt from the California Environmental Quality Act (CEQA) in accordance with Sections 15332 (In-Fill Development) of the State CEQA Guidelines. See following pages for description.

**Section 15332 (In-Fill Development Projects):** This exemption applies where the project meets the following criteria: **(a)** The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; **(b)** The project occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; **(c)** The project site has no value as habitat for endangered, rare or threatened species; **(d)**



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Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and, (e) The site can be adequately served by all required utilities and public services.

The 4-unit condominium project is consistent with the General Plan Land Use designation of High Density Residential, as 4 residential dwelling units are proposed on a multi-family-zoned lot which allows for a maximum of 4 residential units, consistent with the applicable R-4, High Density zoning designation for the project site. The project is also consistent with the R-4 High Density Residential zoning designation as it's within the maximum allowable Lot Coverage of 60% with a proposed Lot Coverage of 55% and is consistent with all applicable development standards.

The project is located within the city limits of the City of Burbank on a site that is less than 5 acres and surrounded by urban uses consisting of primarily single-family and multi-family residential development.

The project site does not have value as habitat for endangered, rare, or threatened species due to its urban environment.

The 4-unit multi-family infill project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and the site can be adequately served by all required utilities and public services, including electricity, water, and right-of-way service. The project is consistent with the development maximum allowed under the General Plan and was therefore accounted for under the growth projections of the City's adopted General Plan Environmental Impact Report (EIR). Additionally, the project site was identified in the Burbank Housing Element Residential Sites Inventory and was therefore anticipated as a site for additional residential development in addition to being factored into the City's overall anticipated growth. The project is required to comply with the City's standard noise thresholds and requirements from the adopted General Plan and city ordinances, as a condition of the project approval. The project was reviewed by Burbank Water and Power and Public Works, both of whom confirmed the project can be served by utilities and services.

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### Reasons why the project poses no environmental impact

Fred Ramirez  
Assistant Community Development Director

7-24-2020

Date