



City of Burbank

GOLDEN STATE SPECIFIC PLAN



August 26, 2020

Virtual Community Workshop #2 and EIR Scoping Meeting



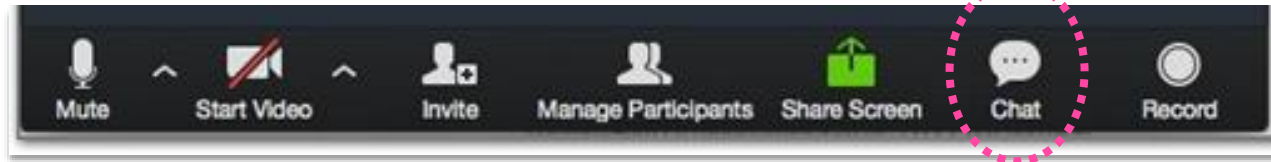
Today's Agenda

- Presentation **(6:05 – 6:35 p.m.)**
 - Introduction + Overview
 - Existing Conditions + Planning Considerations
 - Outreach Efforts
 - Specific Plan Draft Vision + Principles
 - Draft Concepts
- Breakout Sessions + Report Back **(6:35 – 7:25 p.m.)**
- Q&A Session **(7:25 – 7:35 p.m.)**
- Next Steps **(7:35-7:40 p.m.)**
- EIR Scoping Meeting + Q&A Session **(7:40 – 8:00 p.m.)**



Webinar Logistics

- Attendees are automatically muted when joining Zoom meeting
- Video should be turned off during the webinar
 - Opportunity to turn camera on (optional) and unmute yourself during breakout sessions to ask questions verbally and discuss concepts in small groups
- Attendees are encouraged to ask questions during the breakout sessions
 - Also a short Q&A session after the breakout sessions
 - To ask a question or leave a comment, type in the **Chat** button in the toolbar at the bottom of your screen:



- If you would like to join a breakout session led in Spanish, Korean, or Armenian, please type your first and last name and language choice in the Chat now
- This presentation is being recorded and will be available on the Golden State Specific Plan website following the webinar: [GoldenStateDistrict.com](https://www.goldenstatedistrict.com)



How to Give Feedback

1. Breakout Sessions

2. Q&A Session

3. Public Scoping Meeting Public Comments

4. Online Questionnaire

Visit Project Website www.GoldenStateDistrict.com

5. Written comments submitted to the City (mail/email)

Email: DVilla@burbankca.gov

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 word "Introduction" is written in a pink, sans-serif font on the banner.

Introduction



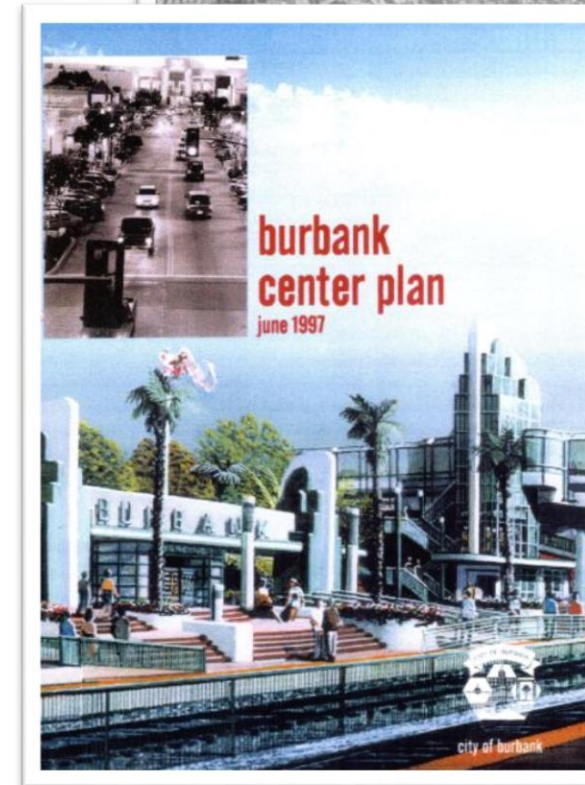
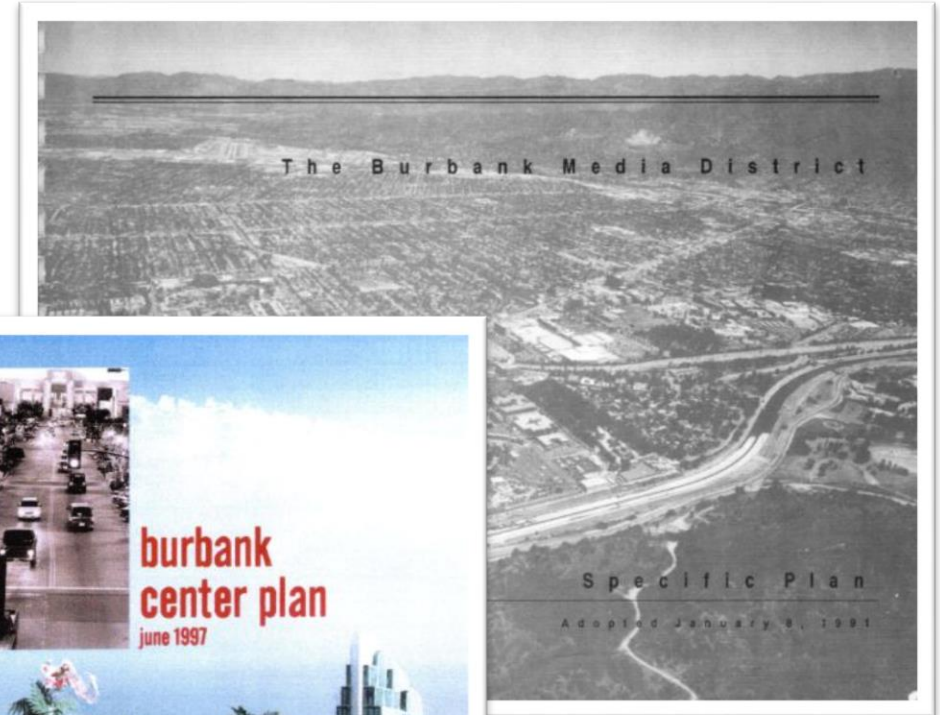
Project Overview

Golden State Specific Plan creates a long-term vision for the area supported by policies, permitted land uses, development and design standards, and mobility and infrastructure plans.

Environmental Impact Report (EIR) will analyze potential environmental impacts of plan recommendations and provide mitigations

What is a Specific Plan?

- Future-looking planning document that **implements the City's General Plan goals and policies**
- **Guides new private development in a geographic area** within a city or county through development and design standards
- Other City of Burbank Specific Plans include:
 - Burbank Media District Specific Plan (1991)
 - Burbank Center Plan (1997)



Process and Timeline

We are here!

- **Research + Analysis**
- **Community Workshop #1**
- **Stakeholder Meetings**

Community Workshop #2 and Environmental Impact Report Scoping Meeting

Summer 2020

Adopt Specific Plan and certify Final EIR

Fall 2021

Winter 2016-
Summer 2018

Spring – Fall 2020

- **Land Use Alternatives**
- **Transportation Analysis**

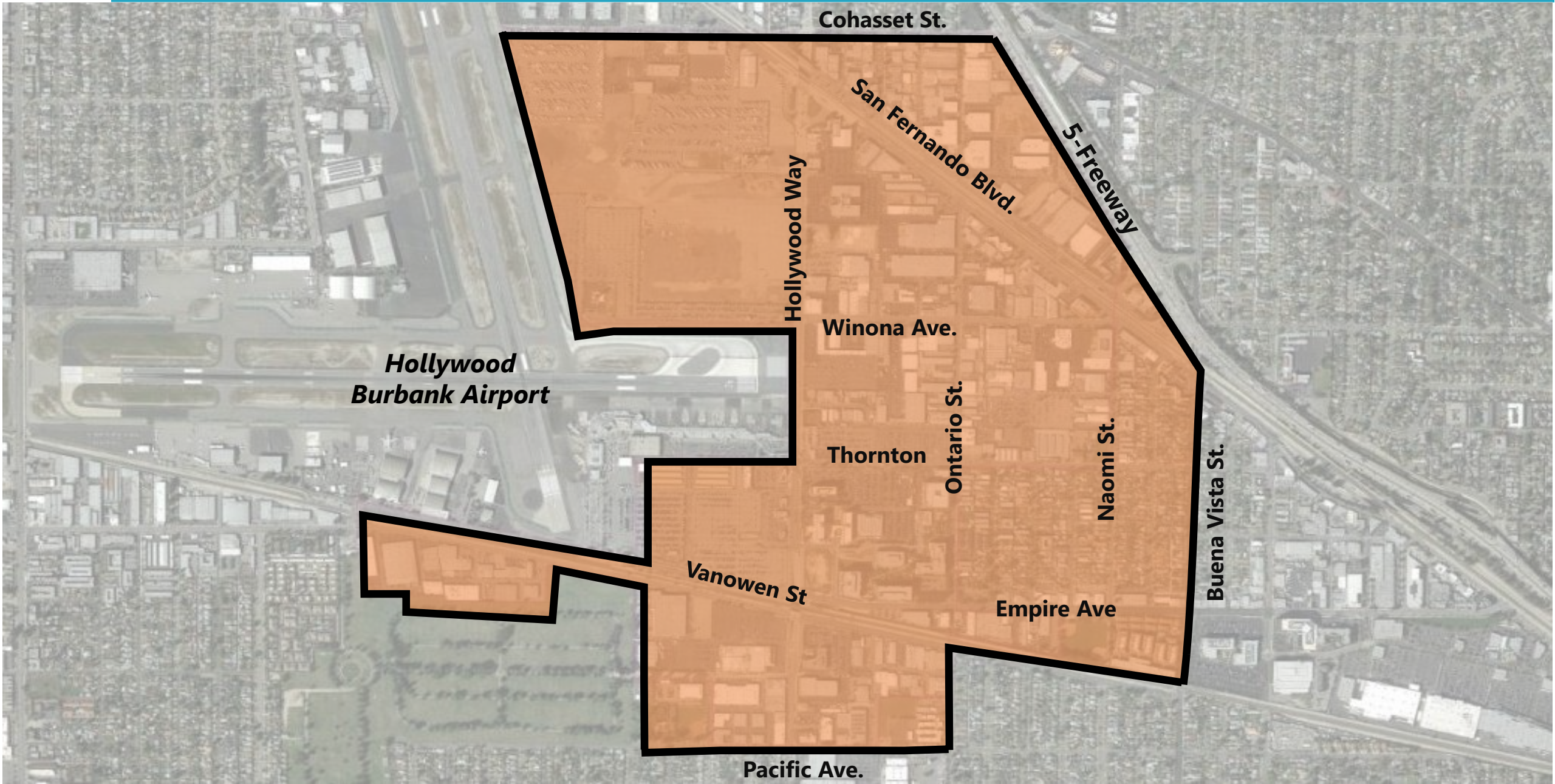
Spring 2021

**Public Review
Draft Specific
Plan and EIR**

An aerial photograph of a city, showing a mix of residential and commercial buildings, streets, and greenery. A white rectangular overlay box is positioned in the upper left quadrant, containing the title 'Specific Plan Area Overview' in a pink, sans-serif font. To the left of the text is a decorative graphic consisting of several overlapping lines and squares in teal, black, and pink. A horizontal teal line extends from the graphic across the width of the white box.

Specific Plan Area Overview

Specific Plan Area



Cohasset St.

San Fernando Blvd.

5-Freeway

Hollywood Way

**Hollywood
Burbank Airport**

Winona Ave.

Thornton

Ontario St.

Naomi St.

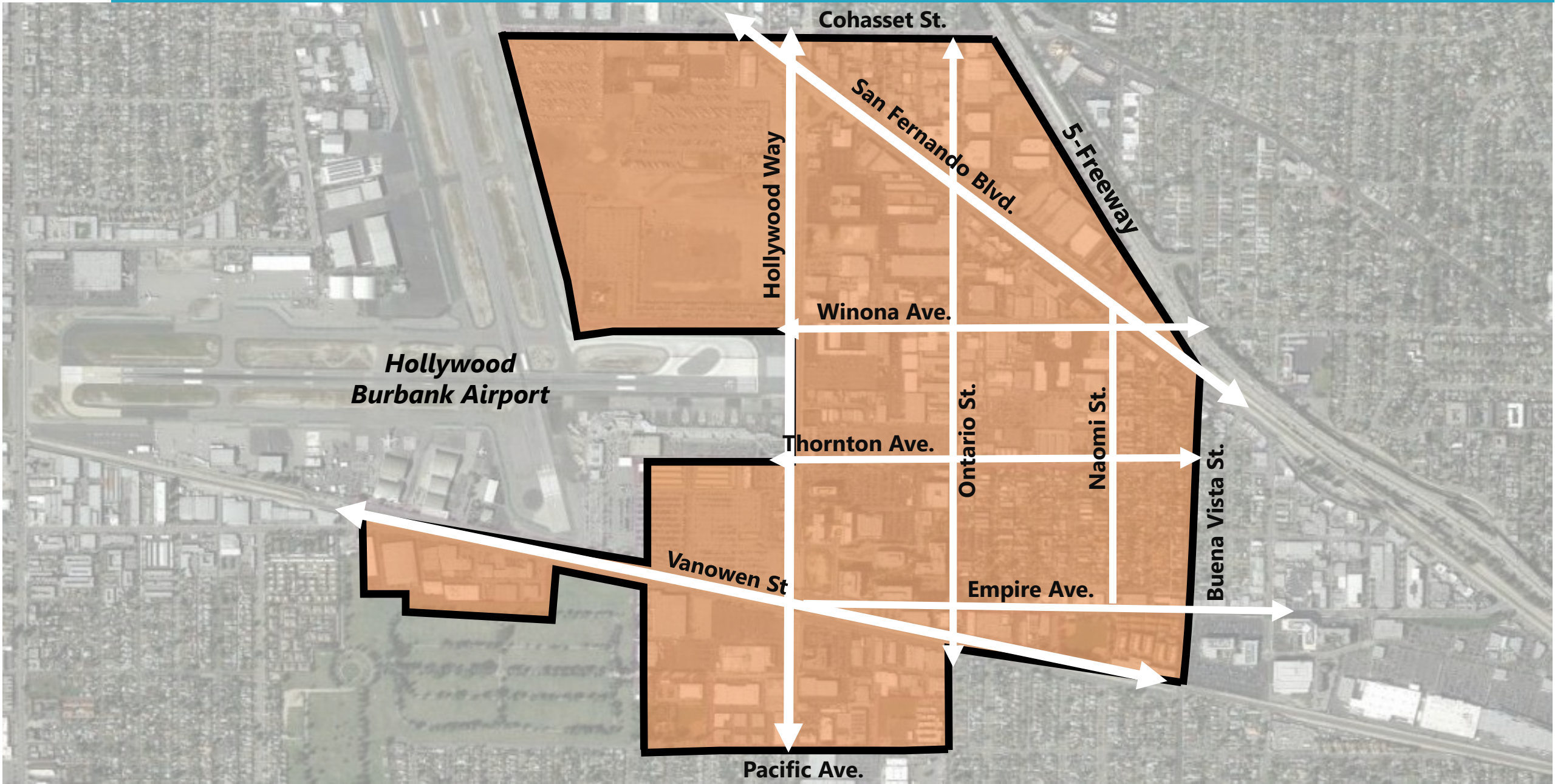
Buena Vista St.

Vanowen St

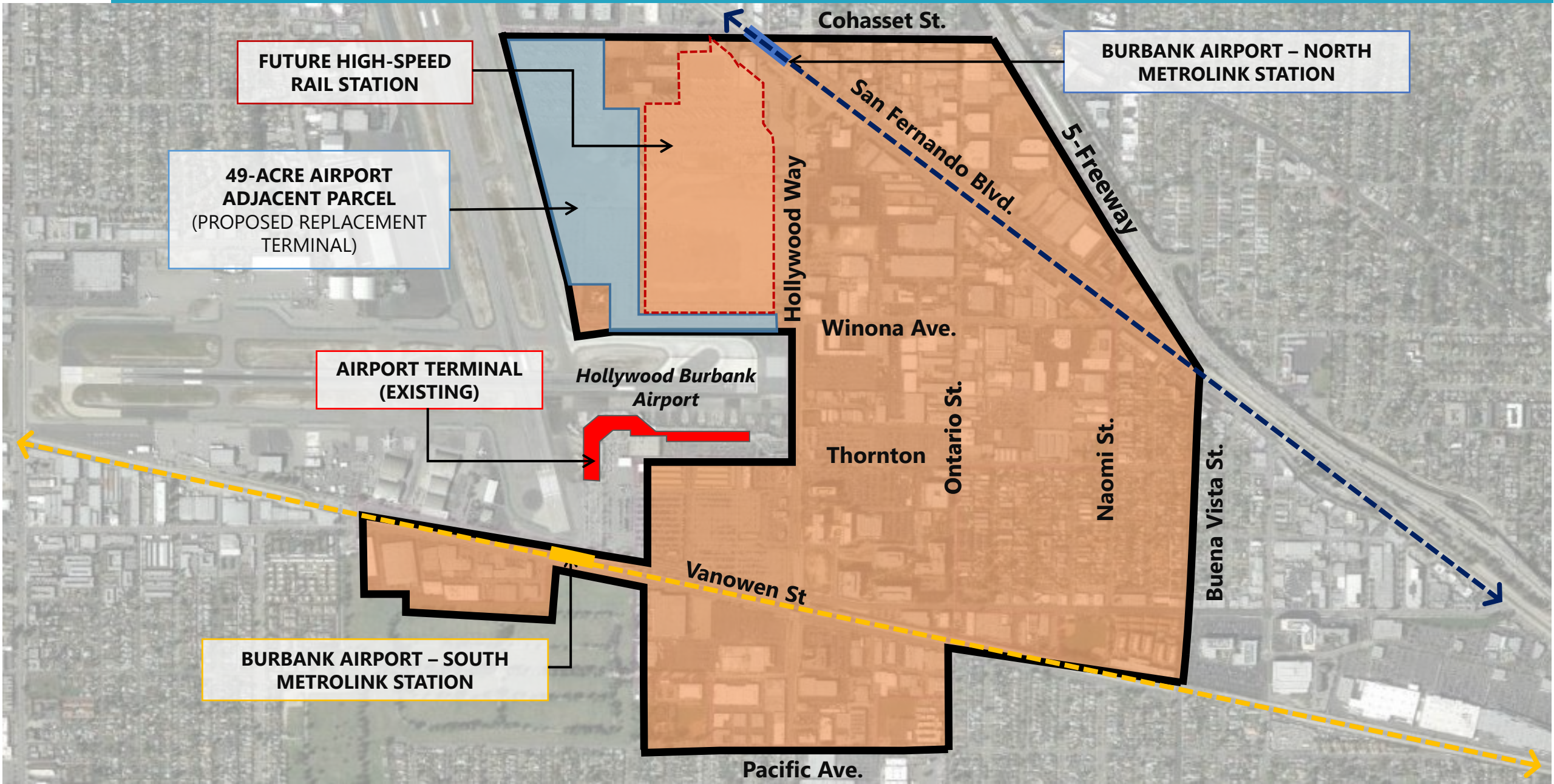
Empire Ave

Pacific Ave.

Specific Plan Area – Major Streets



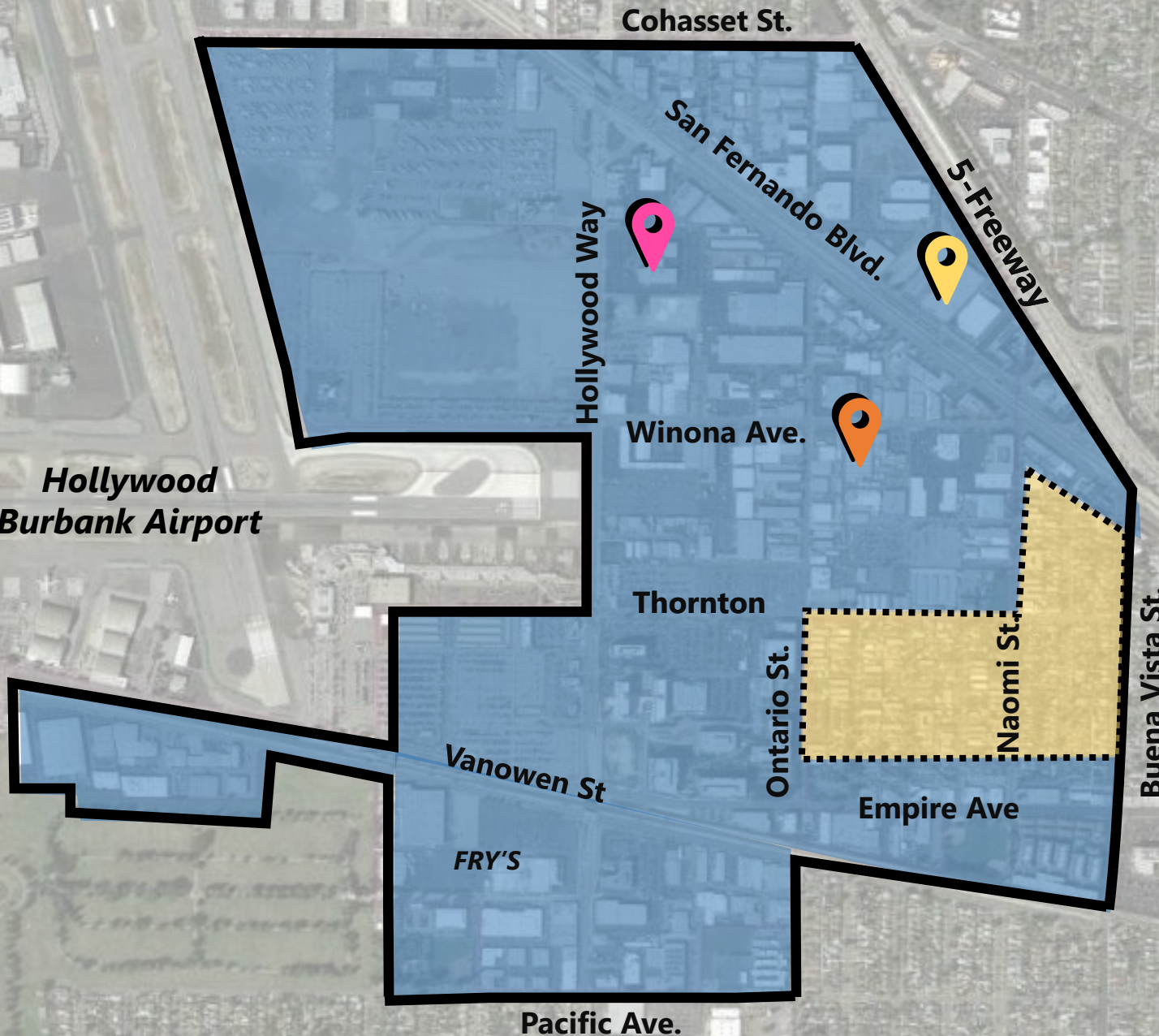
Specific Plan Area – Transportation Assets




Specific Plan Area – Existing Uses


- Media & Tech
- Light industrial
- Logistics
- Airport
- Big Box
- Retail
- Hotel/Conference
- Mixed-Office + Commercial
- Auto Services
- Vacant + parking lots
- Mixed multi-family and single-family homes


**Hollywood
Burbank Airport**



Three of the City's top 10 largest businesses by number of employees within area:

 Entertainment Partners

 Senior Aerospace SSP

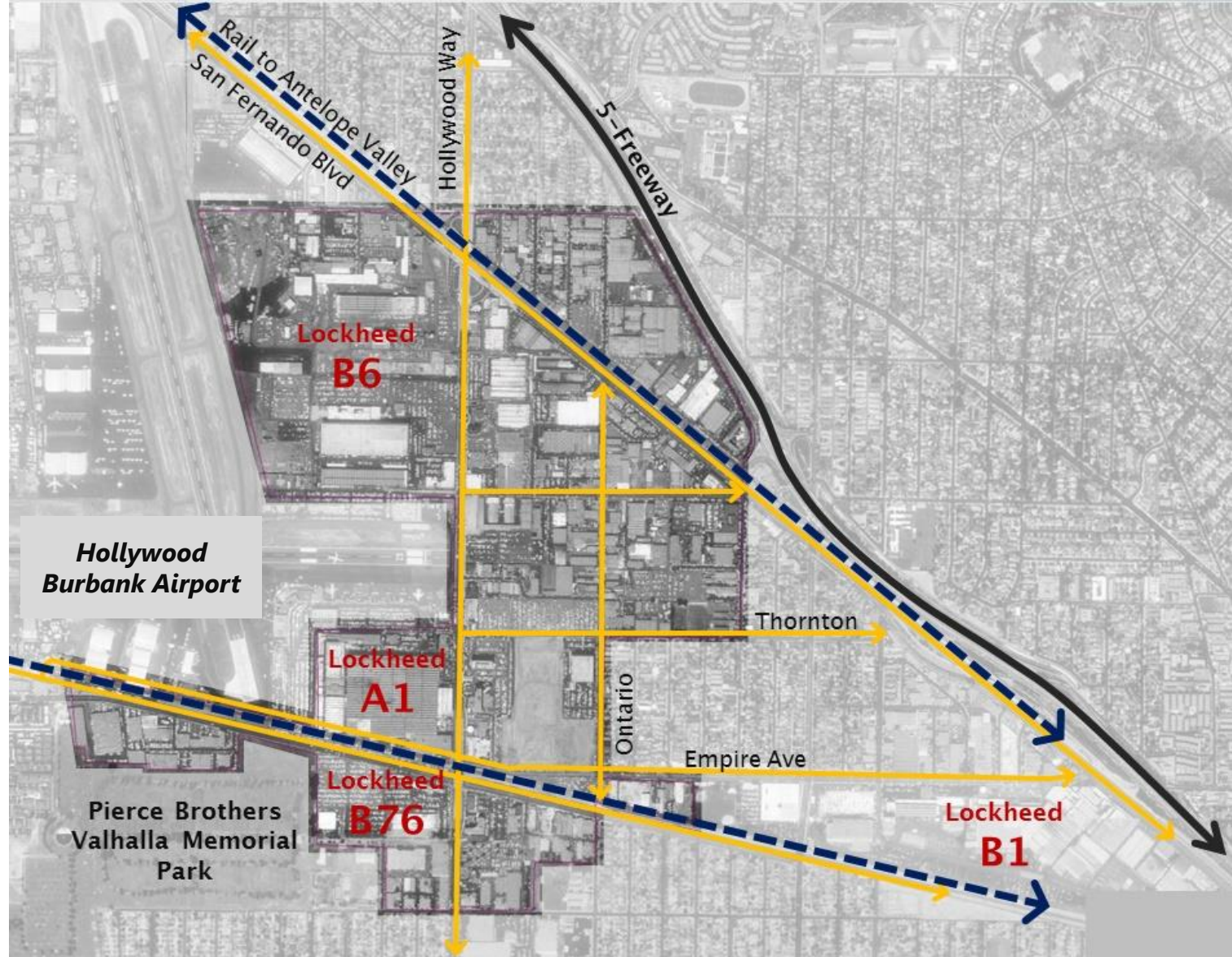
 Crane Aerospace

Specific Plan Area – Airport Influence

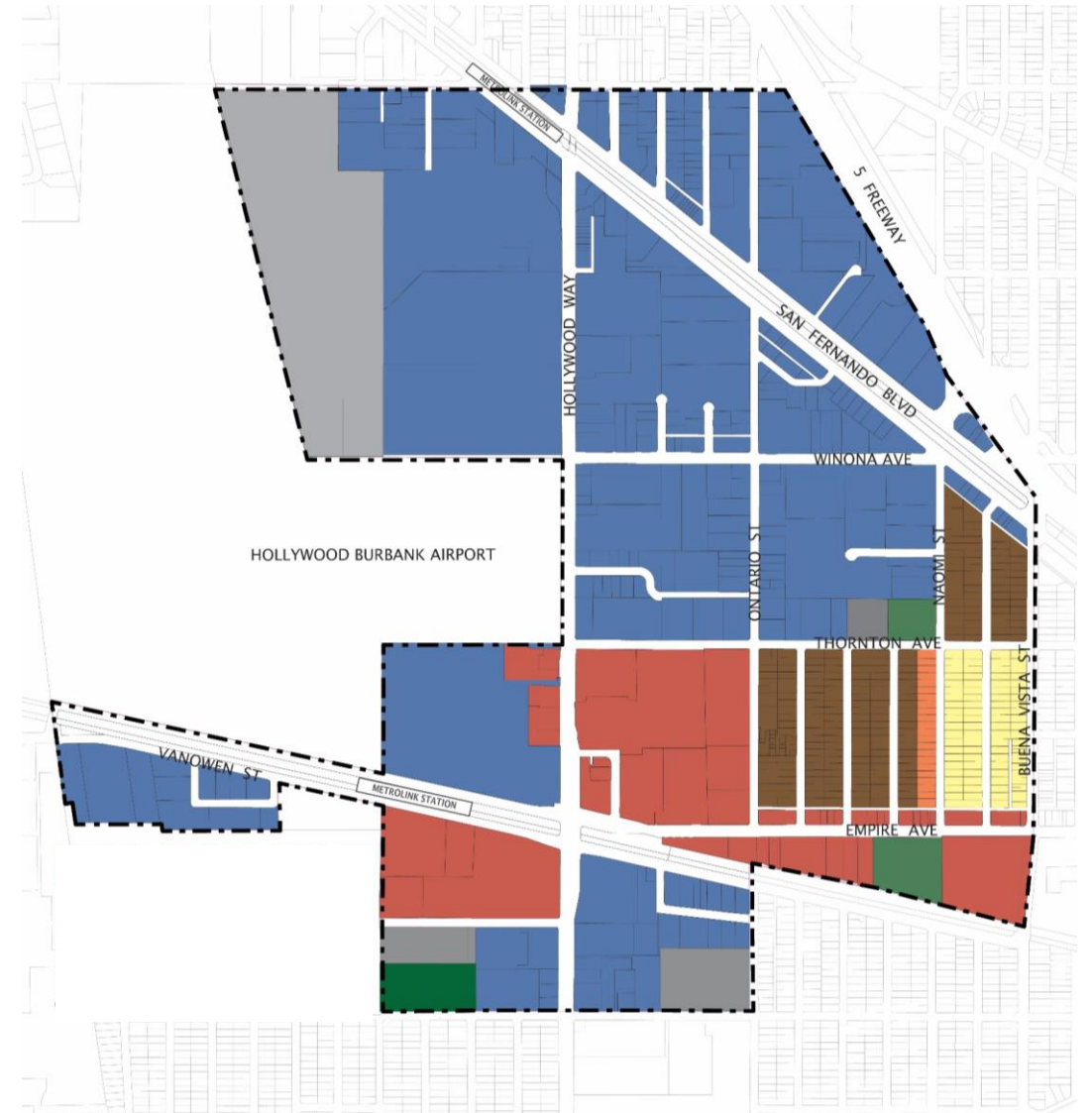
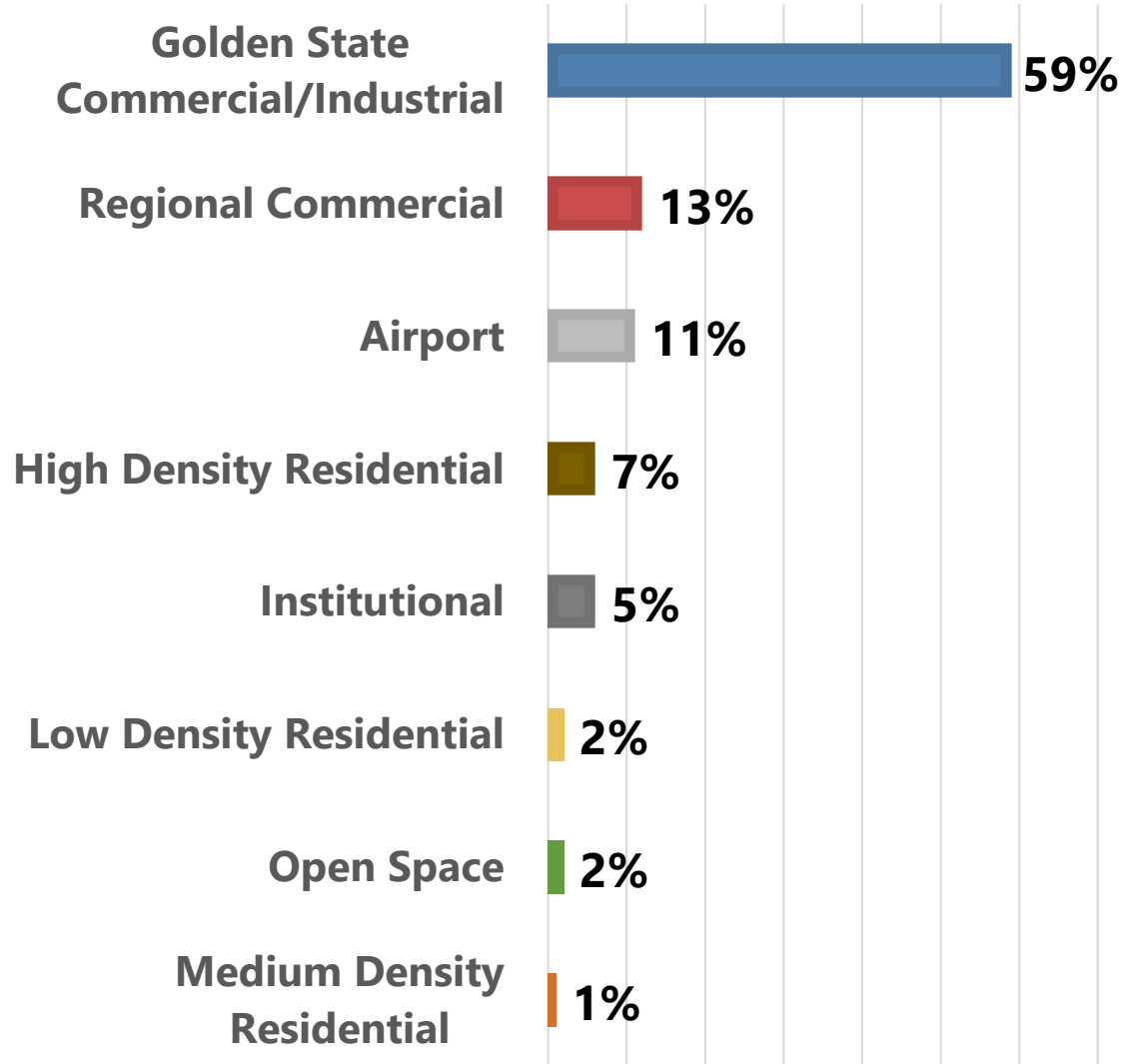
**Aerospace Hub:
Lockheed
(1940-1990)**



**Post-Industrial Success
(2005-TODAY)**



General Plan Land Use Designations



General Plan 2035 Land Use Designations

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

Existing Conditions

Urban Design & Form



Block size and **auto-orientation** reflect industrial uses and history



Lot coverage generally low

Urban Form | Industrial



- One-to two-story buildings
- Minimal to no setback
- Rear Parking

Urban Form | Commercial



- One-to multi-story buildings
- Minimal to no setbacks in older buildings
- Larger setbacks in newer buildings, surface parking lots

Urban Form | Residential



- One-story single-family homes with large setbacks, mature trees
- Two-to three-story multi-family homes, eclectic styles, setbacks and trees

Streets and Sidewalks



Auto-oriented streets



Poor shade coverage on major corridors



Some enhanced landscaping



Generally narrow sidewalks



Some missing sidewalks



Underpasses at Hollywood Way/Vanowen and Hollywood Way/San Fernando



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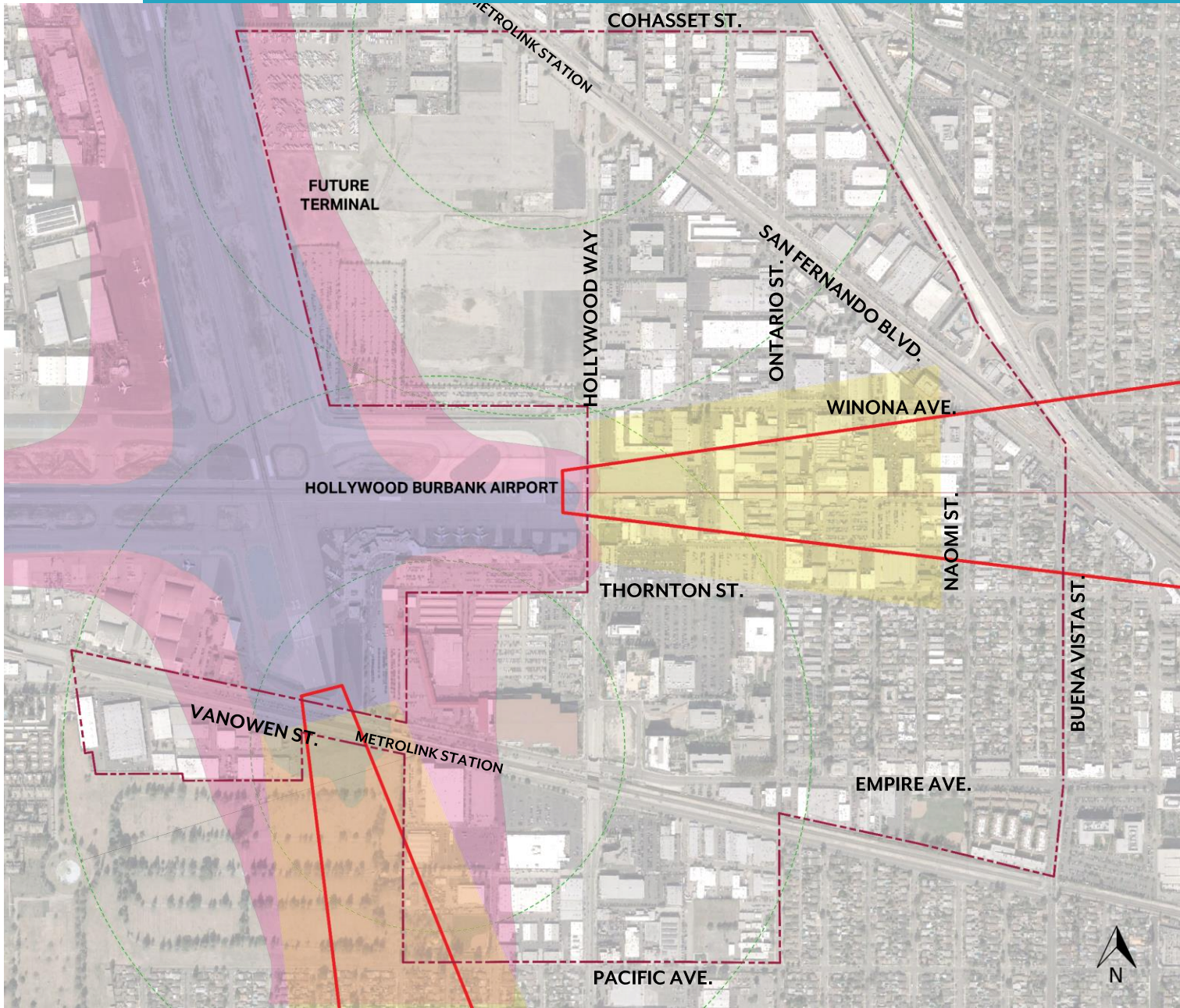
Planning Considerations

Planning Considerations

- Citywide Jobs/Housing Imbalance of 3:1
- City Council Affordable Housing Strategy and goal of facilitating the development of **12,000 units citywide in 15 years**
- Our fair share of State mandated requirement to build **8,752 new units within the next 8 years**
- Market conditions – strong housing demand, low commercial/industrial vacancy
- Integrating and addressing proposed High-Speed Rail Station



Airport Adjacency Restrictions




Some land uses and development types limited by:

- Runway Protection Zones
- Noise Contours
- Height restrictions

Airport Safety Zones

Runway Protection Zones (RPZ)


 Caltrans RPZ 1 - *Significant use restrictions*


One Engine Operative (OEI) Surface

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

Airport Noise Contours

Community Noise Equivalent Level (CNEL)

 CNEL Class 70*

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



Outreach Efforts

Stakeholder + Community Engagement

- Workshop #1 – *Open House, Small Group Discussions and Walking Tour*
- Business Roundtable
- Stakeholder Interviews
- Technical Working Group
- City Council Study Session



Outreach Feedback Summary

- Burbank's front door
- District's economy continues to evolve
- Longstanding manufacturing uses should be supported
- People live here
- Mix in new uses - allow both more jobs and housing
- Amenities, amenities, amenities
- Short "hops" are as important as long "hops"
- Many employees commute from far away, including Lancaster and Palmdale





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

Leverage

Transportation

Assets



Support

Airport



Balance Jobs

and Housing



Support District as

Economic Engine



Build

Neighborhoods

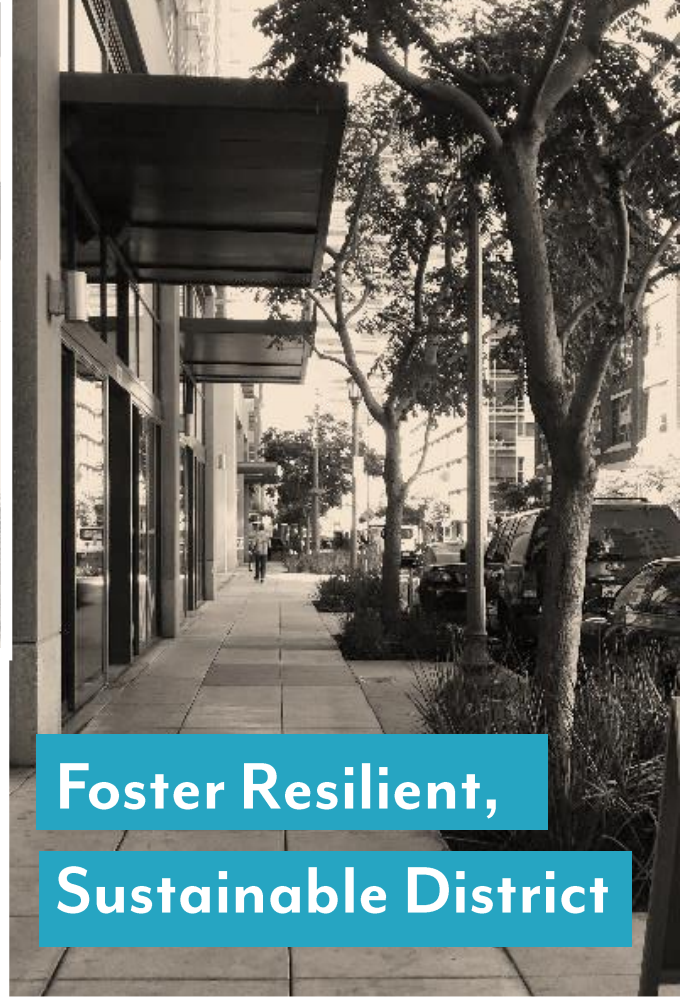




Create Well-Designed Neighborhoods



Support Mix of Housing Types, Unit Sizes



Foster Resilient, Sustainable District



Encourage Unique District Identity



Improve Safe, Multi-Modal Connections





Draft Concepts

- *Alternative 1: Balanced Approach*
- *Alternative 2: Housing Priority*

Alt 1: Balanced Approach

Provides sufficient acreage to support employment-generating businesses while introducing housing near transit

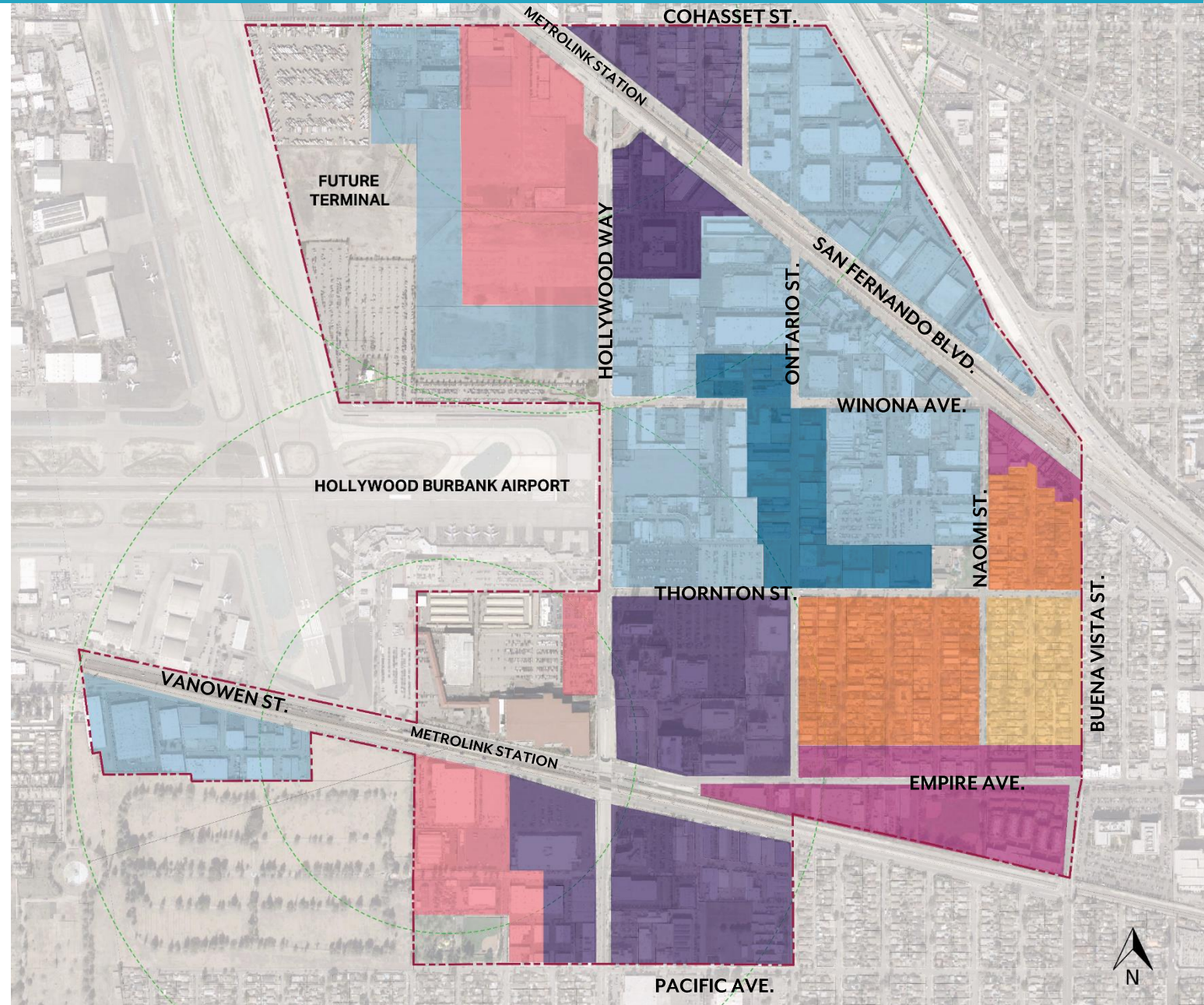
Proposed Land Use Categories

Residential Inclusive Mixed-Use Categories

- Mixed-Use TOD
- Mixed-Use Corridor
- High Density Residential
- Low Density Residential

Non-Residential Categories

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



Alt 2: Housing Priority

Maximizes housing production through conversion of industrial land use to residential and increases in housing density

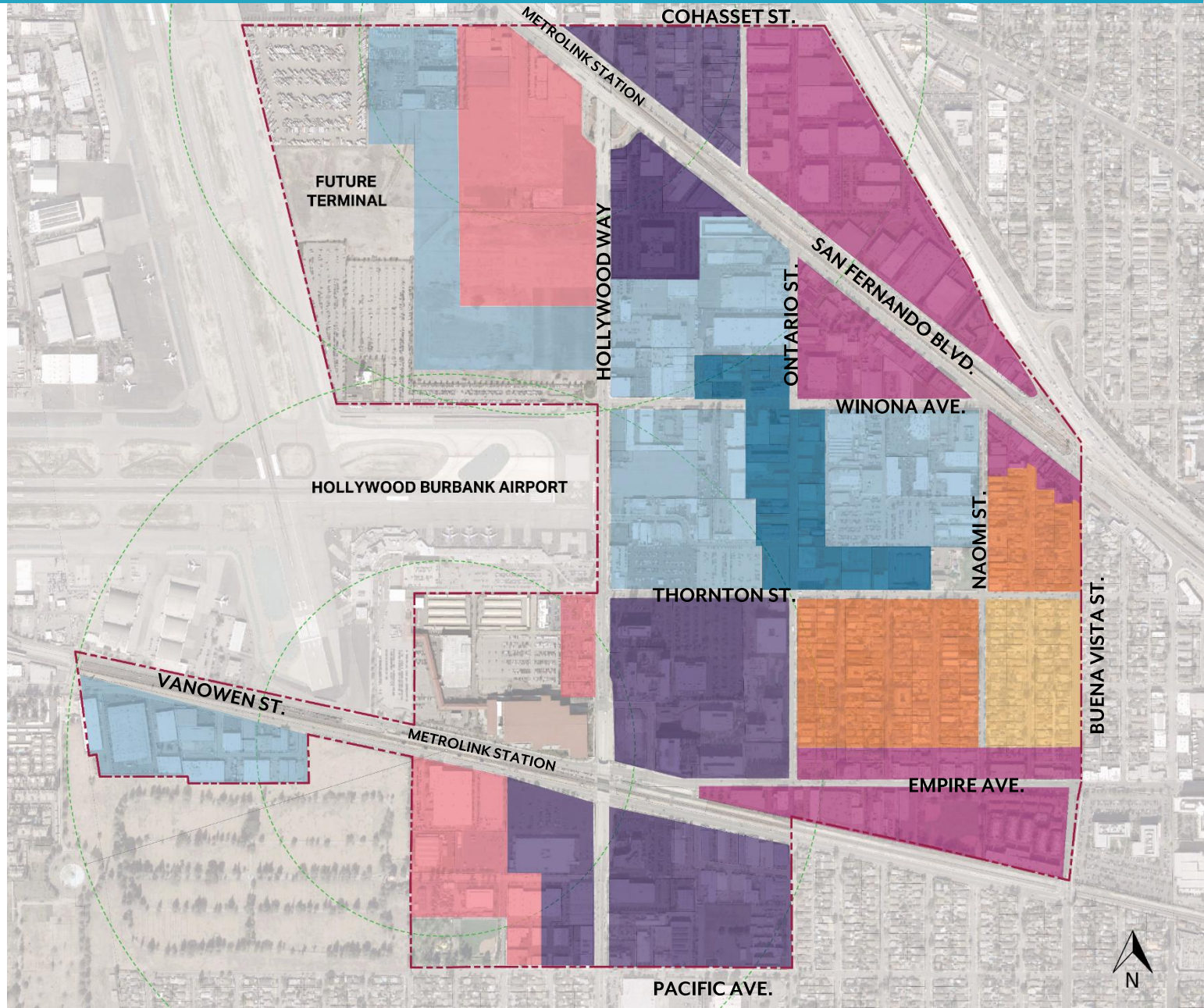
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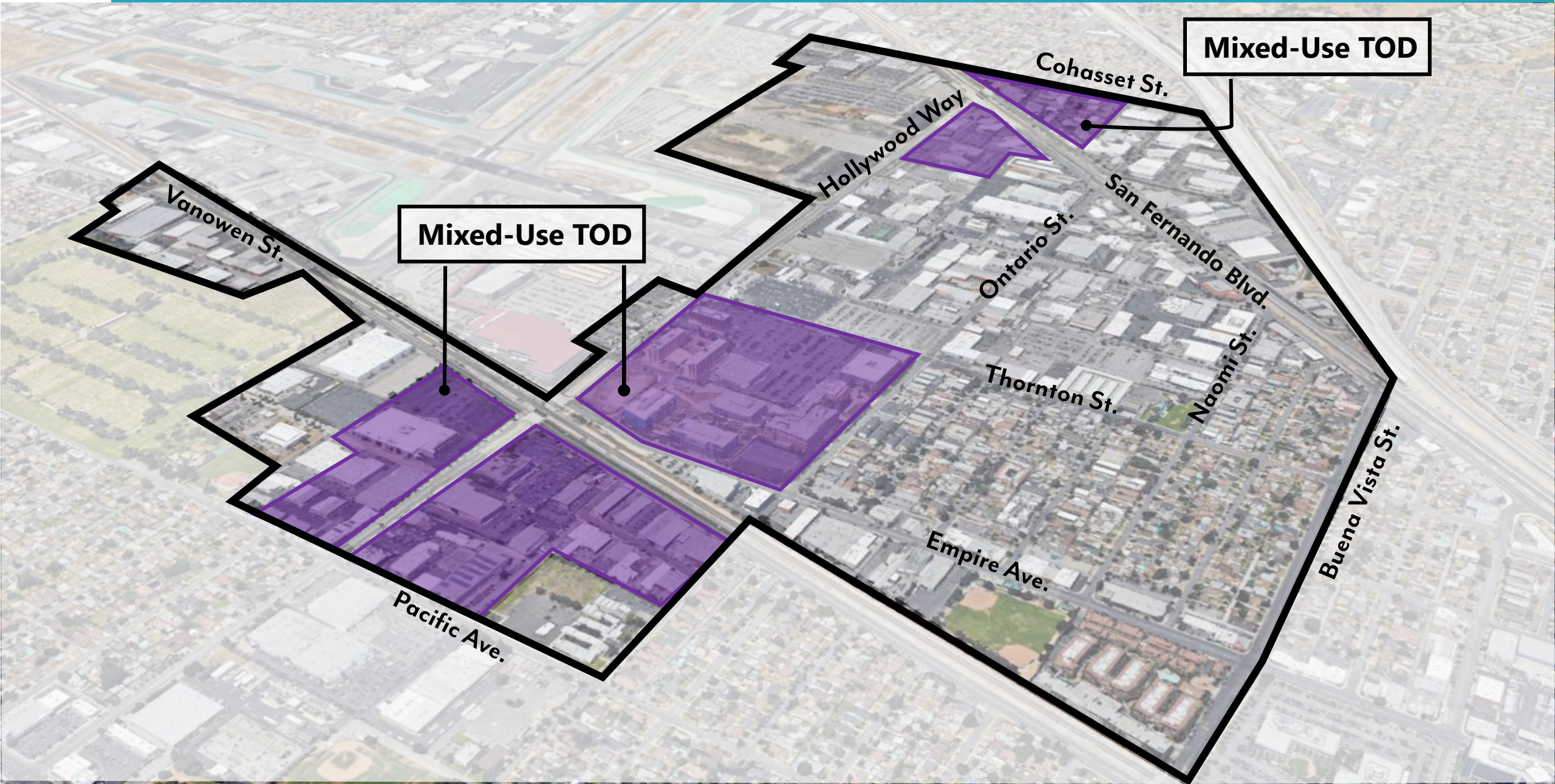
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- Airport



Mixed-Use TOD



Mixed-Use TOD

Mixed-Use TOD

Vanowen St.

Hollywood Way

Cohasset St.

Ontario St.

San Fernando Blvd.

Thornton St.

Naomi St.

Buena Vista St.

Empire Ave.

Pacific Ave.

Mixed Use TOD

- **Mixed-use, residential neighborhoods** with offices, retail, restaurants, hotel and entertainment within walking distance
- **Supports increase ridership** of Metro and Metrolink stations, future HSR
- **Mix of unit sizes** that support family housing
- **Walkable, pedestrian-oriented site design and integrated open space** like paseos, courtyards and plazas



Havefunbiking.com

200 du/ac. Max.; 2.0 FAR



Example of twelve story mixed-use development



Sidewalks with sufficient width support pedestrian travel, trees and amenities, such as bicycle racks, seating

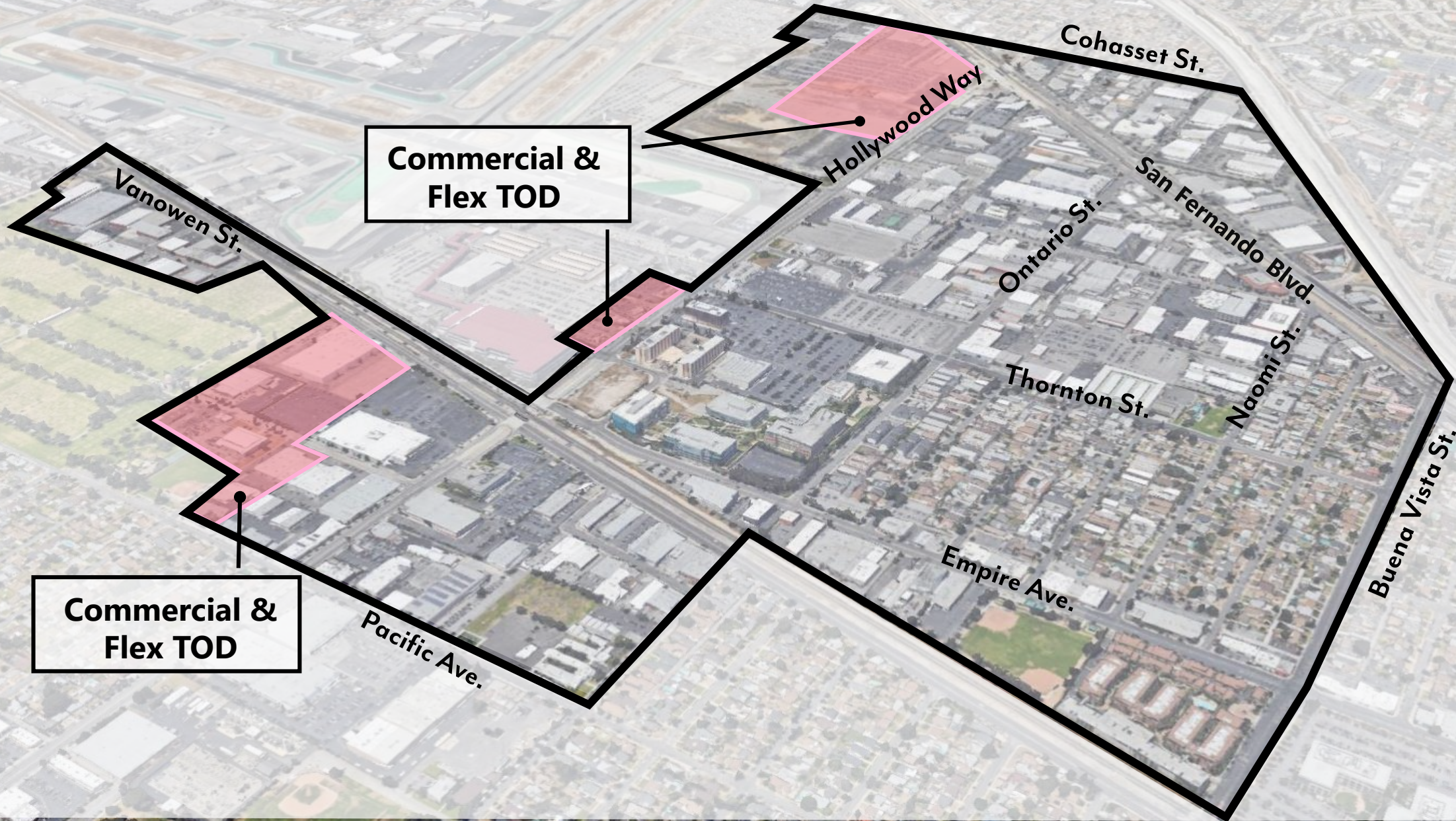


Example of twelve story mixed-use development with gradual transitions to the street



Publicly-accessible open spaces like plazas with trees, landscaping, public art and seating contribute to a livable urban environment

Commercial & Flex TOD



Commercial & TOD Flex

- **Compatible airport and HSR-adjacent businesses**
like entertainment, employment, hotels, restaurants
- **Medium-scale commercial development**
that also observes airport restrictions
- **Reduced parking standards and creative parking strategies**
to support transit ridership, cost-effective building
- **Publicly-accessible open space**
for large developments



Residential Not Allowed; 2.75 FAR



Example of five story commercial development



Example of three story well-designed, developments

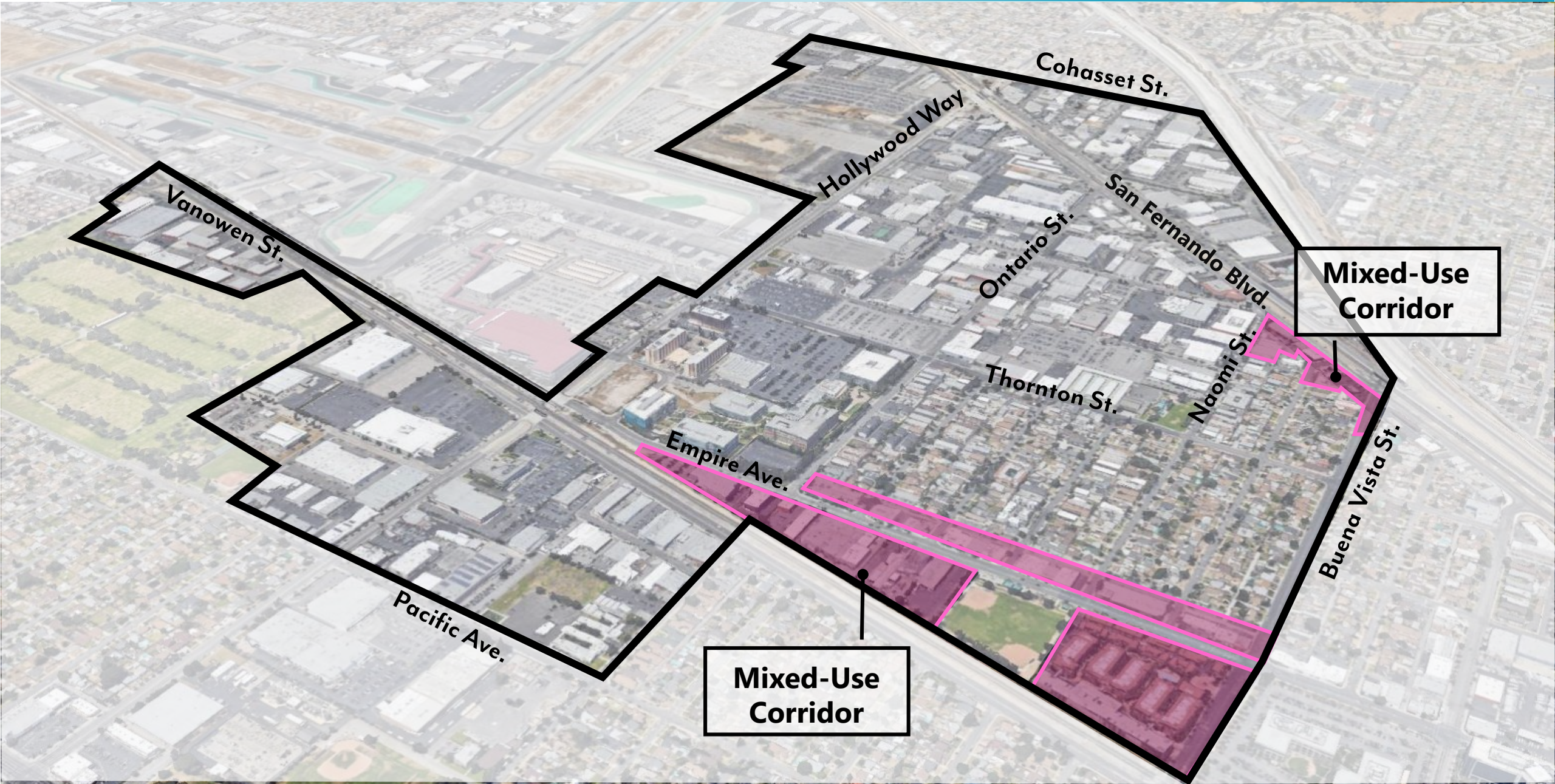


Example of publicly-accessible open space in large development with seating, landscaping, and trees



A gateway can create a sense of place and arrival to the Specific Plan Area

Mixed-Use Corridor (Alt 1)



Vanowen St.

Pacific Ave.

Empire Ave.

Hollywood Way

Ontario St.

Thornton St.

Naomi St.

Buena Vista St.

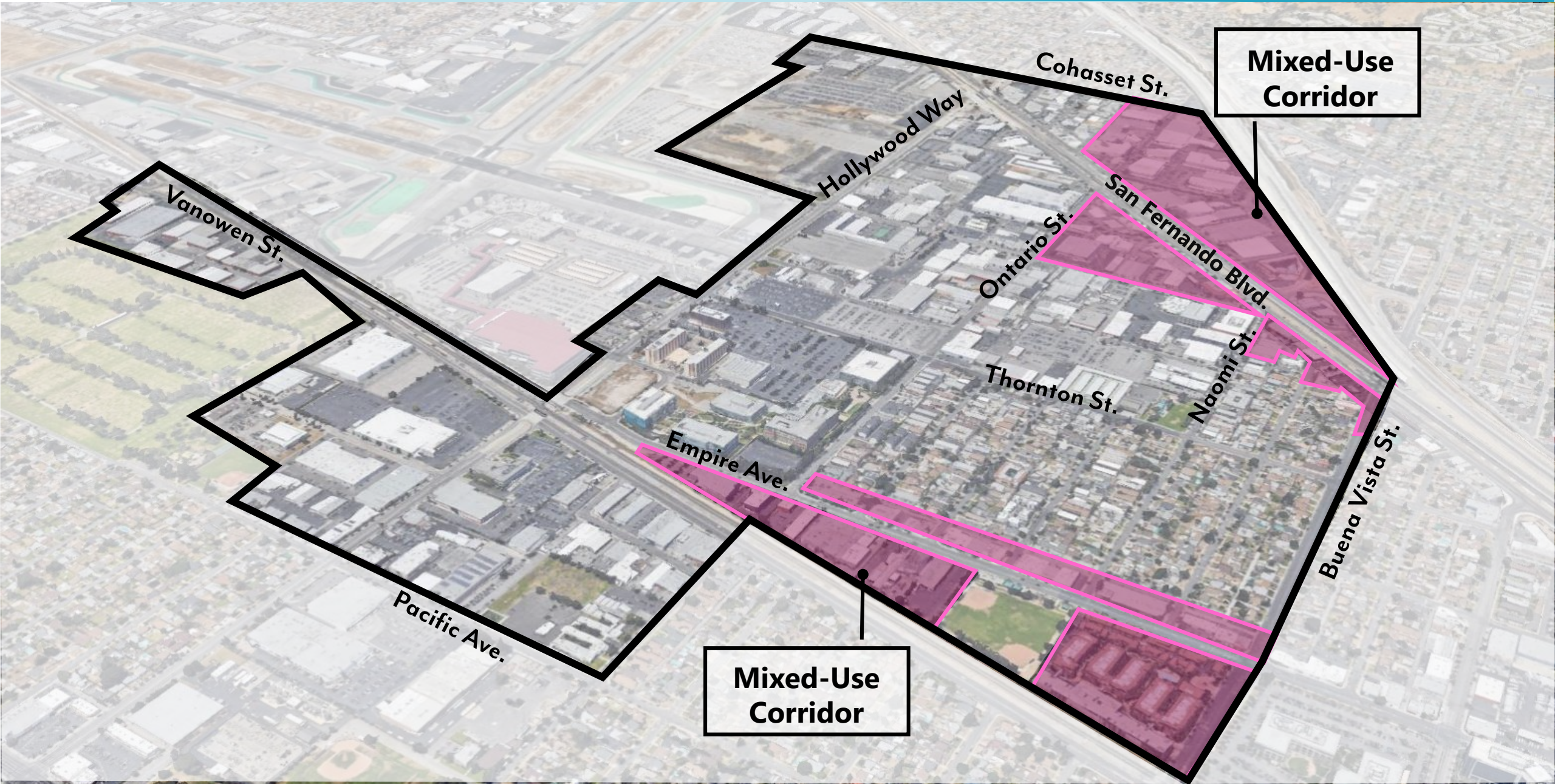
San Fernando Blvd.

Cohasset St.

Mixed-Use Corridor

Mixed-Use Corridor

Mixed-Use Corridor (Alt 2)



**Mixed-Use
Corridor**

**Mixed-Use
Corridor**

Vanowen St.

Hollywood Way

Cohasset St.

Ontario St.

San Fernando Blvd.

Thornton St.

Naomi St.

Buena Vista St.

Pacific Ave.

Empire Ave.

Mixed Use Corridor

- **Mix of uses that support existing cluster of industrial, retail and office**
with neighborhood-serving uses
- **Support live/work**
through residential infill and ground floor commercial
- **Active, pedestrian-friendly ground floor design and uses**
- **Flexible parking standards and create parking strategies**
- **Open spaces for relaxing, socializing and being active**
integrated in new developments
- **Improved pedestrian experience**
through expanded sidewalks, more shade and streetscape amenities
- **Connection across Ventura County Metrolink right-of-way**
to residential neighborhood
- **North of Empire and along San Fernando Blvd. – 4 story scale, South of Empire – 8 story scale**

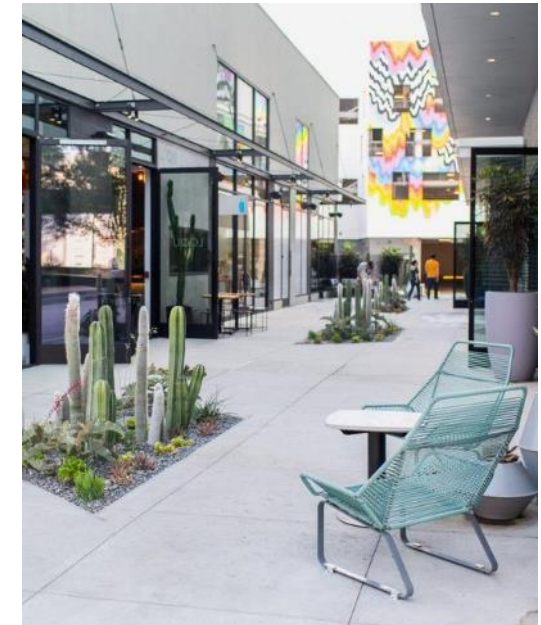
60-120 du/ac. Max., 1.25-2.0 FAR



Example of four story mixed-use development

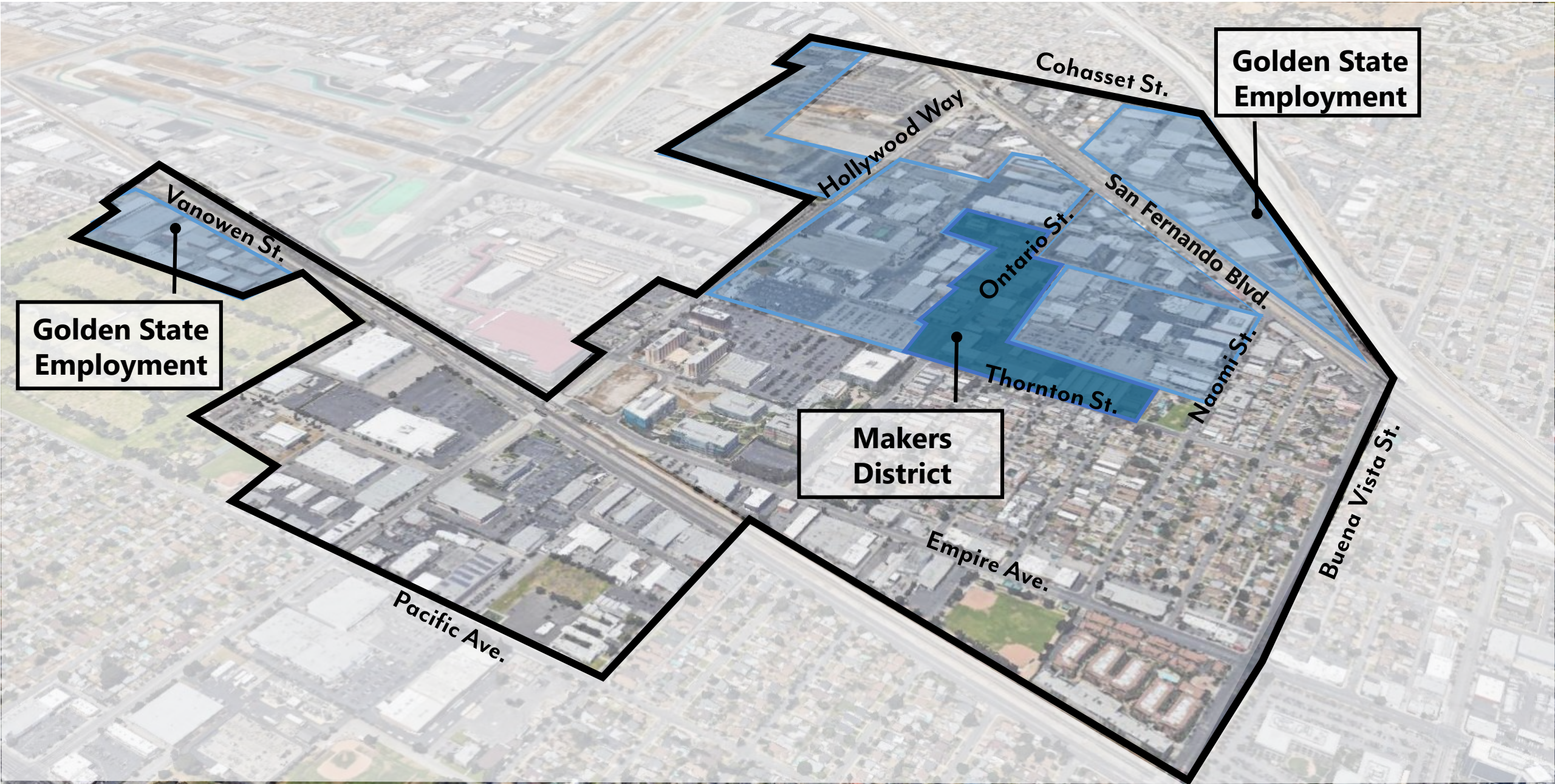


Example of eight story development

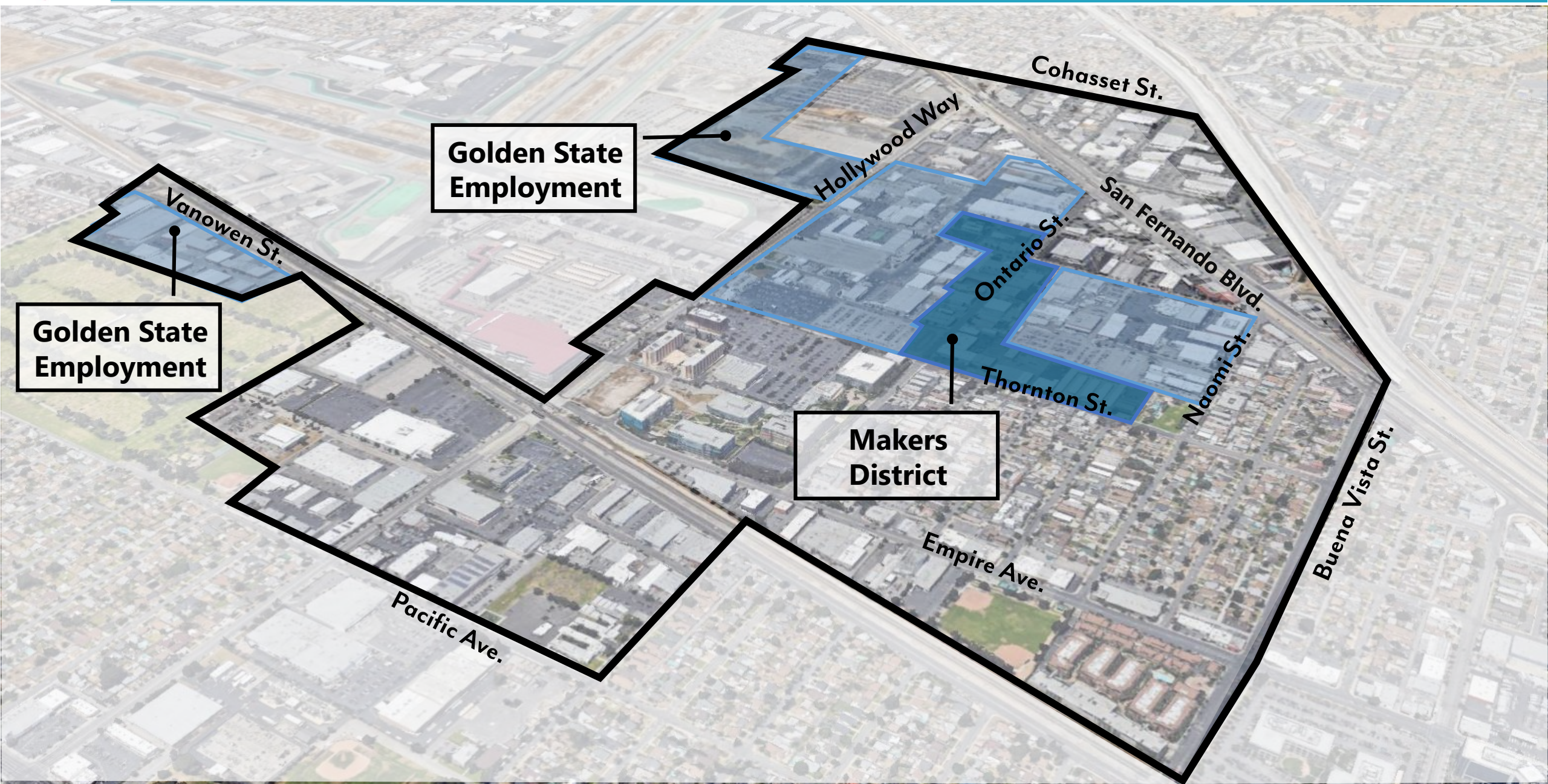


Connections in the form of grade-separated pedestrian bridges and mid-block paseos can increase access to/from locations

Golden State Employment + Makers District (Alt 1)



Golden State Employment + Makers District (Alt 2)



**Golden State
Employment**

**Golden State
Employment**

**Makers
District**

Vanowen St.

Hollywood Way

Cohasset St.

Ontario St.

San Fernando Blvd.

Thornton St.

Naomi St.

Buena Vista St.

Pacific Ave.

Empire Ave.

Employment + Makers District

- **Jobs preservation to maintain long-standing industrial employment sectors**
media, aerospace, motion picture
- **Amenities within larger industrial sites**
like restaurants and retail
- **Generation of new jobs**
through emerging flex uses, adaptive re-use
- **Active building entries, uses**
- **Walkable, pedestrian-oriented streets**
with enhanced tree canopy with enough room for car and truck access

Employment: Residential Not Allowed, 1.75 FAR

Makers: Residential Not Allowed, 1.25 FAR



Example of existing industrial and commercial use



Flexible uses within industrial development and adaptive-reuse

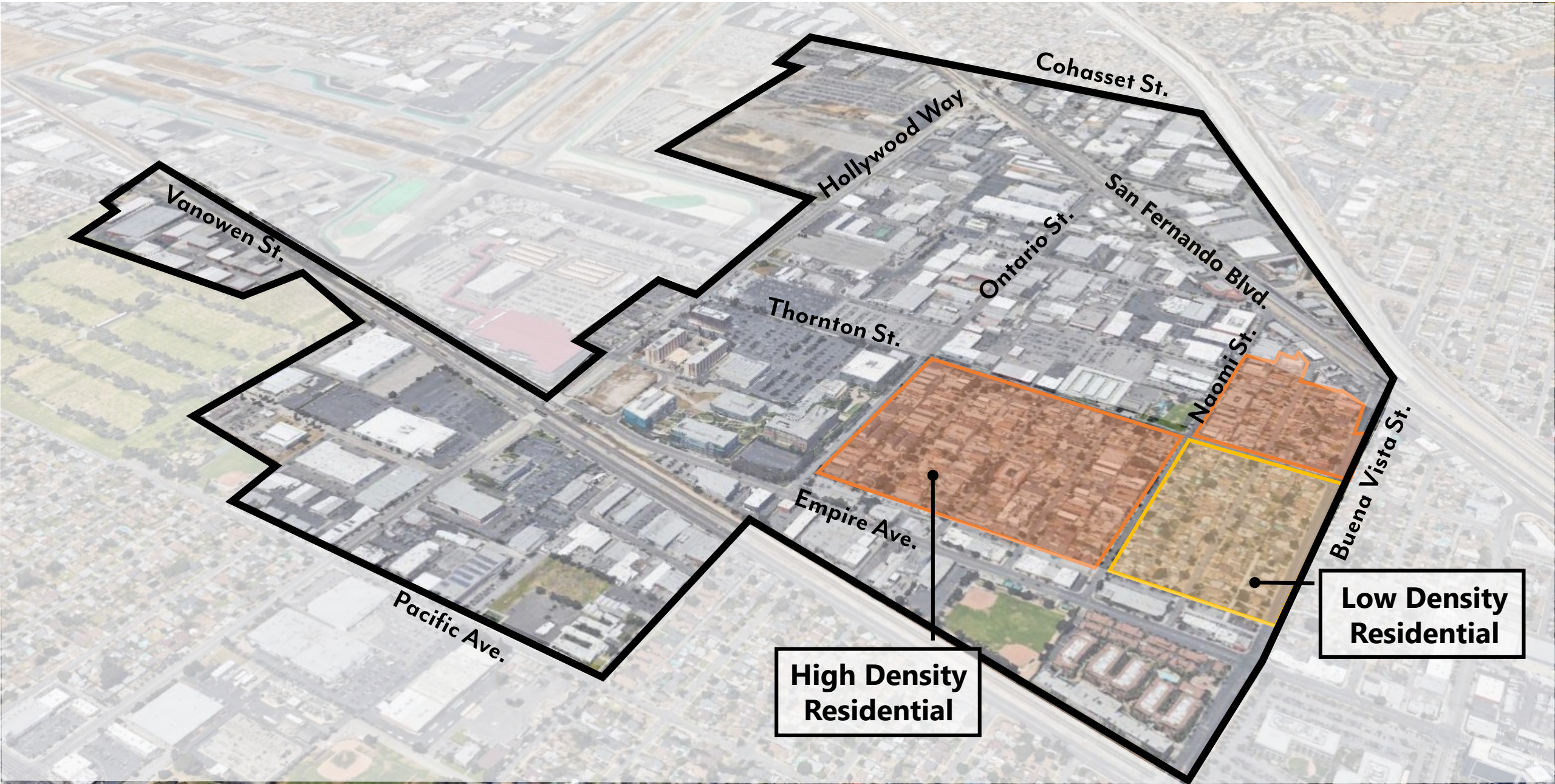


Walkable, pedestrian oriented-streets balanced with car and truck access



Industrial uses with active building entries

Residential



Vanowen St.

Hollywood Way
Cohasset St.

San Fernando Blvd.
Ontario St.

Thornton St.

Naomi St.

Buena Vista St.

Pacific Ave.

Empire Ave.

High Density Residential

Low Density Residential

Residential

- **Complimentary multi-family residential scaled development**
- **Mix of housing**
types and unit sizes
- **Preservation and protection**
of residential neighborhoods
- **Street parking management**
to balance residents, visitors and commuters
- **Enhanced street trees, parkways and landscaping**

Low Density: 14 du/ac. max.

High Density:

- **Alternative 1:** 43 du/ac. max.
- **Alternative 2:** 58 du/ac. max.



Mix of housing types and unit sizes helps accommodate different needs, family sizes, and income levels

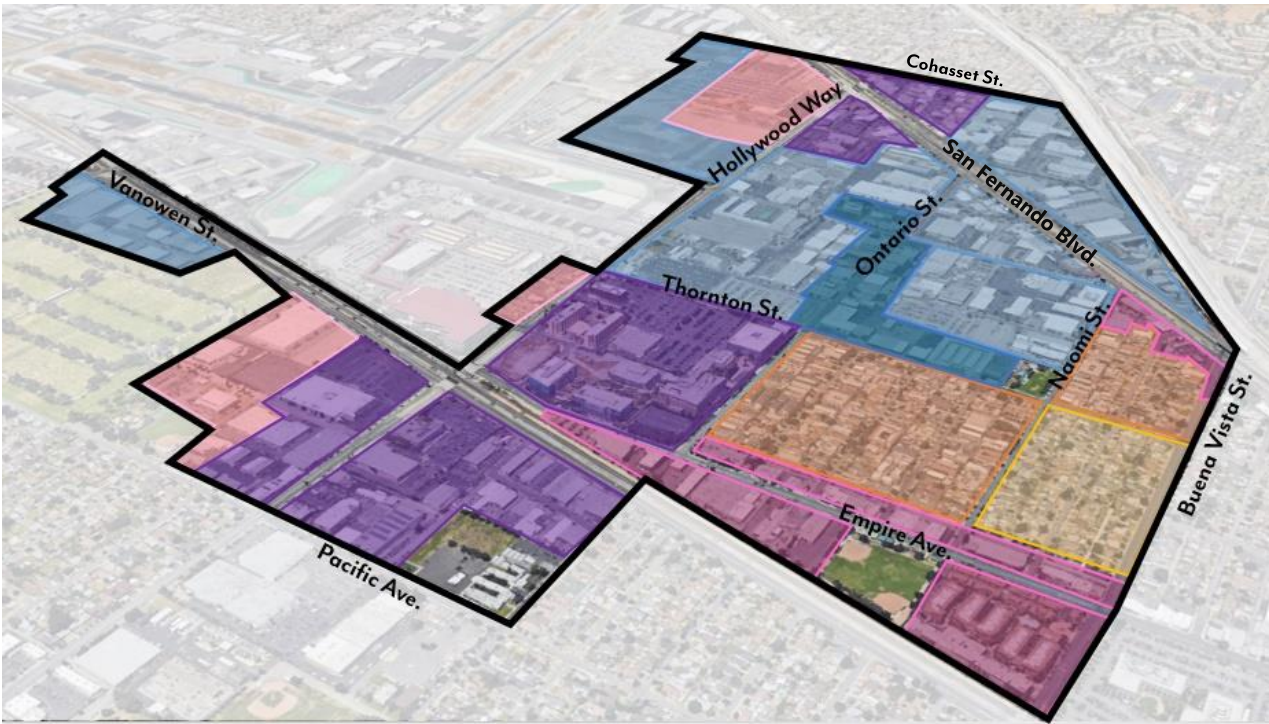


Balance of introducing new, high-density density and presentation and protection of single-family residential neighborhoods

Summary – Alternatives 1 and 2

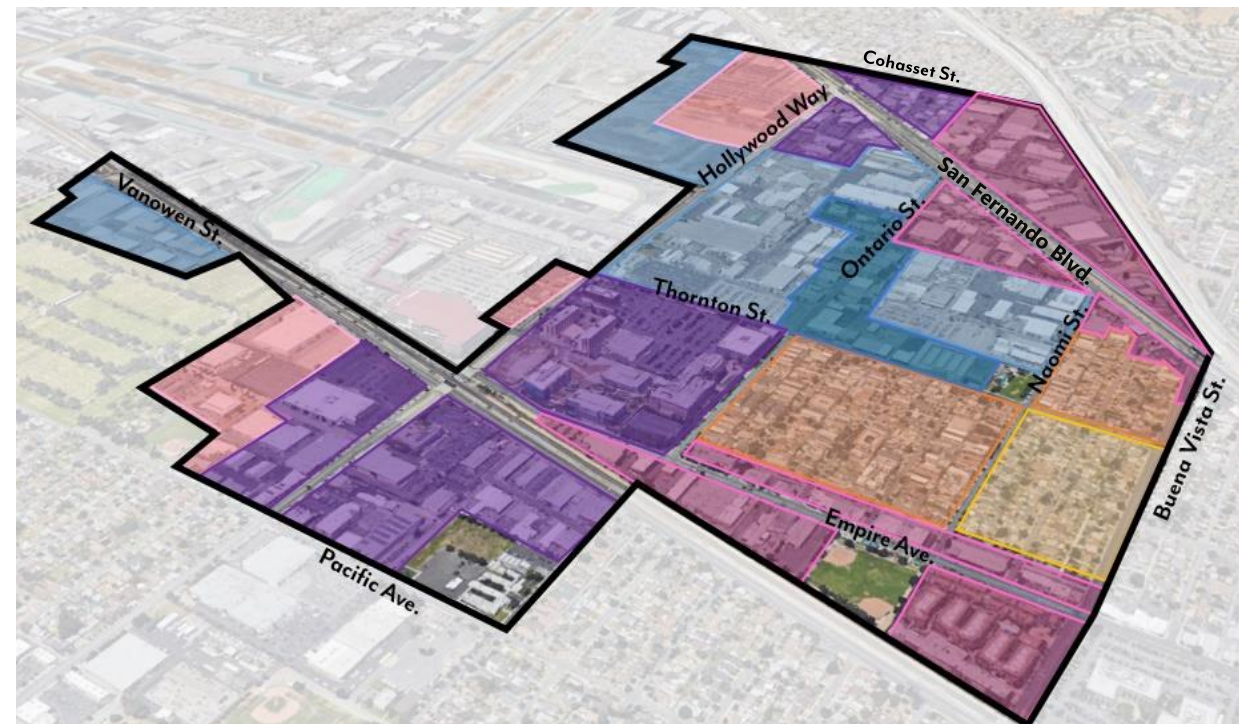
Alternative 1: Balanced Approach

Provides sufficient acreage to support employment-generating businesses while introducing housing near transit



Alternative 2: Housing Priority

Maximizes housing production through conversion of industrial land use to residential and increases in housing density





Breakout Sessions – Small Group Discussions

Small Group Discussions Overview

- Attendees will be separated into small groups
- Each group will have a facilitator lead the discussion from the City or consultants team
- 30 minutes for discussion
- Two major discussion topics
- Report back to larger group



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 is a graphic logo consisting of several overlapping rectangular shapes in teal, magenta, and black, with thin lines extending from them. To the right of the logo, the text "Report Back" is written in a magenta, sans-serif font. A thin teal horizontal line runs across the banner, positioned below the text.

Report Back



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

Leverage

Transportation

Assets



Support

Airport



Balance Jobs

and Housing



Support District as

Economic Engine



Build

Neighborhoods

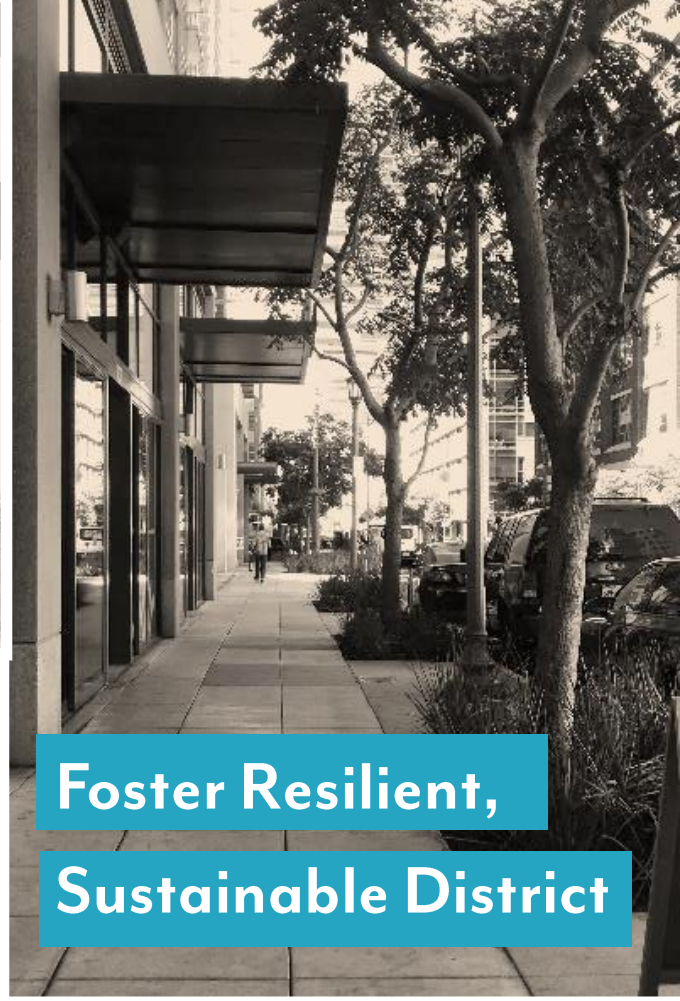




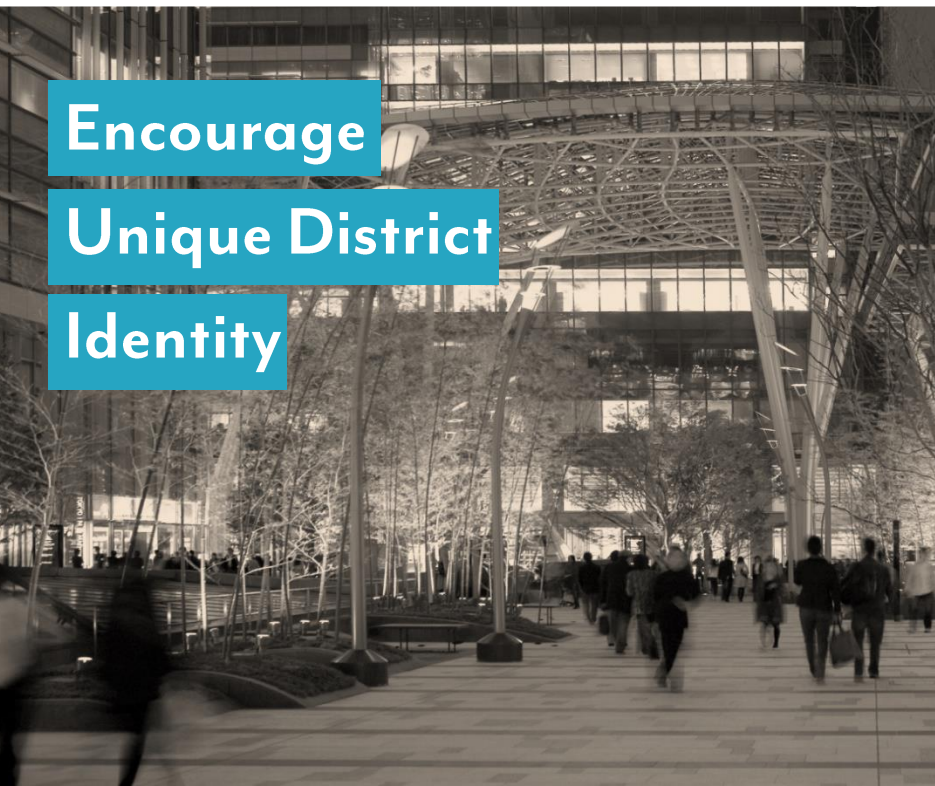
Create Well-Designed Neighborhoods



Support Mix of Housing Types, Unit Sizes



Foster Resilient, Sustainable District



Encourage Unique District Identity



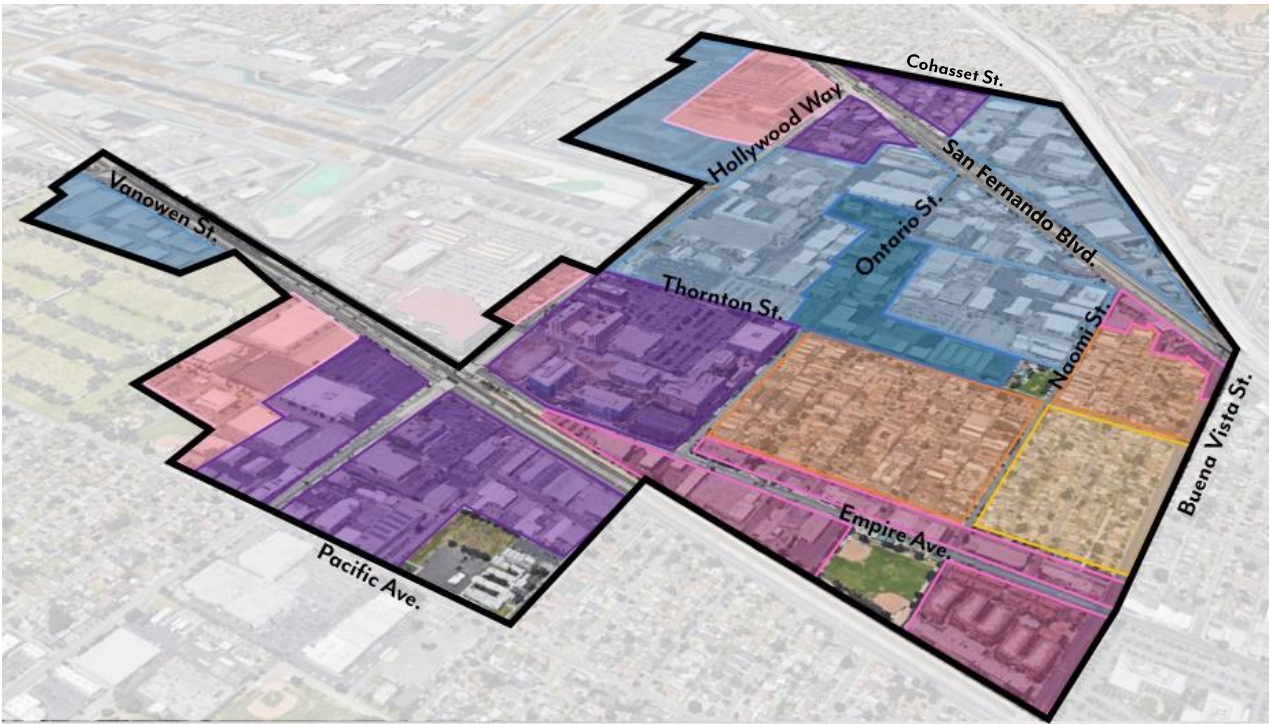
Improve Safe, Multi-Modal Connections



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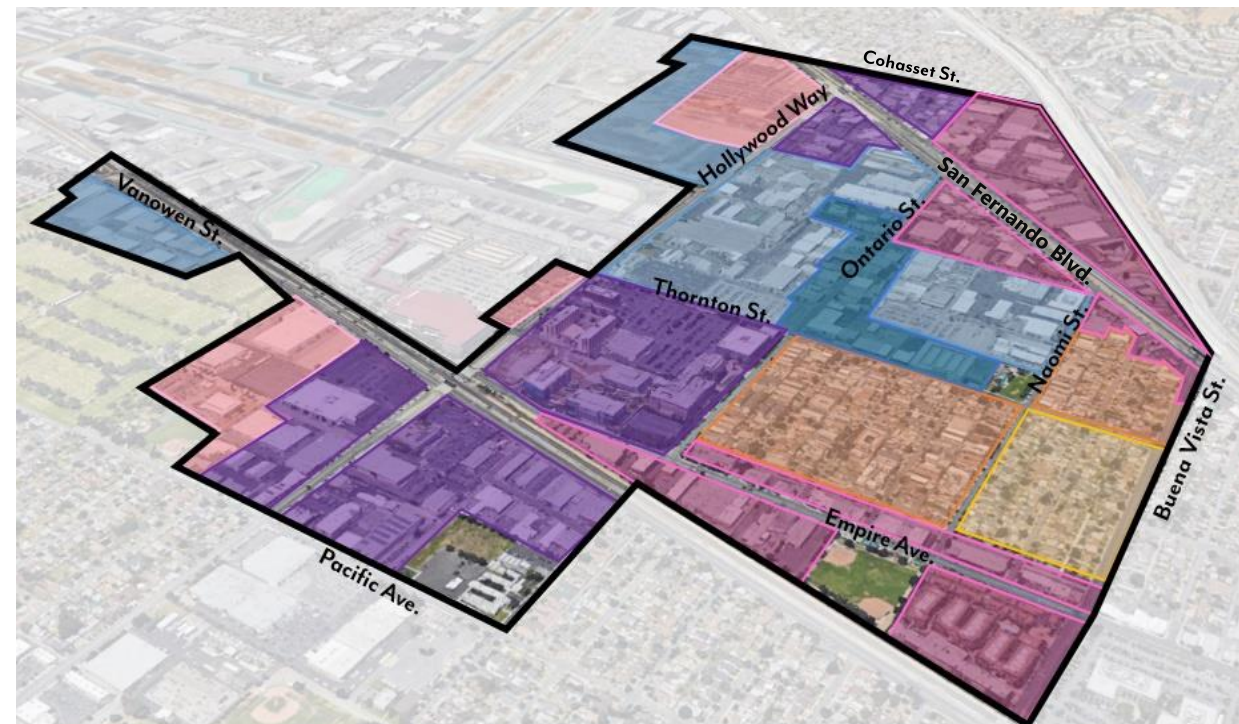
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- | | | | | |
|---|--|---|---|---|
|  Mixed-Use TOD |  High Density Residential |  Golden State Employment |  Commercial / TOD Flex |  Airport |
|  Mixed-Use Corridor |  Low Density Residential |  Maker's District |  Park / School | |

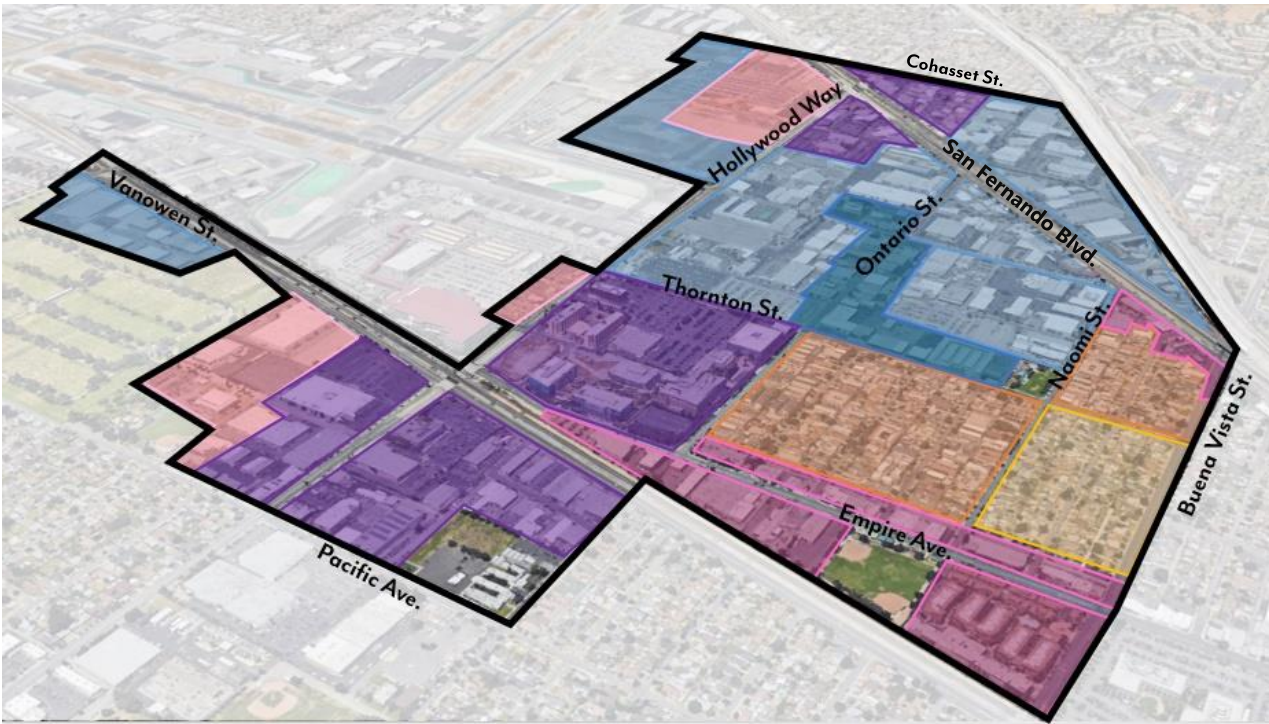


Q & A Session

Summary – Alternatives 1 and 2

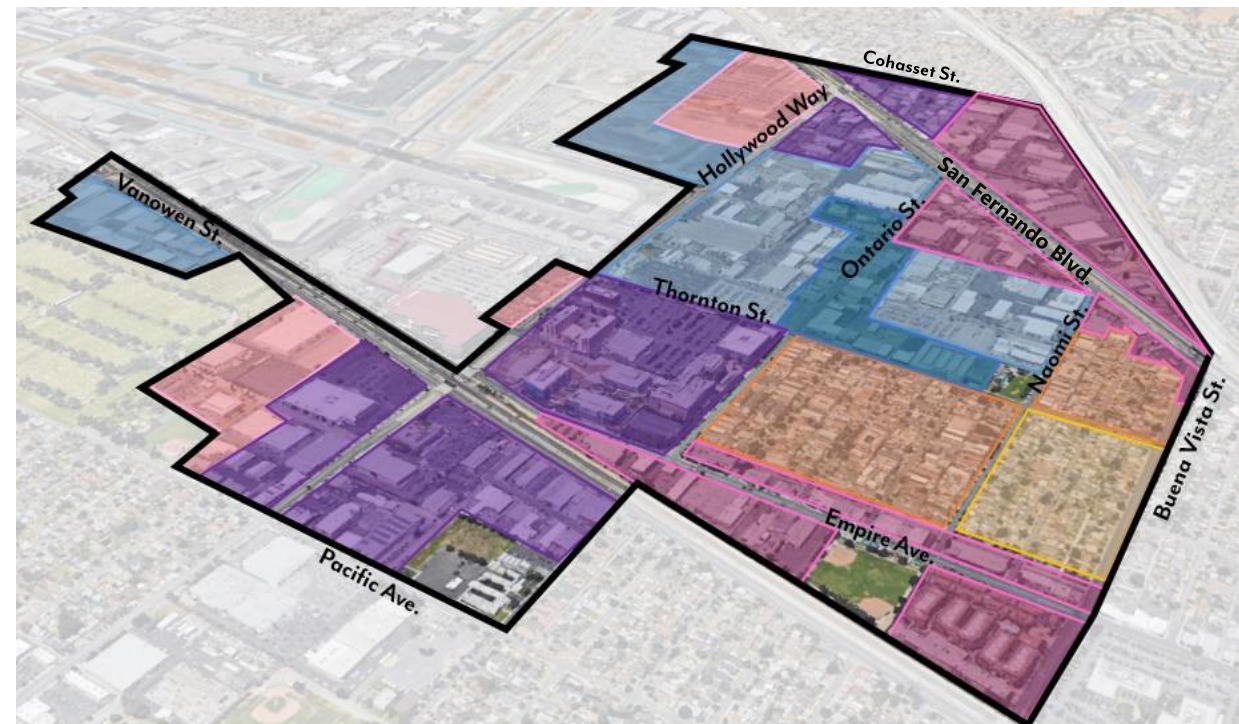
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GoldenStateDistrict.com

The screenshot shows the homepage of the Golden State District Specific Plan website. At the top left is the City of Burbank logo. At the top right is a navigation menu with links for HOME, ABOUT, NEWS, RESOURCES, and CONTACT. The main header features an aerial view of the district with the text: "GOLDEN STATE SPECIFIC PLAN A new Specific Plan is underway to envision the future of the Golden State District." Below this is a "WELCOME!" section with the text: "Explore this site to find the latest project updates and learn more about the the Golden State District Specific Plan." A "News" section contains three items: "Notice of Preparation of EIR" (Aug 7, 2020), "Join us for a virtual workshop!" (Jul 29, 2020), and "Summary of first workshop" (Feb 24, 2017). Below the news section is a "Community Workshop & Scoping Meeting" section for August 26, 2020, at 6:00 PM, with a link to "JOIN & PARTICIPATE IN THE WORKSHOP, AT 6PM". To the right of this section is a graphic for a "VIRTUAL COMMUNITY WORKSHOP" on August 26, 2020, from 6:00pm to 8:00pm.



HOME ABOUT NEWS RESOURCES CONTACT


GOLDEN STATE SPECIFIC PLAN

A new Specific Plan is underway to envision the future of the Golden State District.


WELCOME!


Explore this site to find the latest project updates and learn more about the the Golden State District Specific Plan.

News

 **NOTICE OF PREPARATION**
Page 12, 2020
August 7, 2020

Notice of Preparation of EIR
Aug 7, 2020

 **Join us for a virtual workshop!**
Jul 29, 2020

 **Summary of first workshop**
Feb 24, 2017

Community Workshop & Scoping Meeting

August 26, 2020, at 6:00 PM

If you wish to join and participate in the virtual community workshop and scoping meeting, click on the link below:

[JOIN & PARTICIPATE IN THE WORKSHOP, AT 6PM](#)

GOLDEN STATE DISTRICT SPECIFIC PLAN

JOIN US FOR A VIRTUAL COMMUNITY WORKSHOP

When?
August 26, 2020
Wednesday
6:00pm - 8:00pm

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Next Steps

Process and Timeline

We are here!

- **Research + Analysis**
- **Community Workshop #1**
- **Stakeholder Meetings**

Community Workshop #2 and Environmental Impact Report Scoping Meeting

Summer 2020

Adopt Specific Plan and certify Final EIR

Fall 2021

Winter 2016-
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Spring – Fall 2020

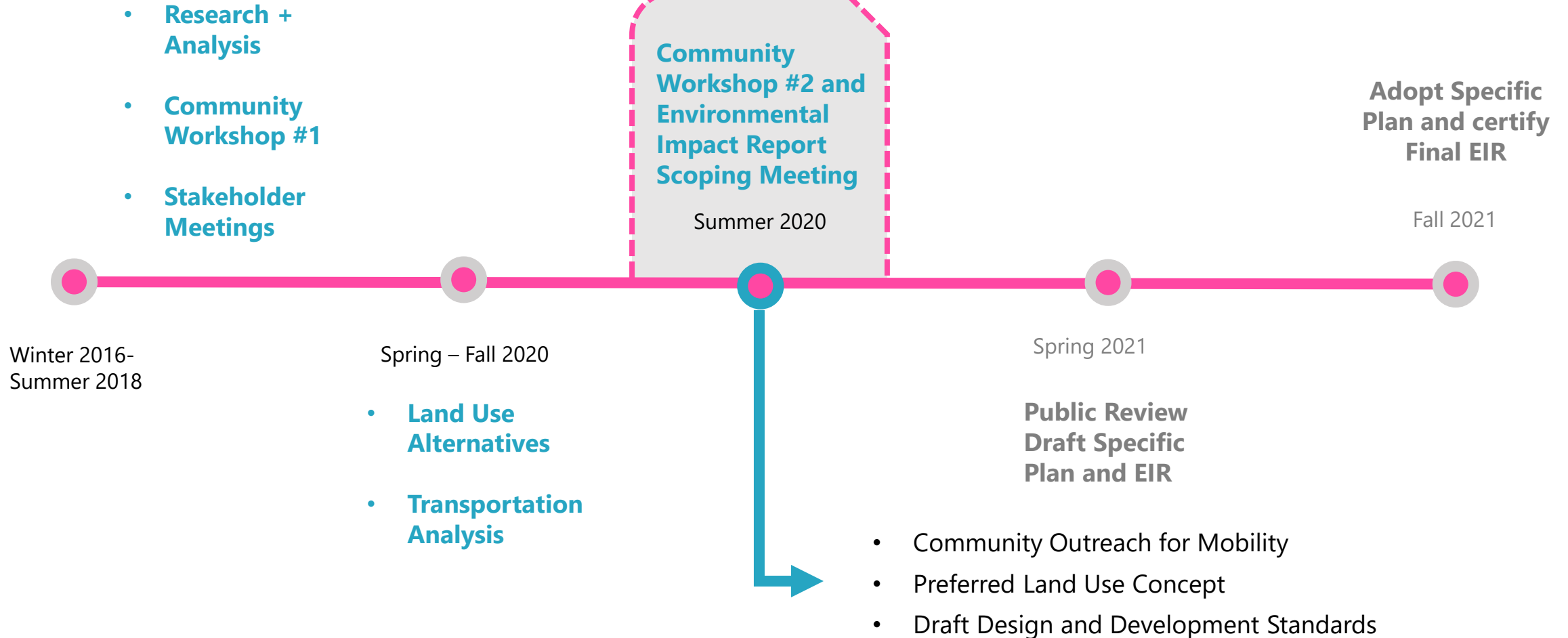
- **Land Use Alternatives**
- **Transportation Analysis**

Spring 2021

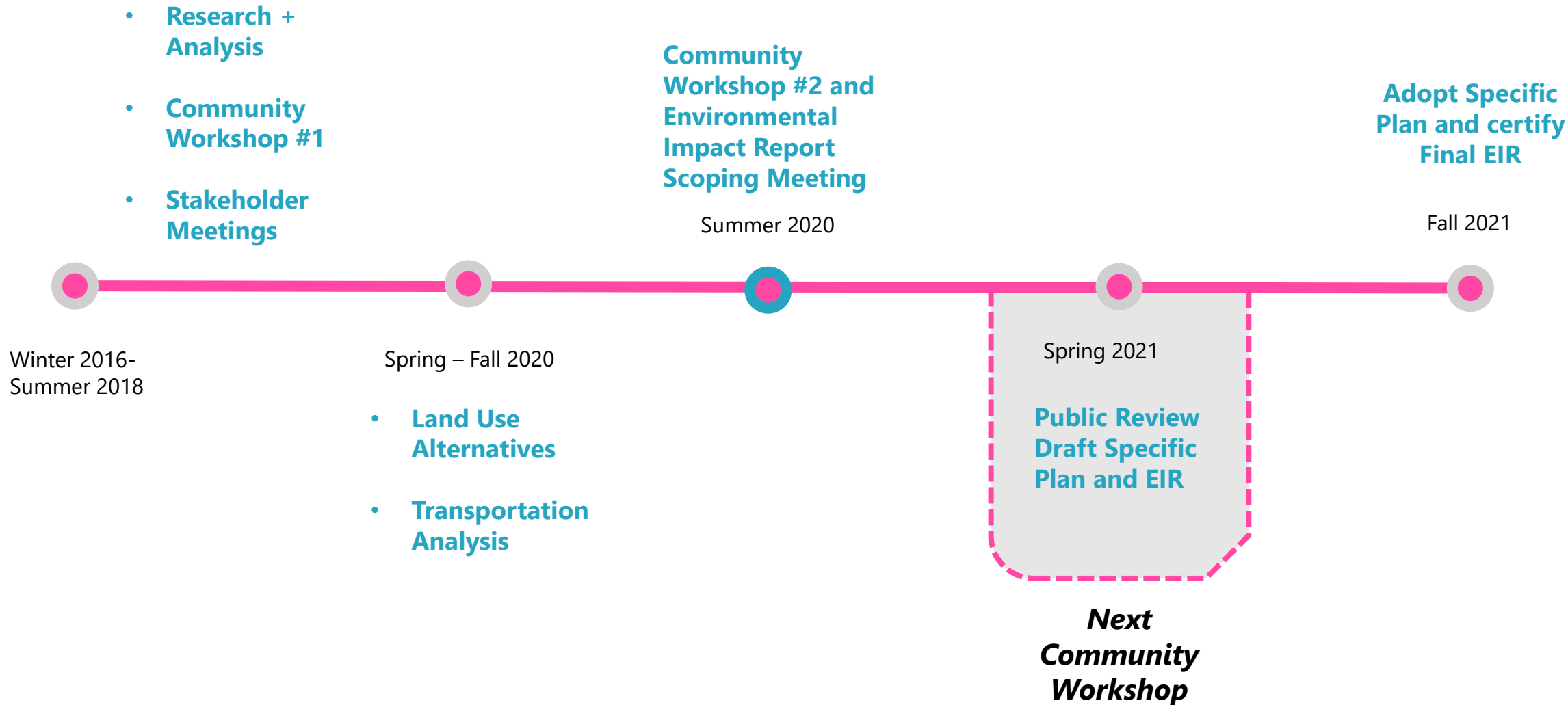
**Public Review
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Process and Timeline

We are here!



Process and Timeline



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Public Scoping Meeting

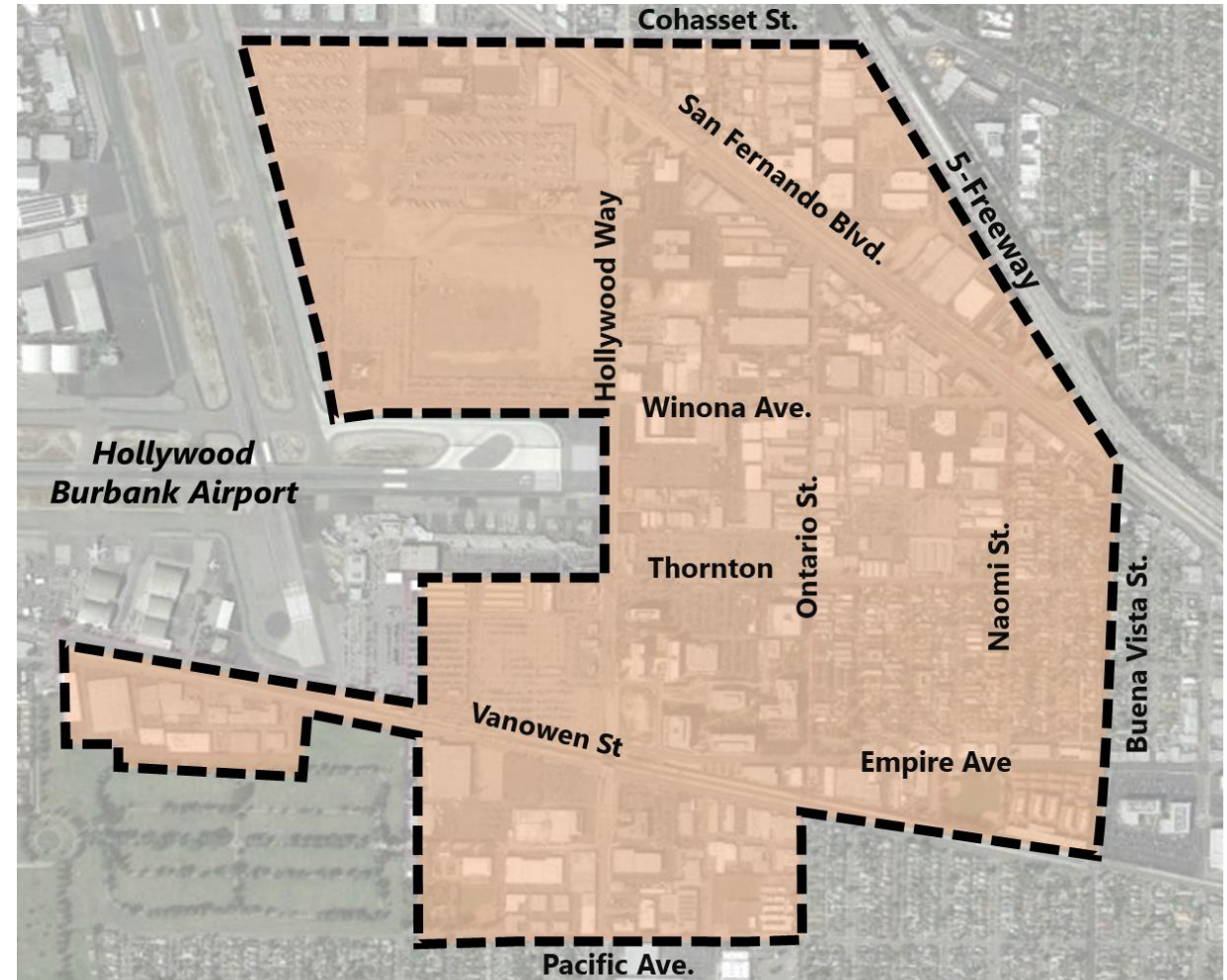
Purpose of Scoping Meeting

- To obtain comments on the specific environmental issues that are important to the communities within & surrounding the project area
- Comments will inform the scope & nature of the Environmental Impact Report (EIR) analysis prepared under the California Environmental Quality Act (CEQA)



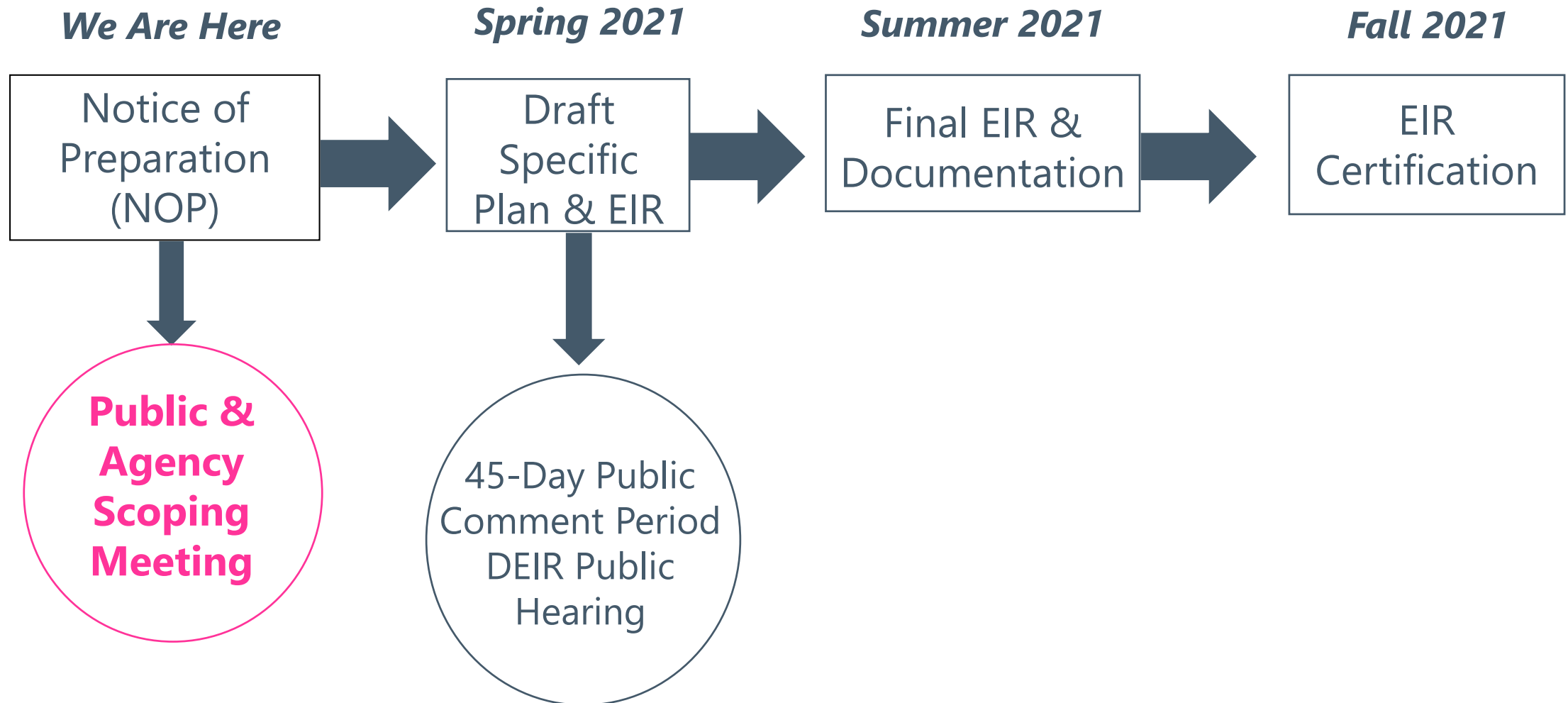
CEQA Process

- Required for all discretionary actions
- Informs public & decision makers
- Feasible ways to avoid, reduce, and/or mitigate impacts
- Considers alternatives
- Discloses significant & unavoidable impacts
- Opportunity to comment on the environmental issues



Overview of CEQA EIR Process

EIR Milestones





Draft EIR Environmental Issues

- Aesthetics
- Agricultural & Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology & Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology & Water Quality
- Land Use & Planning
- Mineral Resources
- Noise
- Population & Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities & Services Systems
- Wildfire
- Cumulative Impacts
- Project Alternatives
 - No Project Alternative & Project Alternatives



Public Scoping Comments

- **The following comments will be considered:**
 - Written comments via Zoom Chat tonight
 - Written responses to NOP
- **Submit comments to:**

Daniel Villa, Senior Planner
City of Burbank
150 North Third Street
Burbank, CA 91502
EMAIL: DVilla@burbankca.gov

COMMENTS DUE BY September 25, 2020

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 is a graphic consisting of several vertical and horizontal lines in teal, black, and purple. The text "Q & A Session" is written in a pink, sans-serif font on the banner.

Q & A Session

An aerial photograph of a city, likely Los Angeles, showing a mix of residential and commercial buildings. A white banner with a teal border is overlaid across the middle of the image. On the left side of the banner is a graphic logo consisting of several overlapping squares and lines in teal, magenta, and black. The text "Thank you!" is written in a magenta, sans-serif font on the banner.

Thank you!