



City of Burbank

GOLDEN STATE SPECIFIC PLAN



July 14, 2020

City Council Meeting

Presentation Overview

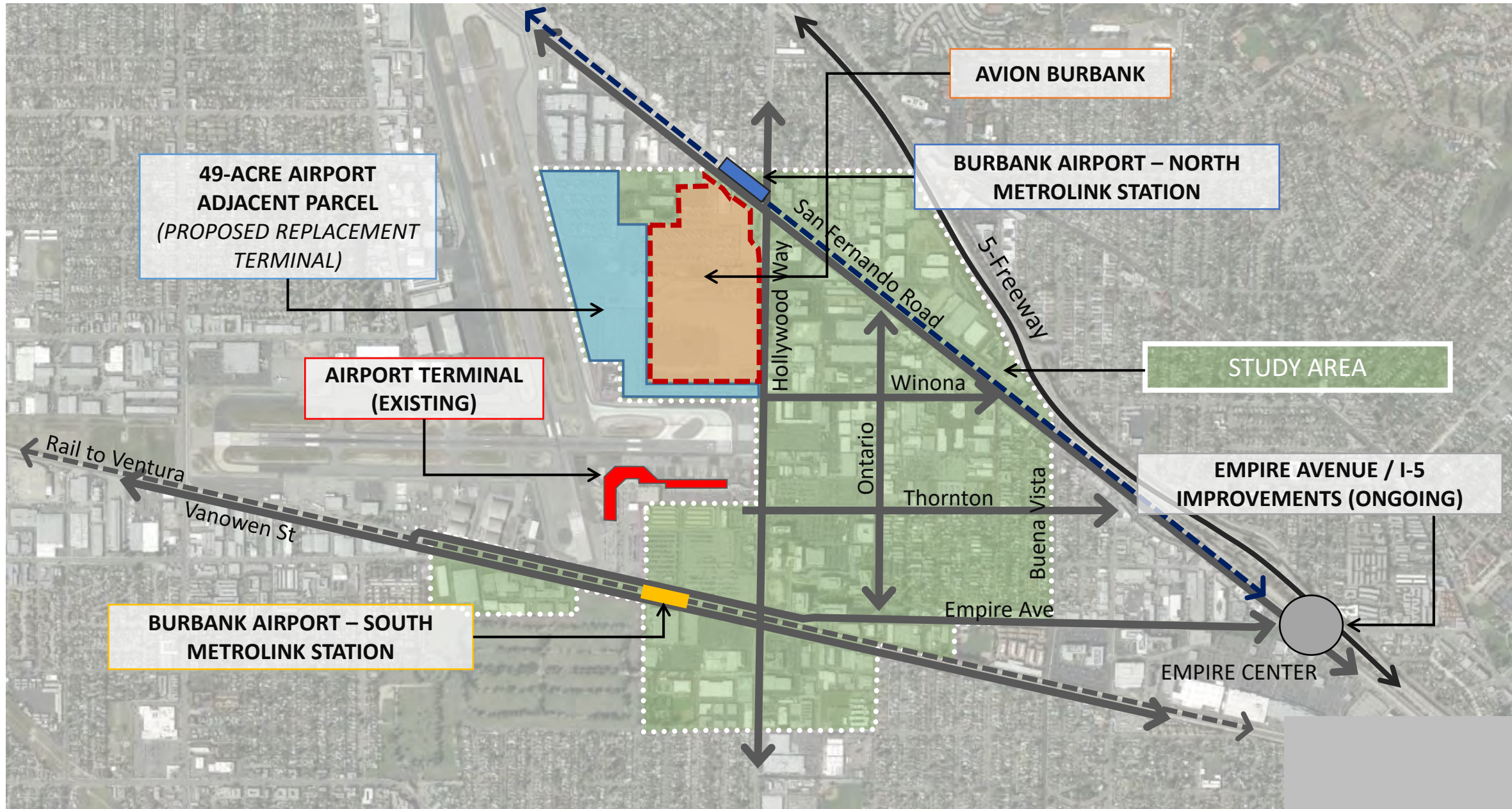
- Background
- Planning Considerations
- Draft GSSP Vision and Guidelines
- Draft Land Use Alternative
- Amendment to Professional Services Agreement
- Request to Initiate a General Plan Amendment
- Next Steps



An aerial photograph of a city, likely Los Angeles, showing a mix of residential and commercial buildings. A white banner is overlaid across the middle of the image. On the left side of the banner, there is a graphic element consisting of several overlapping lines and squares in shades of teal, pink, and black. The text 'Project Background' is written in a pink, sans-serif font on the banner.

Project Background

Study Area



Project Scope + Status

- **Existing Conditions Studies**

- Land Use, Urban Design, Transportation, Economics – complete
- Infrastructure - underway
- First / Last Mile analysis - underway

- **Outreach**

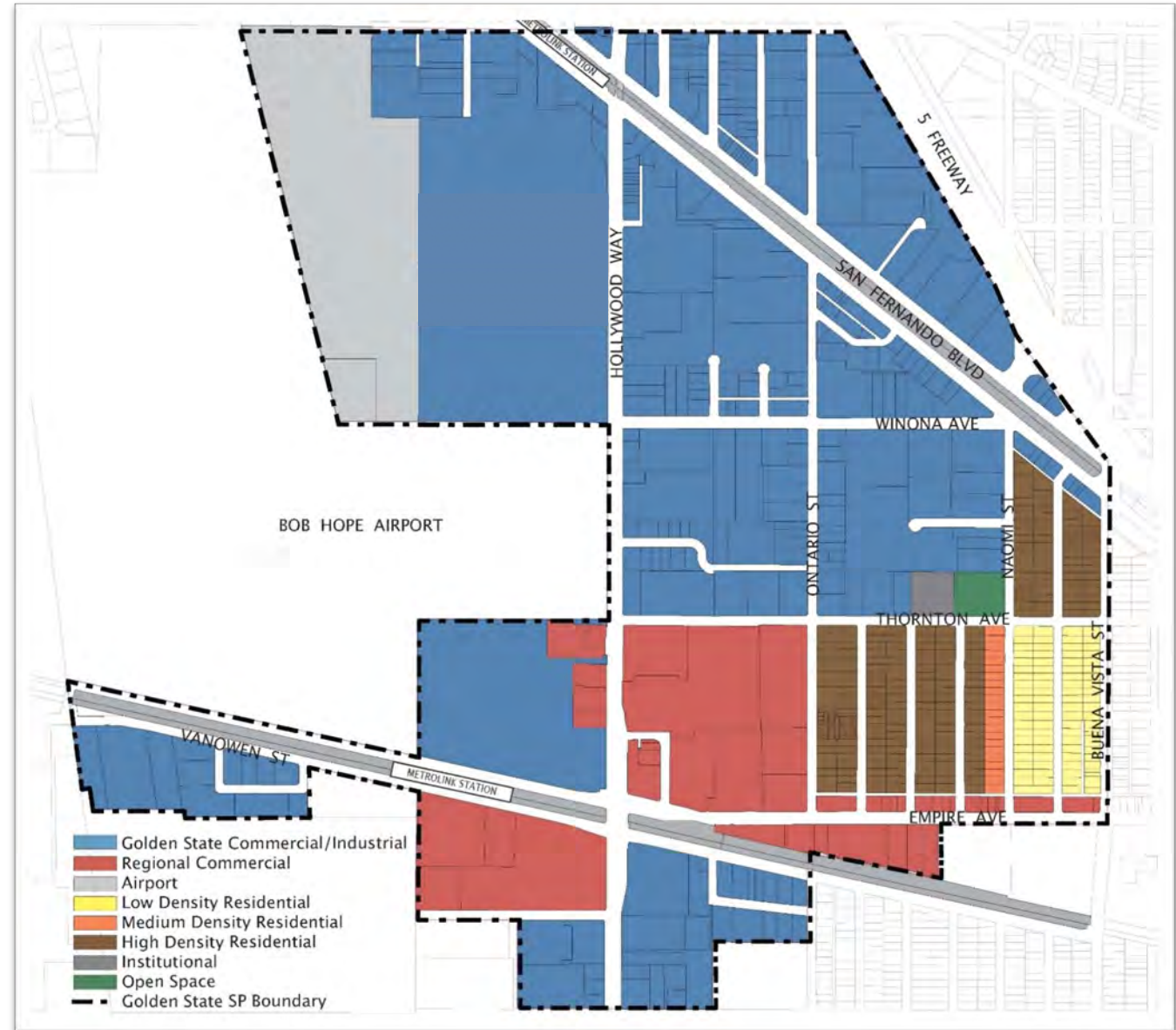
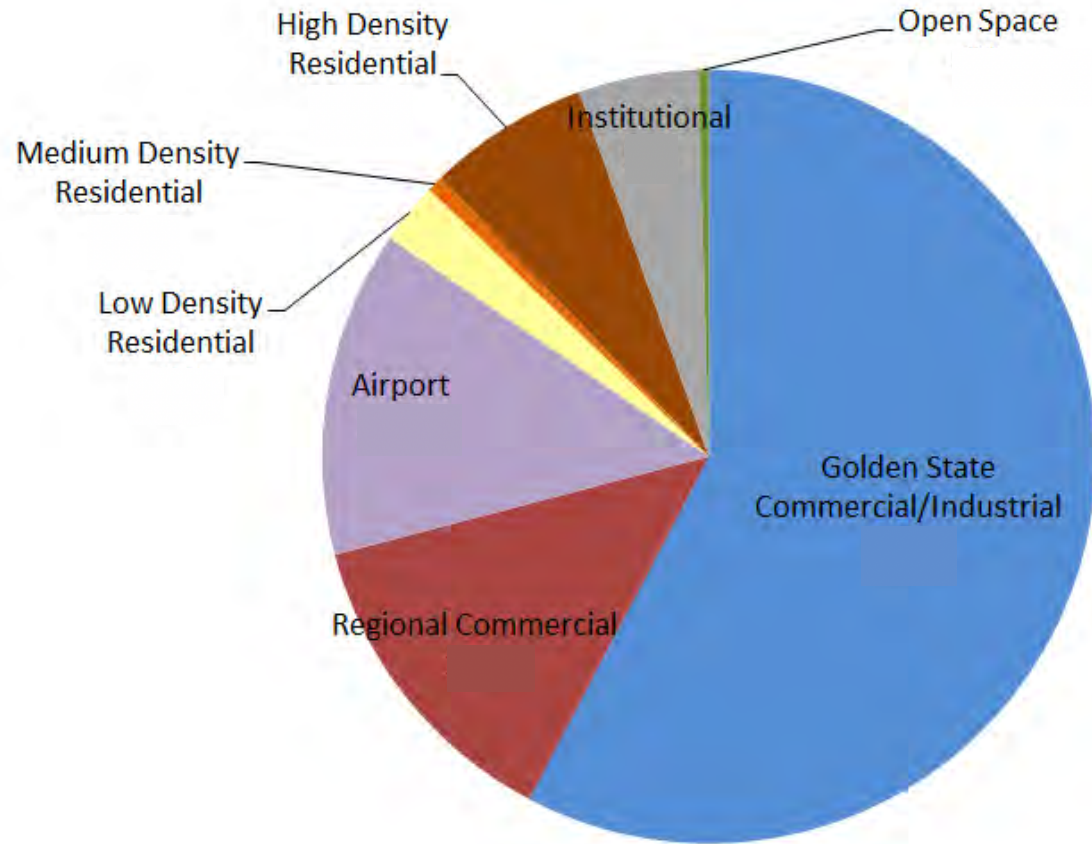
- Workshop #1, Stakeholder Interviews and Technical Working Group – 2017-2020
- Workshop #2 – Virtual format – August 26, 2020
- Workshop #3 – Winter 2021

- **Golden State Specific Plan & EIR development**

- Land Use Alternatives - underway
- Development Standards – to begin following August workshop
- EIR – scoping meeting – August 26, 2020

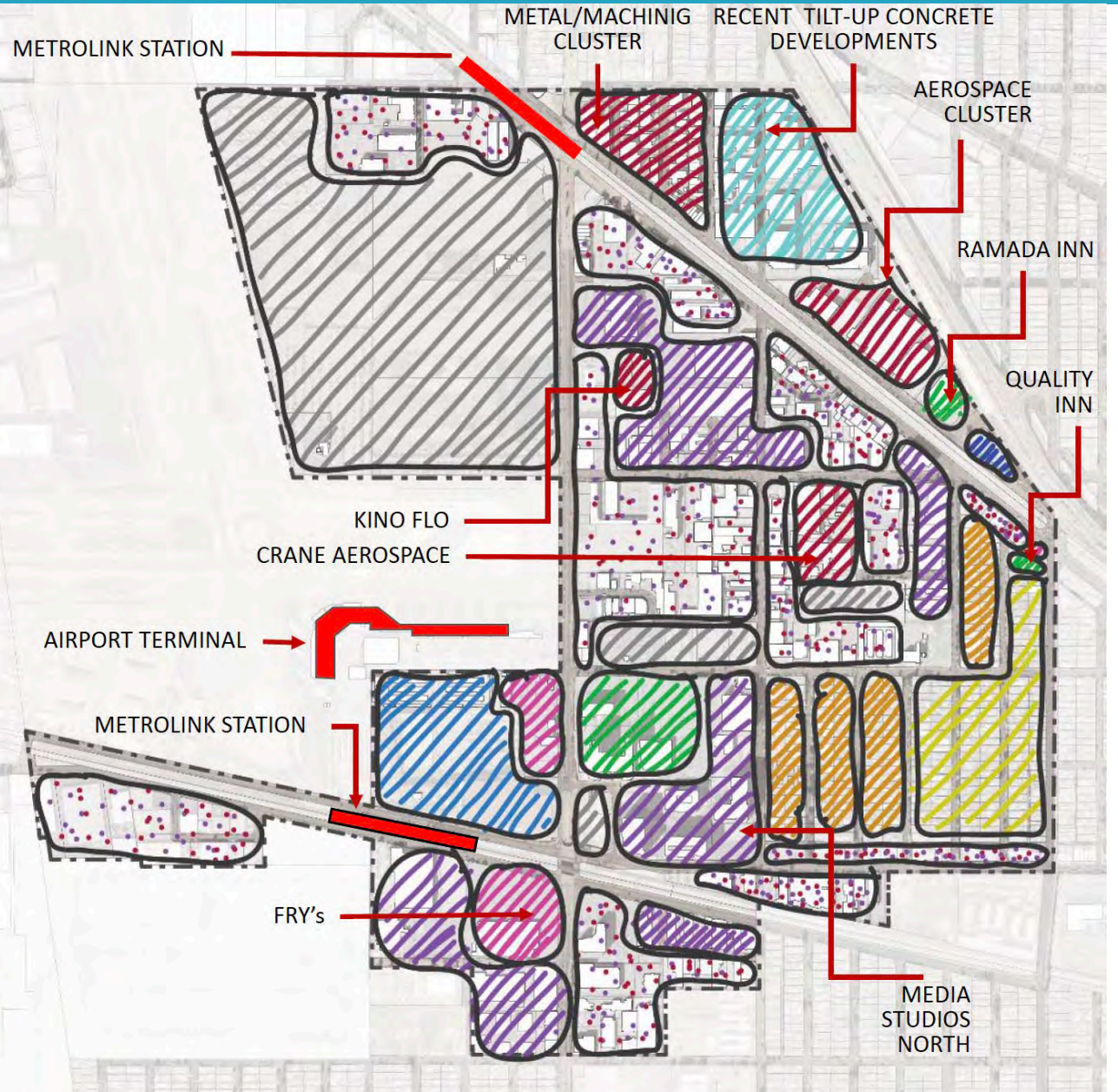


Existing Land Use Designations



Existing Uses in the District

- RETAIL**
(Fast food cluster and Fry's)
- HOTEL/CONFERENCE**
(Three hotels – Marriot, Ramada Inn, & Quality Inn)
- LIGHT INDUSTRIAL CLUSTERS**
(Kino Flo (lighting) manufacturer is recent, rest are long-standing metal/machining clusters associated with aerospace)
- MEDIA & TECH CLUSTERS**
(Media Studios North is best example of new construction, but several small media users occupy adaptively reused buildings)
- MIXED OFFICE+COMMERCIAL**
(This is the most typical land use pattern – eclectic mix of disparate uses)
- AIRPORT**
- SINGLE-FAMILY HOMES**
- MIXED MULTI-FAMILY AND SINGLE FAMILY HOMES**
- AVION BURBANK, VACANT & PARKING LOTS**
- AUTO SERVICES**
- RECENT TILT-UP CONCRETE LOGISTICS/BIG BOX**
(Distinctive cluster adjacent to 5-Freeway with good truck access)

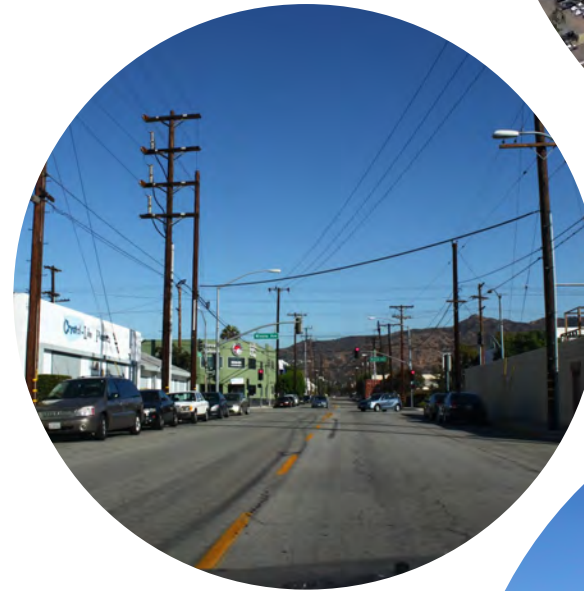


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Planning Considerations

Planning Considerations

- SCAG's RHNA Allocation to build more than 8,000 units in the next 8 years
- City Council Affordable Housing Strategy and goal of facilitating the development of **12,000 units citywide in 15 years**
- Jobs/housing imbalance
- Market demand



Planning Considerations

Feedback Received from Community Outreach

- Allow more Jobs and Housing
- Amenities, amenities, amenities
- Mix in new uses
- Short “hops” are as important as long “hops”



Planning Considerations

Feedback Received from Community Outreach

- This is Burbank's front door
- District's economy is evolving
- Many employees commute from Lancaster and Palmdale
- There are longstanding manufacturing Uses
- People live here





Planning Considerations



Integrating and addressing the proposed HSR Station



Metro's Transit Oriented Communities Policy & FLM Guidelines



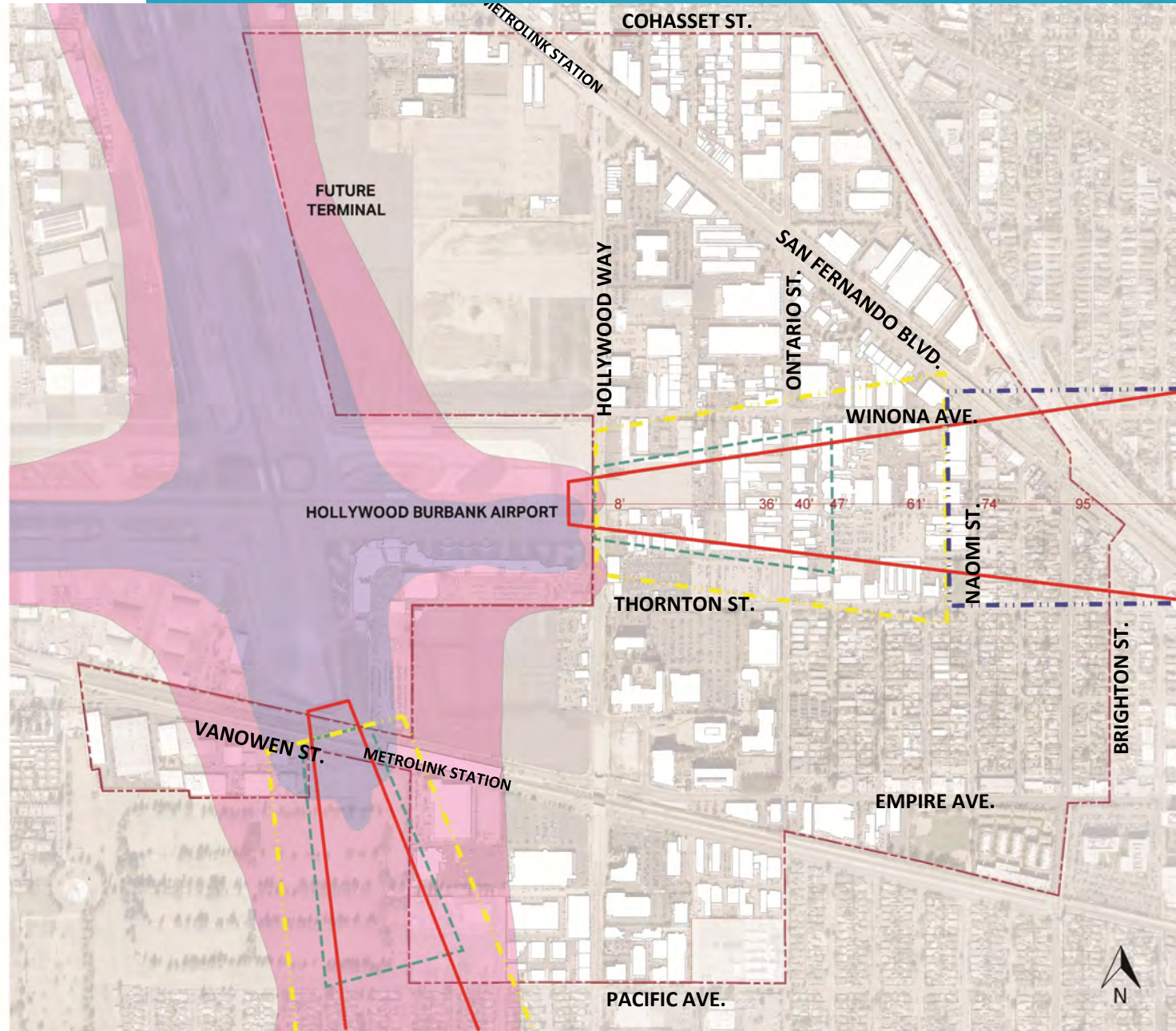
Coordination and consistency with City of Los Angeles



Addressing use adjacencies to Hollywood Burbank Airport



Airport Adjacency Restrictions



Planning Considerations:

- Runway Protection Zones
- Noise Contours
- Height restrictions

Airport Safety Zones

Runway Protection Zones (RPZ)

- FAA RPZ - Use restrictions
- Caltrans RPZ 1 - Significant use restrictions
- Caltrans RPZ 2 - Less significant use restrictions

One Engine Operative (OEI) Surface

- OEI Surface - Height restrictions in runway approach/departure areas

(feet) OEI Elevation Height Limit*

Airport Noise Contours

Community Noise Equivalent Level (CNEL)

- CNEL Class 70*
- CNEL Class 65 - Residential not recommended in this area*

*Note: Approximate locations of CNEL noise contours shown for illustrative purposes only based on Quarterly Noise Monitoring at Hollywood Burbank Airport Fourth Quarter 2019 Report

*Note: OEI elevation height limits are based on an OEI surface analysis for Runway 26 conducted by AECOM using estimated existing elevations and an OEI surface slope of 62.6:1. All elevations are estimated and for discussion purposes only. No surveys have been completed. Source: California Airport Land Use Planning Handbook (2011)

An aerial photograph of a city, likely Los Angeles, showing a mix of residential and commercial buildings. A white rectangular box is overlaid on the image, containing the title text and a decorative graphic on the left side. The graphic consists of several overlapping lines and squares in shades of blue, purple, and black, arranged in a stylized, abstract pattern.

GSSP Draft Vision and Guiding Principles

GSSP Draft Vision

A vibrant economic center and transportation hub that facilitates the preservation of existing key industries while creating new opportunities for housing and jobs with an elevated sense of arrival from the Hollywood-Burbank Airport, Metrolink Stations and future High-Speed Rail station.



GSSP Draft Guiding Principles

- Leverage the District's **transportation assets**—Hollywood-Burbank Airport, Metrolink, Metro Bus, BurbankBus, and the planned High-Speed Rail station
- Support the efforts to make the Hollywood-Burbank Airport a **world-class facility**
- **Balance jobs and housing** to strengthen the local economy and reduce trips
- Enhance the District as a **key economic engine**, fostering industrial and commercial business



GSSP Draft Guiding Principles

- **Build neighborhoods** near transit while protecting the single-family and multi-family neighborhoods that already exist
- Support new, **well-designed mixed-use and residential neighborhoods** that provide residents with access to jobs, amenities, transit, and high-quality open space
- **Create a mix of housing types and unit sizes** to accommodate different needs, family sizes, and income levels through updated development and design standards



GSSP Draft Guiding Principles

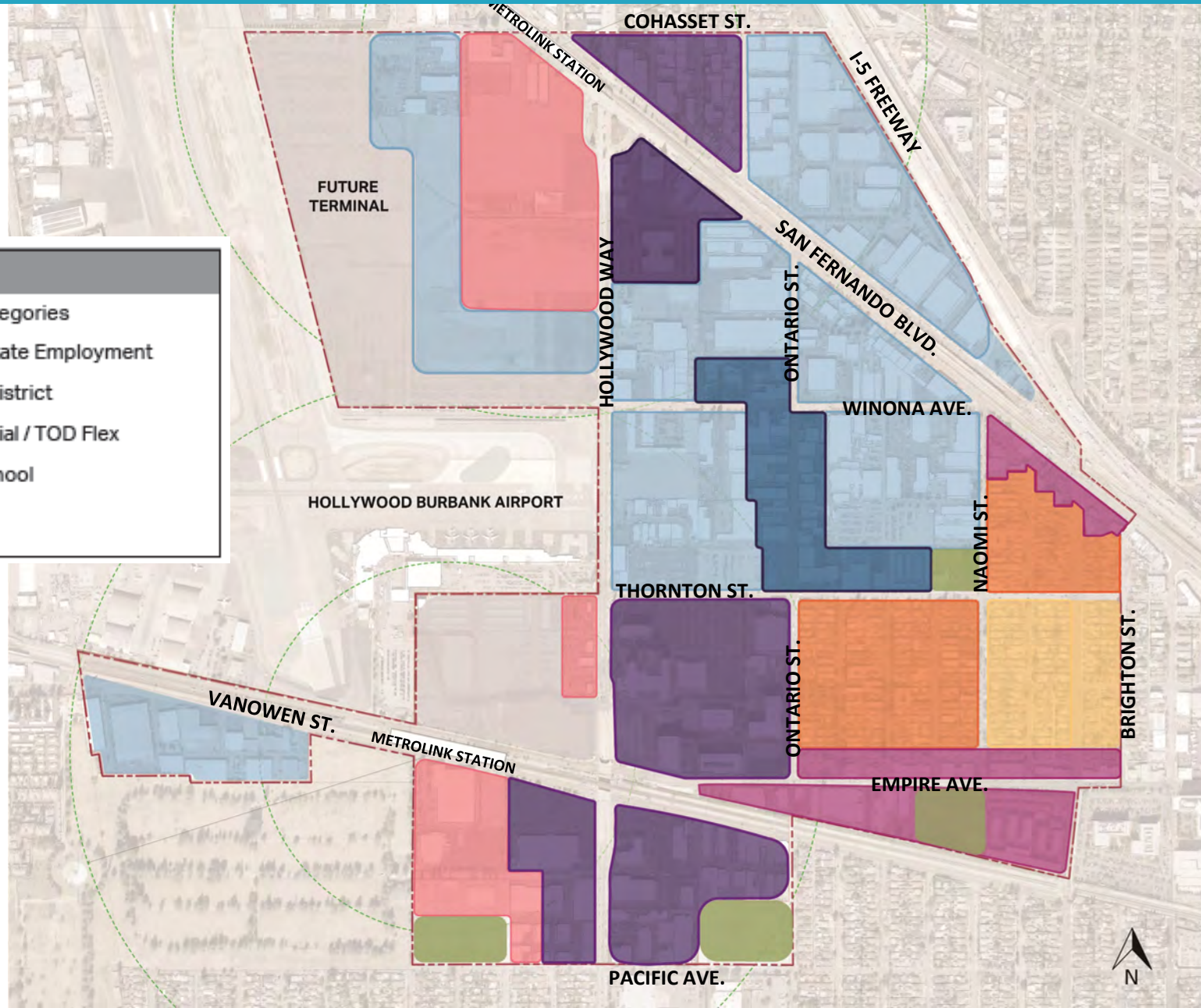
- Create a **unique District** identity through enhanced public realm, high-quality urban design, special public places, and wayfinding
- Improve district-wide accessibility by **providing safe opportunities for walking, biking and transit**
- Foster a **resilient, sustainable District** through wider sidewalks, shade trees, landscaping, and green infrastructure



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Draft Land Use Alternative

Draft Land Use Concept



Proposed Zone Categories

Residential Inclusive Mixed-Use Categories

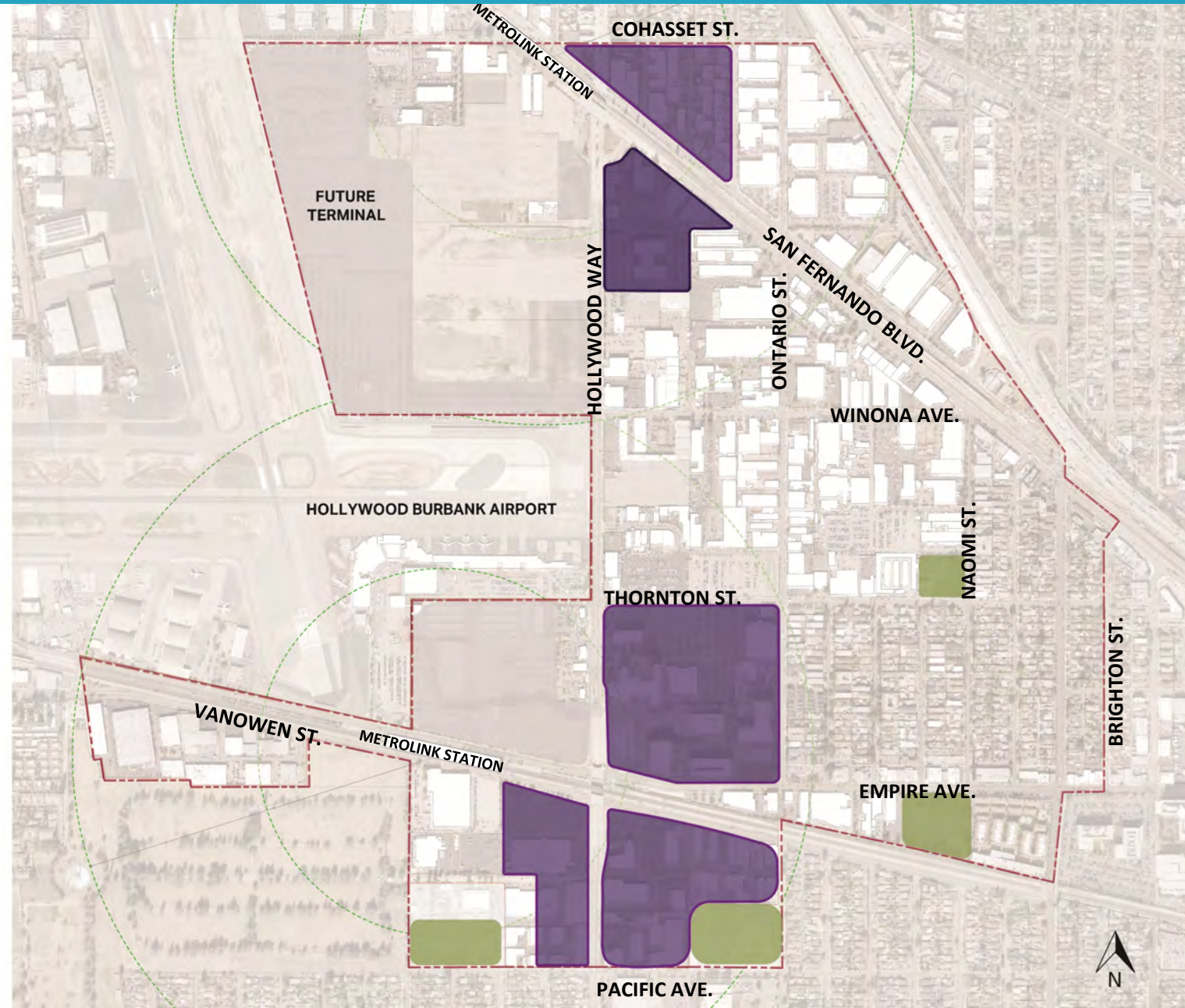
- A Mixed-Use TOD
- B Mixed-Use Corridor
- C High Density Residential
- D Low Density Residential

Non-Residential Categories

- E Golden State Employment
- F Maker's District
- G Commercial / TOD Flex
- Park / School
- Airport

Mixed Use TOD

- 200 du/ac
- 2.0 FAR (4.5 FAR for sub-district directly south of San Fernando Blvd., contingent on achieving thresholds)
- 8-12 story scale
- High-density residential and commercial permitted with residential priority
- Offices, retail, restaurants, hotel, entertainment
- Leverage large opportunity sites for high-quality development as well as both private and publicly accessible open space

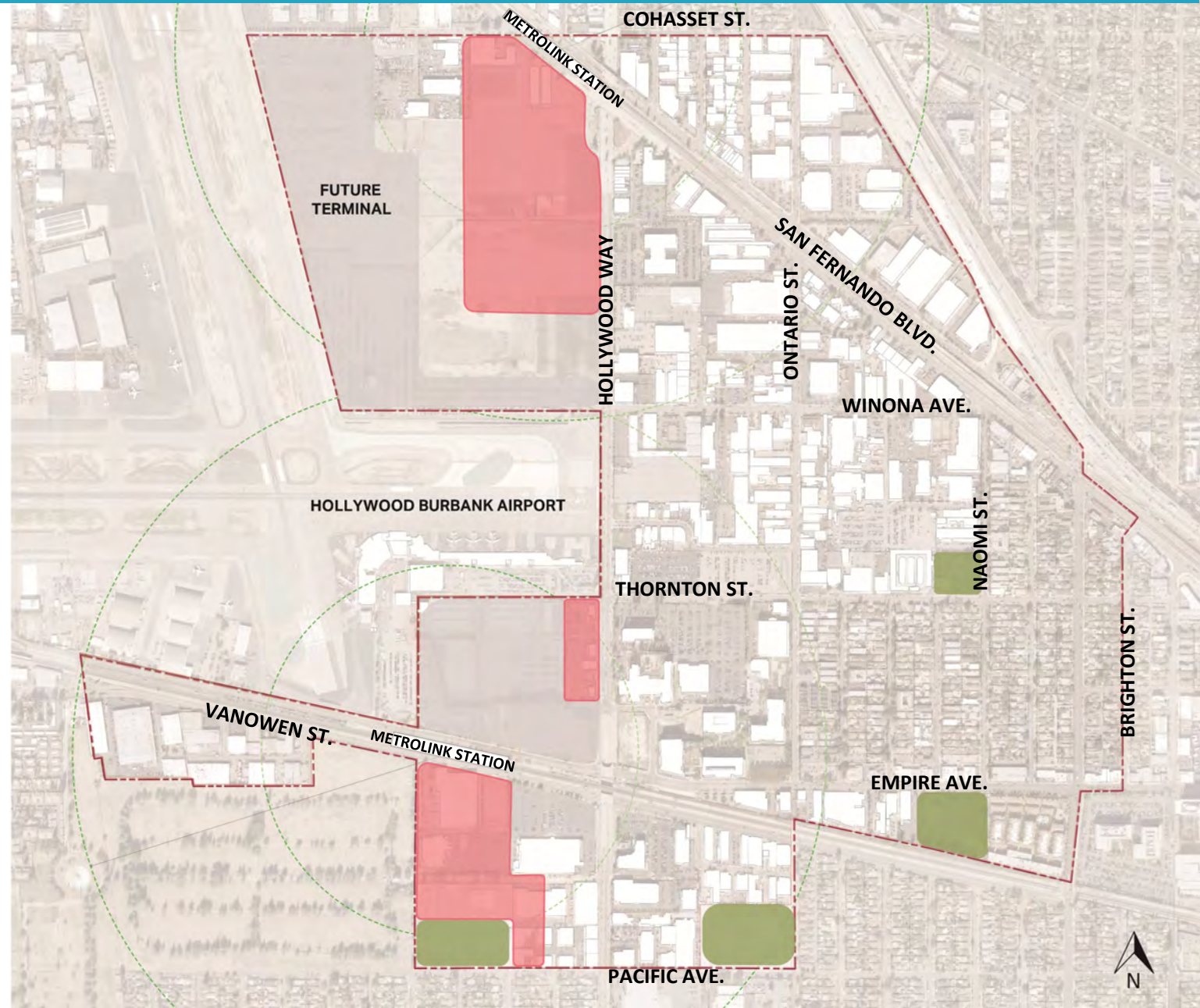


Mixed Use TOD



Commercial & Flex TOD

- Residential not allowed
- 2.75 FAR
- 3-5 story scale
- Office, R&D, media, wholesale, entertainment, hotels, restaurants, retail, flex, light industrial
- Large format retail prohibited

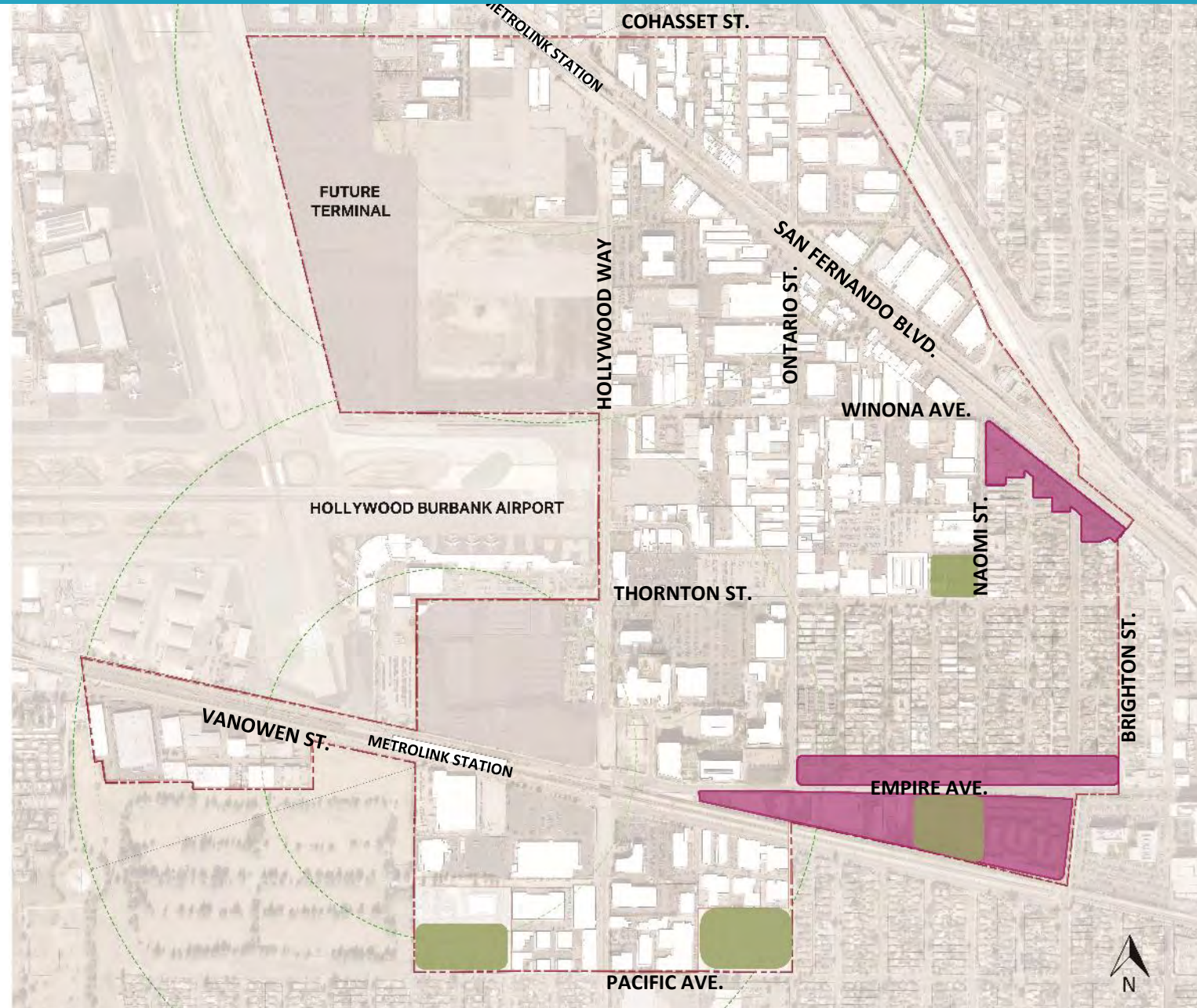


Commercial & Flex TOD



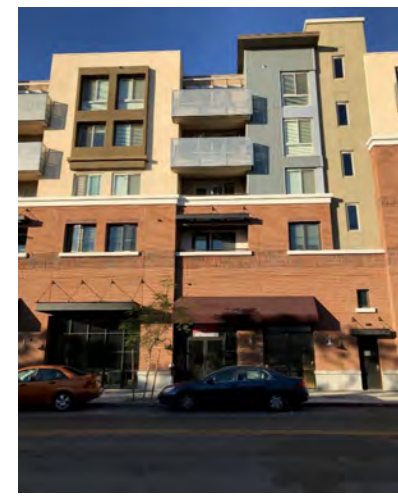
Mixed Use Corridor

- 60-120 du/ac (for vertical MU)
- 1.25–2.0 FAR
- 3-4 story scale north of Empire
- 6-8 story scale south of Empire
- Residential, commercial and mixed-use buildings permitted
- Offices, retail, restaurants, hotel, entertainment
- Transitions to adjacent residential



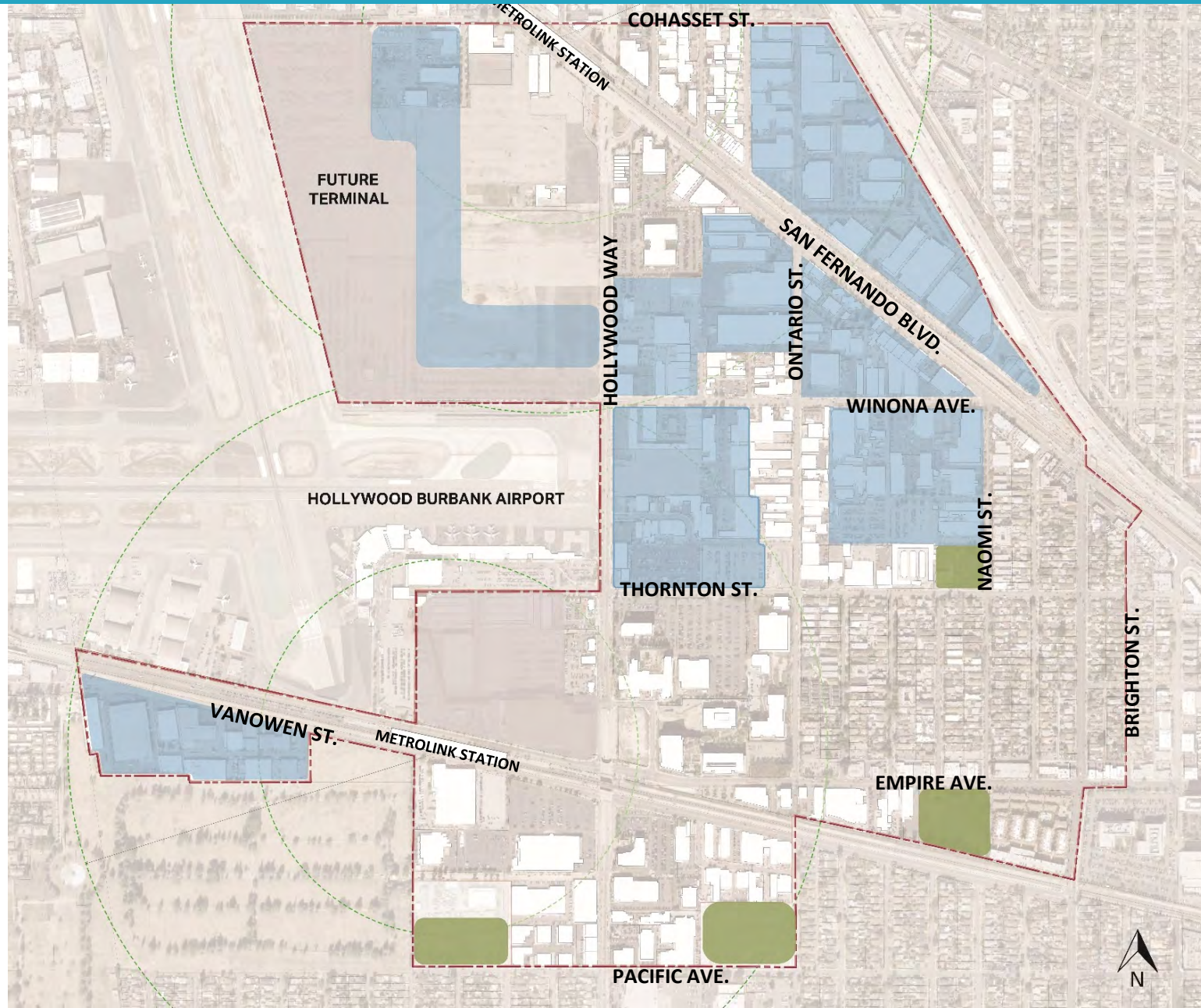


Mixed Use Corridor

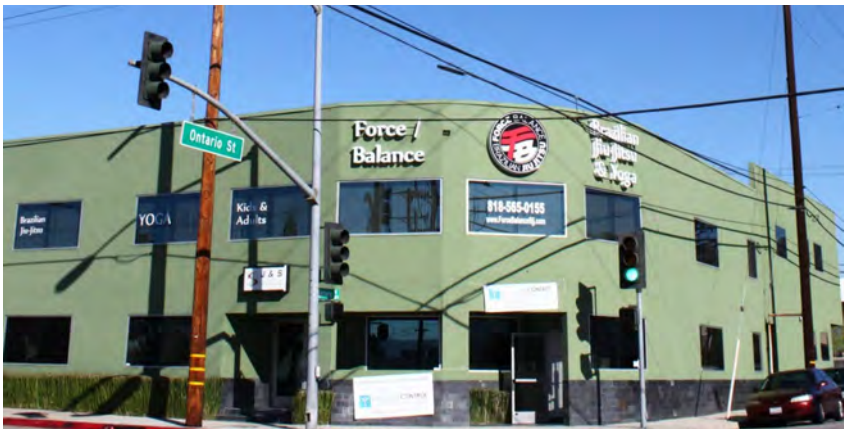


Golden State Employment

- Residential not allowed
- 1.75 FAR
- 1-3 story scale
- Industrial and commercial uses permitted
- No housing allowed
- Office, R&D, media, wholesale, entertainment, indoor recreation
- Retail + restaurant allowed as accessory use to land uses listed above



Golden State Employment



Makers District

- 1.25 FAR
- 1-3 story scale TBD
- Industrial and commercial uses permitted
- No housing allowed, except live/work
- Office, R&D, media, wholesale, entertainment, indoor recreation, restaurants

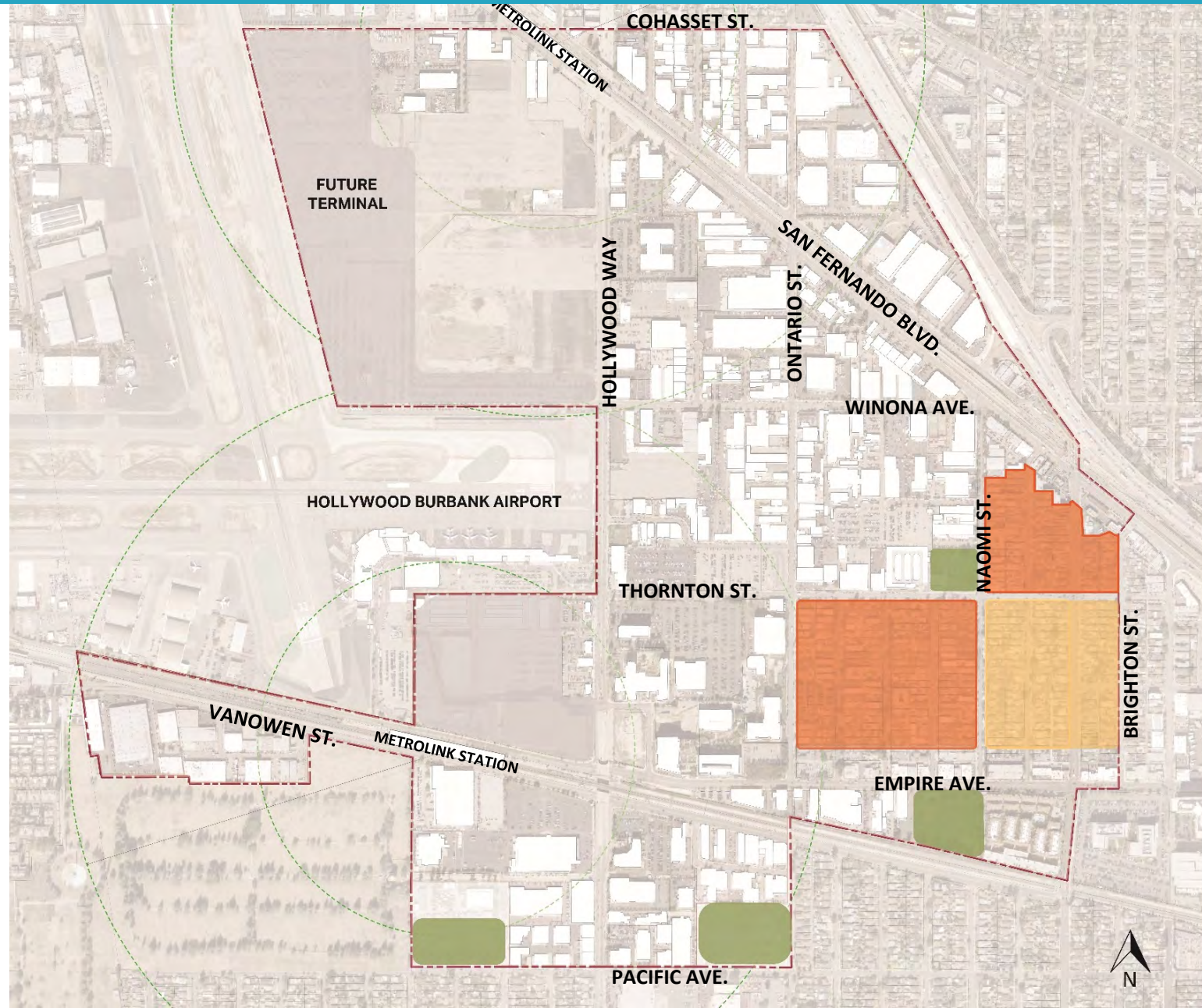


Makers District



Residential

- 14-43 du/ac
- Multi- and single-family
- Commercial not allowed
- 2-3 story scale in multi-family areas; 1-2 story in single
- Home offices and low-impact home businesses, ADUs
- Objective standards and guidelines that facilitate diverse house types
- Updated parking standards



Residential



Where can new housing go?

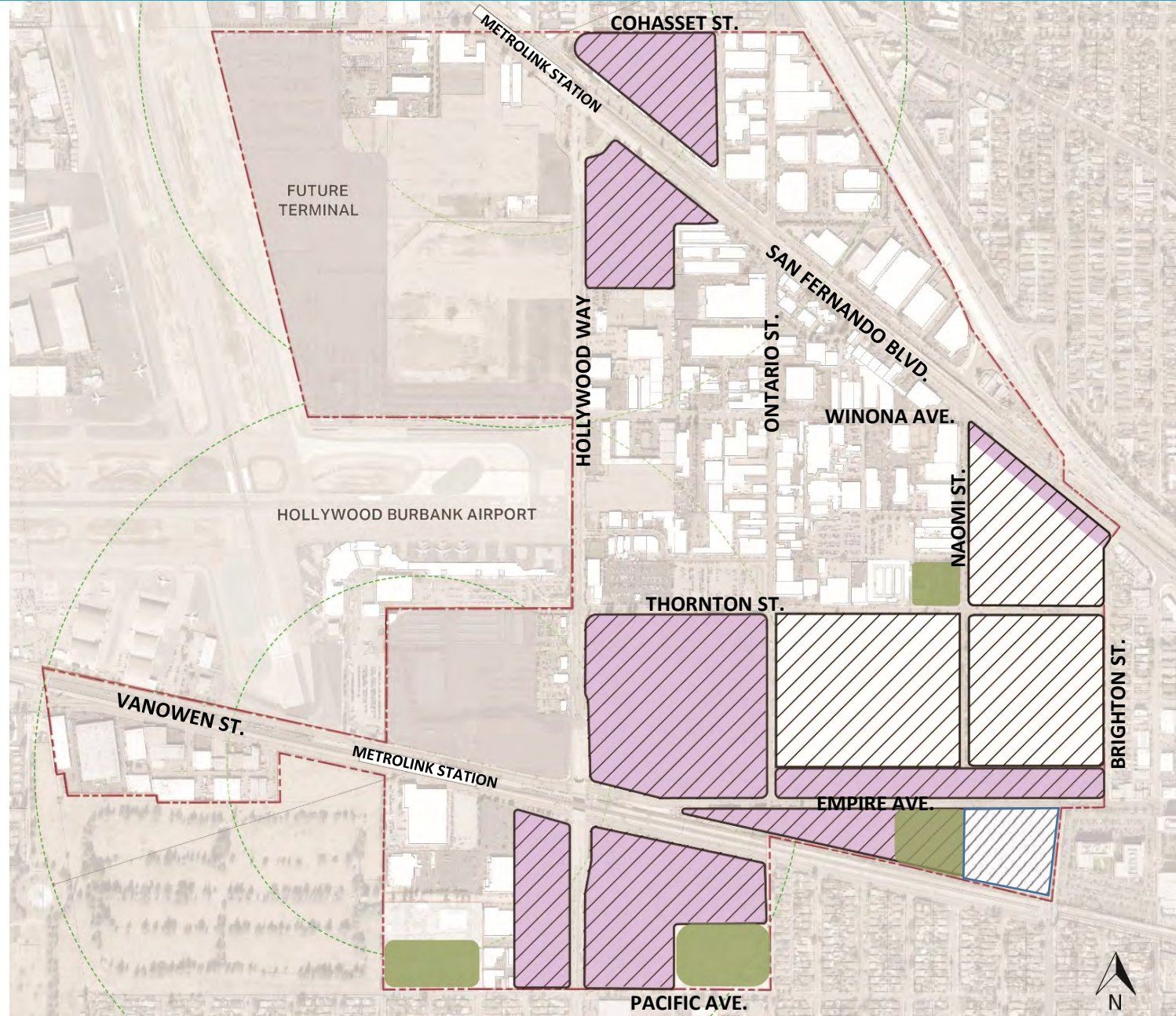
- Housing opportunity for up to **3,500 to 5,000 new units** in study area



Existing Residential Neighborhoods

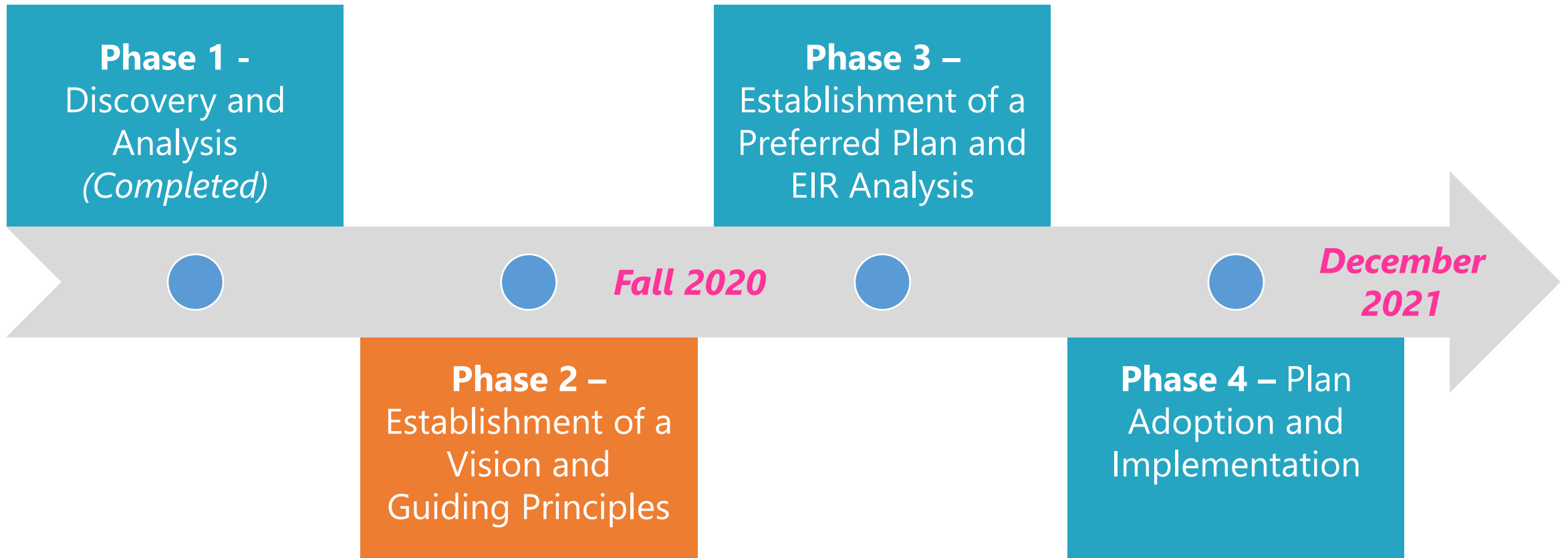


Opportunity Areas for New Housing





Next Steps



Community Workshop (Virtual)

August 26th at 6:00PM



PSA & Initiation of General Plan Amendment

Professional Services Agreement (PSA)

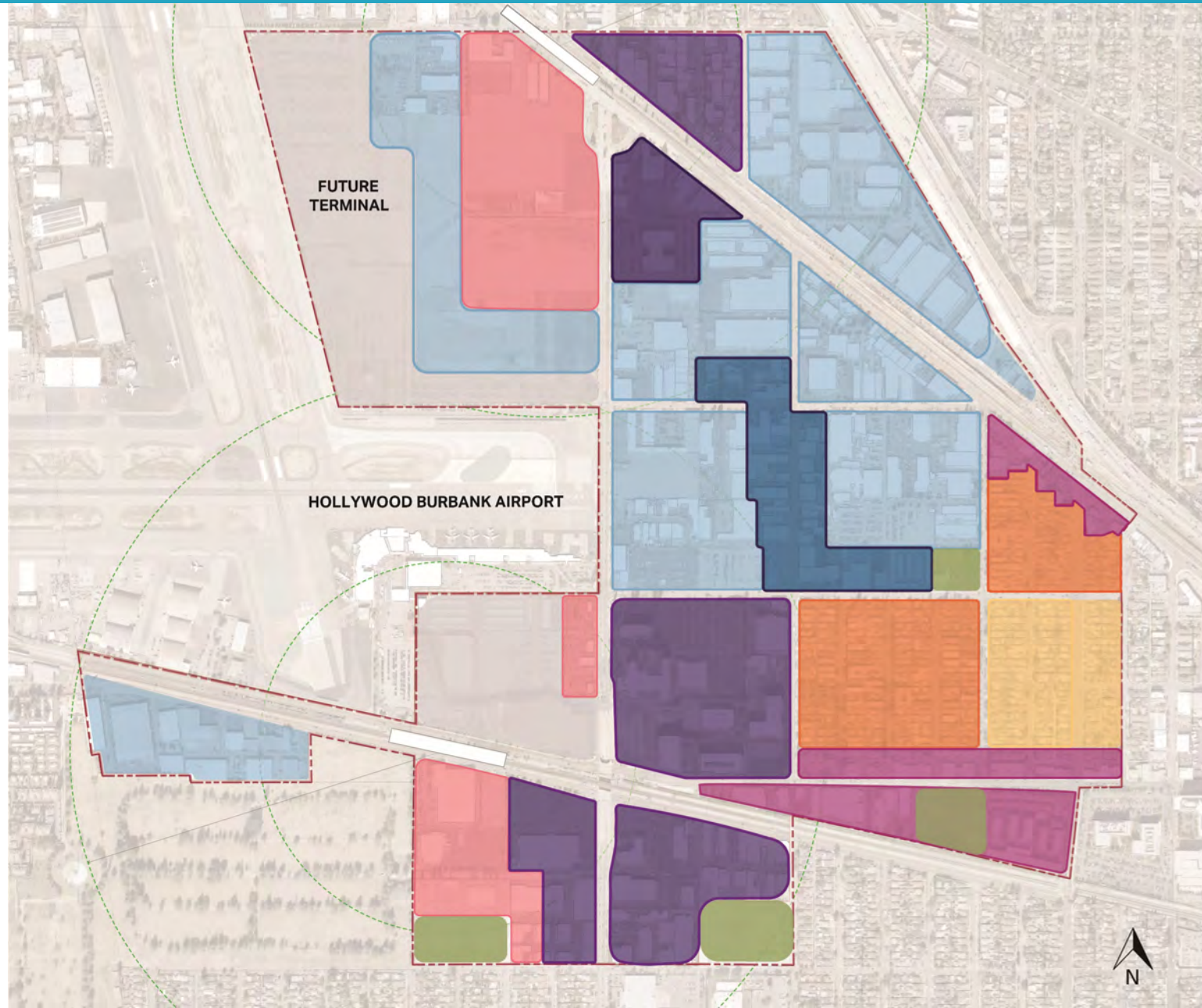
Updates to the Scope of Work:

- Opportunity Site Analysis
- Updates to Traffic Analysis



Initiation of a General Plan Amendment

- As part of the GSSP, we anticipate a need to amend the General Plan.
- The GSSP as well as any proposed General Plan amendments will be vetted through the Council for final review and approval at future meetings.



An aerial photograph of a city, showing a mix of residential and commercial buildings, streets, and greenery. A large white rectangular box is overlaid on the image, containing the word "Feedback" in pink text. To the left of the text is a decorative graphic consisting of several overlapping lines and squares in shades of blue, pink, and black. A thin blue horizontal line runs across the width of the white box, positioned below the word "Feedback".

Feedback