

UPDATE ON GOLDEN STATE SPECIFIC PLAN & POTENTIAL NEIGHBORHOOD PROTECTION PLAN

City Council Meeting
April 25, 2023



**CITY OF
BURBANK**

Overview of Discussion

1. Update on the Golden State Specific Plan

- a. Background
- b. Project Schedule
- c. Land Use Approach
- d. Project Alternatives
- e. Next Steps

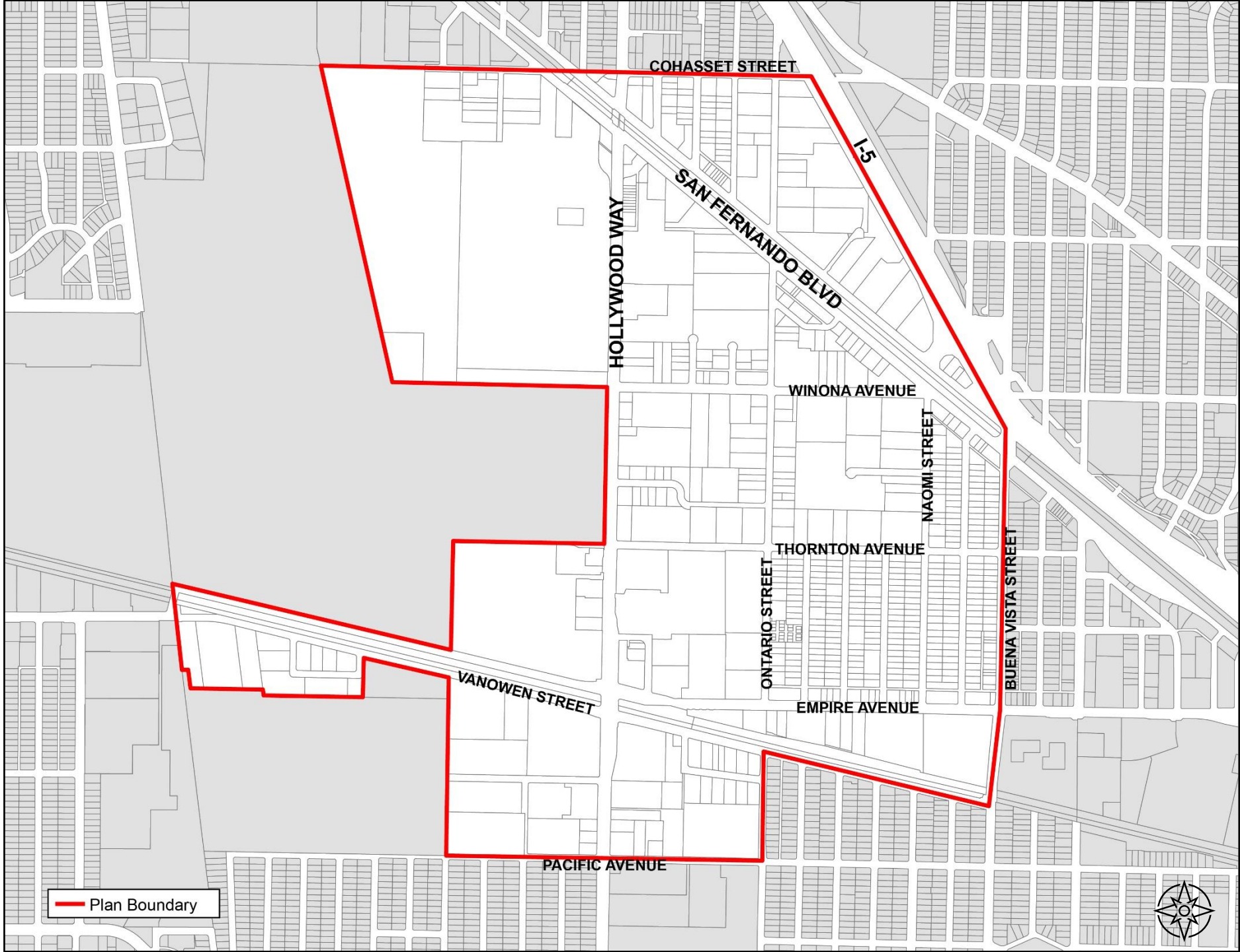
2. Potential Golden State Neighborhood Protection Plan

- a. Background
- b. Potential Boundaries
- c. Next Steps

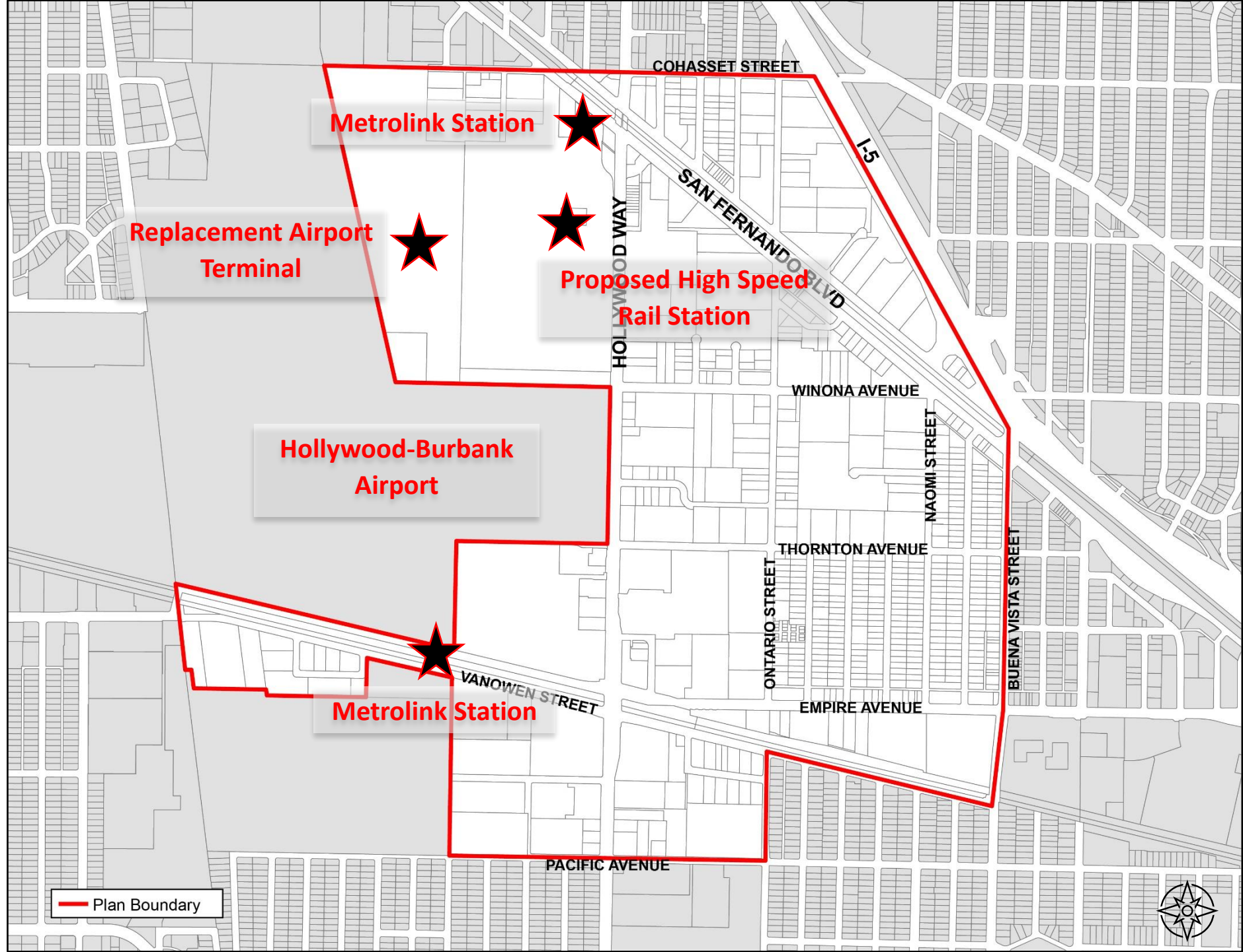
Update on the Specific Plan – Background

- Burbank 2035 General Plan Realization, Land Use Project LU-3
- Grant Funding – CA High Speed Rail Authority, Metro and LEAP
- Project Initiation, 2016
- Goal, Facilitate 12,000 residential units by 2035
- City’s 2021-2029 Housing Element

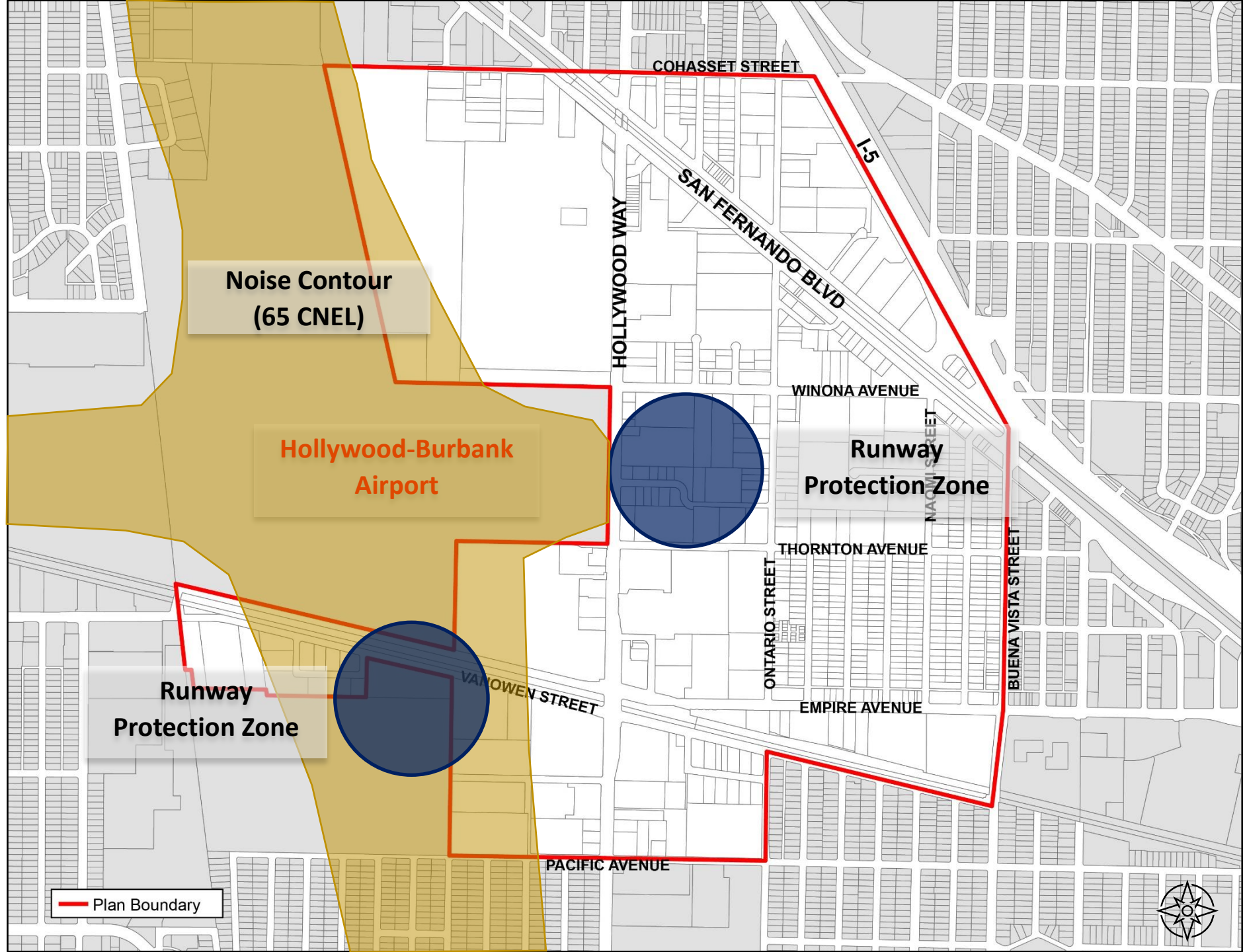
Specific Plan Boundaries



Regional Mobility Assets



Airport Adjacency

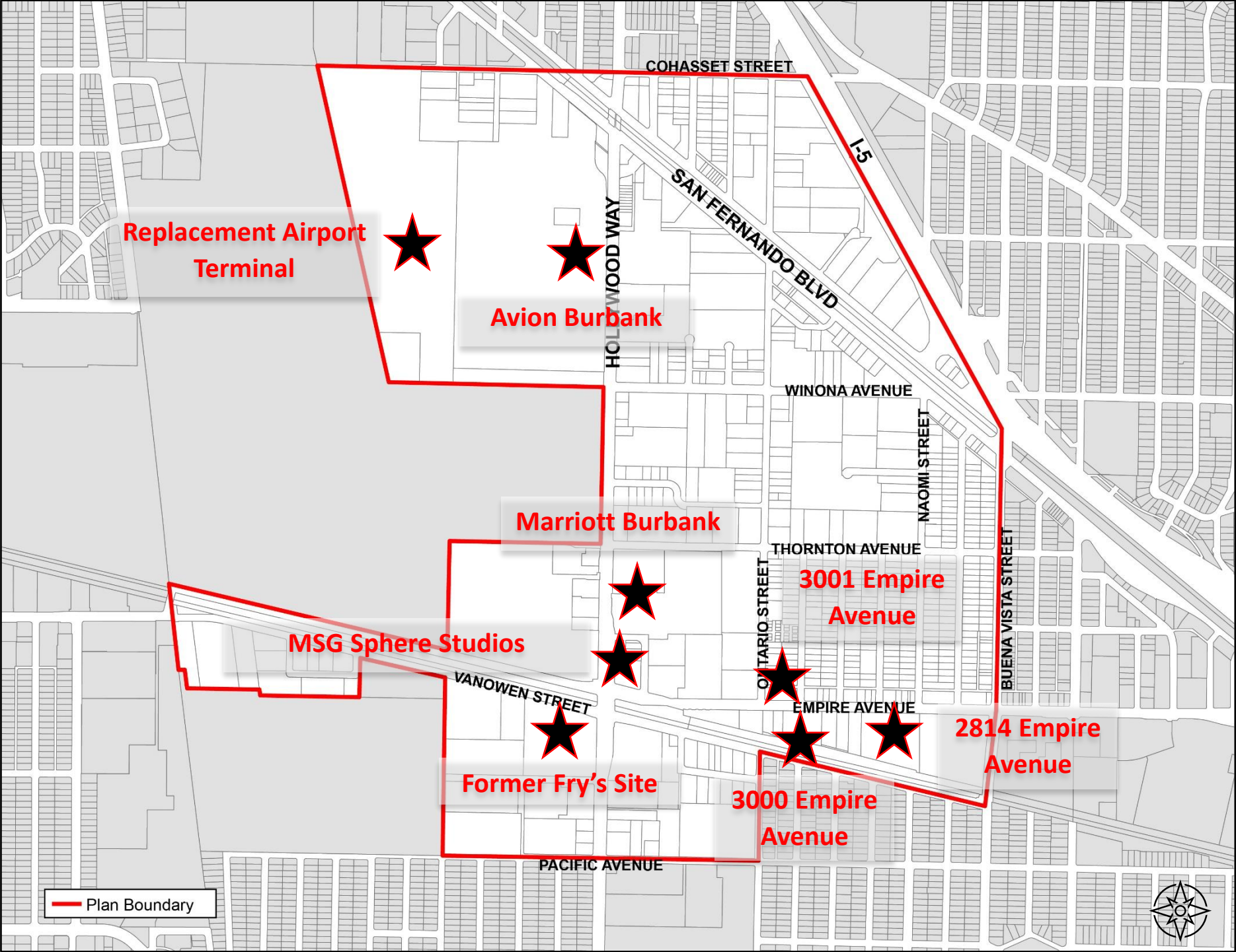


— Plan Boundary

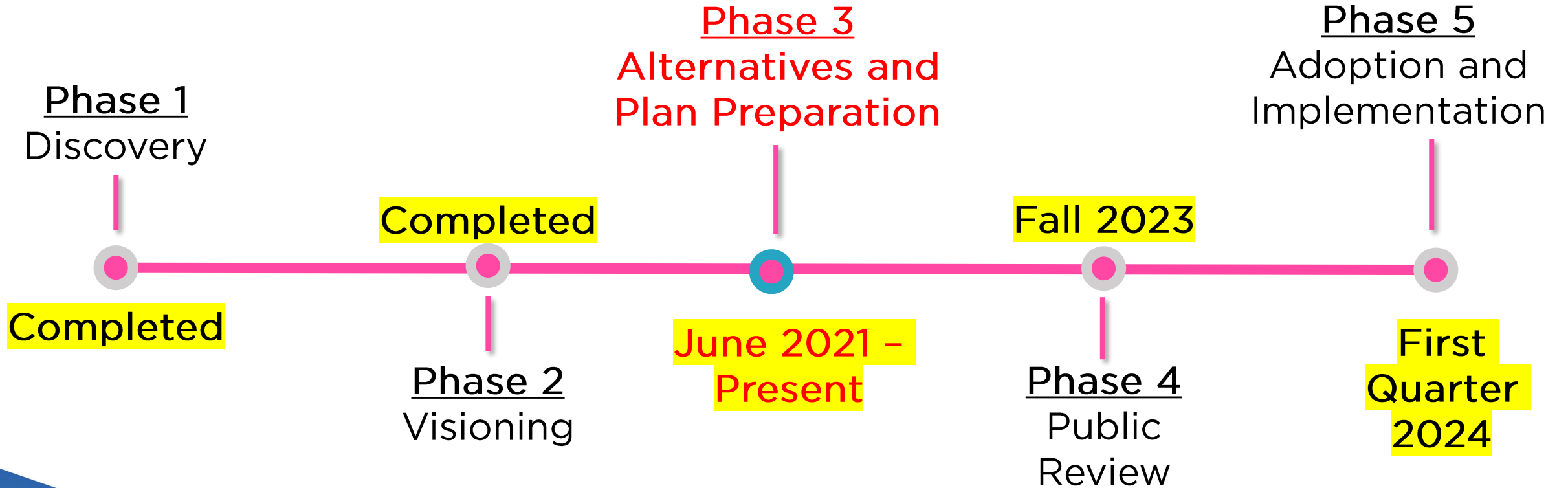
* This map includes approximate locations of the Noise Contours and Runway Protection Zones.



Development Activity



Project Schedule



Vision Statement

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 proposed High-Speed Rail Station.

Guiding Principles

Build Neighborhoods

Create Well-Designed
Neighborhoods

Support a Mix of Housing
Types, Unit Sizes

Foster a Resilient,
Sustainable District

Improve Safe, Multi-Modal
Connections

Balance Jobs and Housing

Guiding Principles (continued)

Leverage Transportation
Assets

Encourage a Unique District
Identify

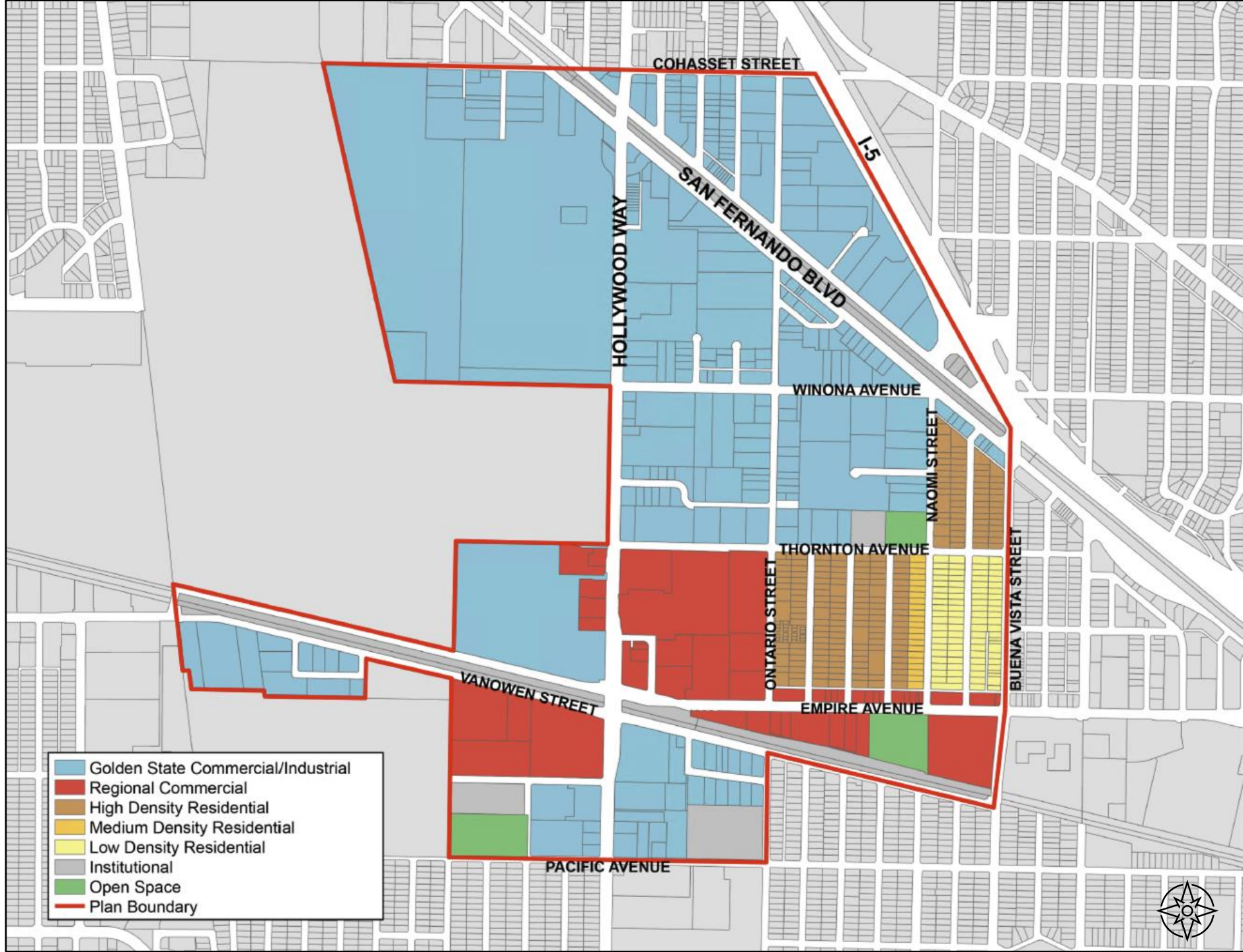
Support the District as an
Economic Engine

Support Airport

Existing Land Use Plan

EXISTING

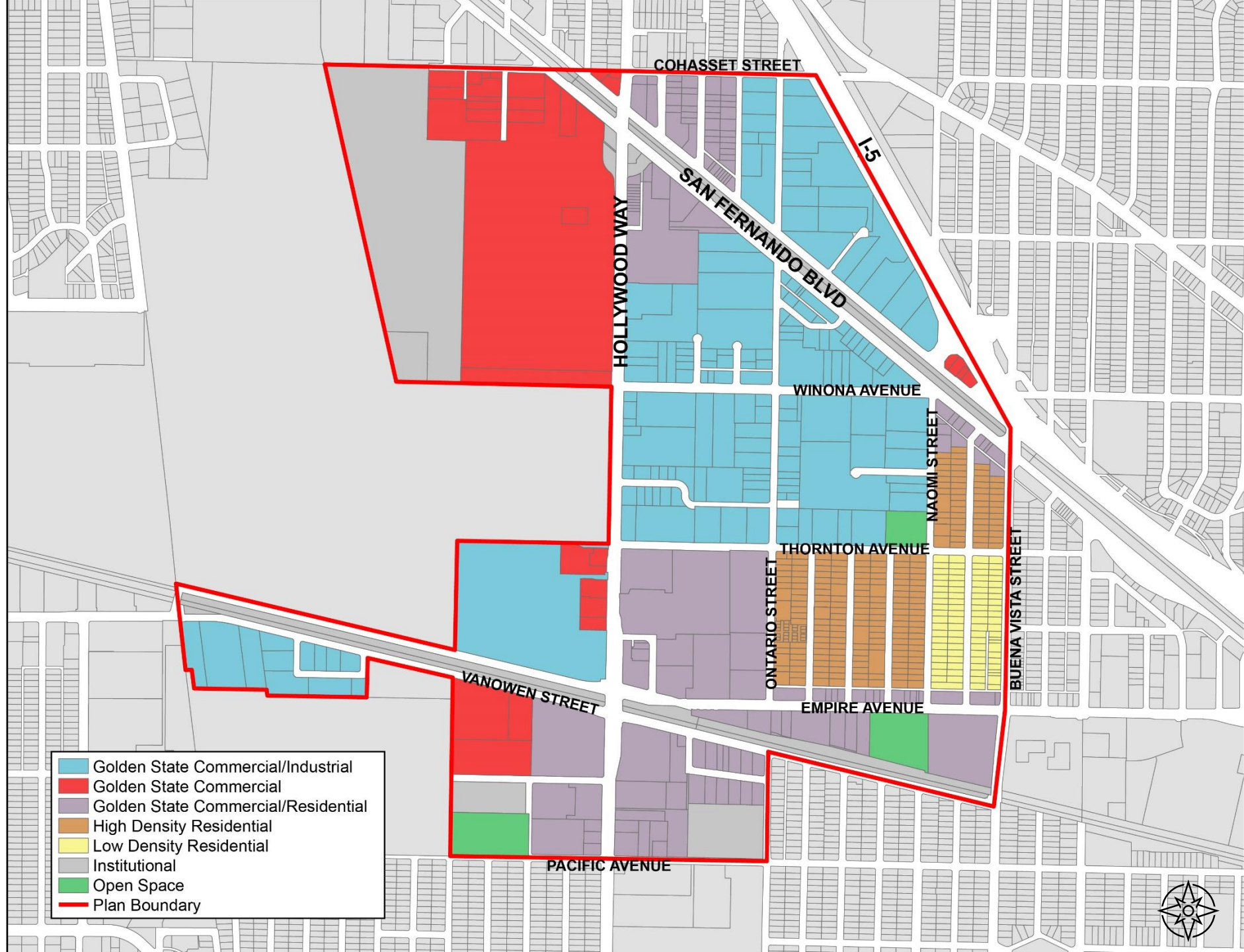
Land Use	Density	FAR
Golden State Commercial/Industrial	27 du/ac	1.25
Regional Commercial	27 du/ac	1.25
High Density Residential	43 du/ac	0
Medium Density Residential	27 du/ac	0
Low Density Residential	0-14 du/ac	0
Institutional	N/A	N/A
Open Space	N/A	N/A



Proposed Land Use Plan

PROPOSED

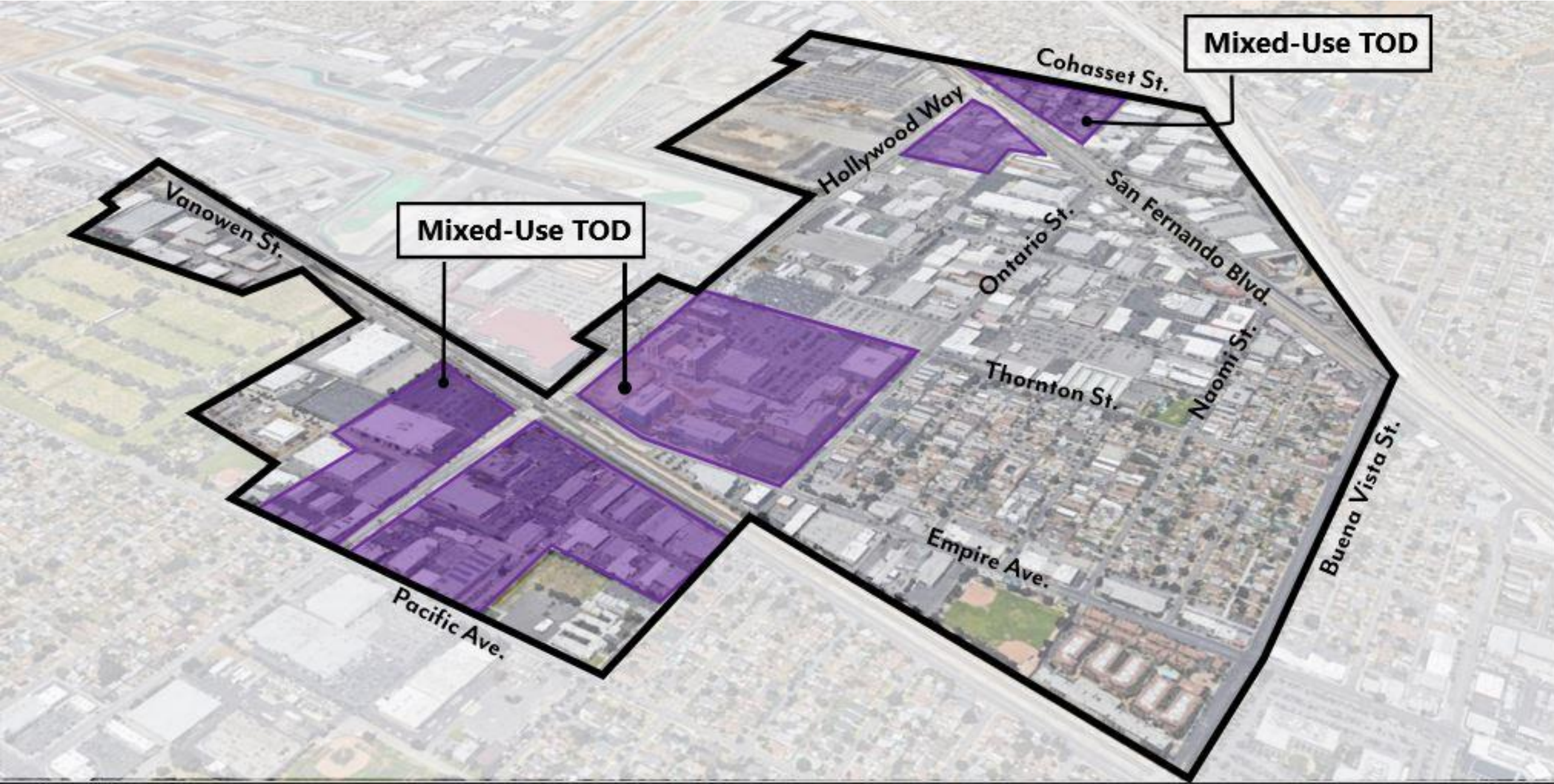
Land Use	Density	FAR
Golden State Commercial/Industrial	0 du/ac	1.25-1.75
Golden State Commercial	0 du/ac	2.0
Golden State Commercial/Residential	58-120 du/ac	1.25-3.0
High Density Residential	43 du/ac	0
Low Density Residential	14 du/ac	0
Institutional	N/A	N/A
Open Space	N/A	N/A



	Golden State Commercial/Industrial
	Golden State Commercial
	Golden State Commercial/Residential
	High Density Residential
	Low Density Residential
	Institutional
	Open Space
	Plan Boundary



Mixed-Use TOD



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, proposed High Speed Rail Station
- Mix of unit sizes that support family housing
- Walkable, pedestrian-oriented site design and integrated open space like paseos, courtyards and plazas
- 8 story scale, with up to 12 stories allowed

120 du/ac. Max.; 2.0 – 3.0 FAR



Example of twelve story mixed-use development



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

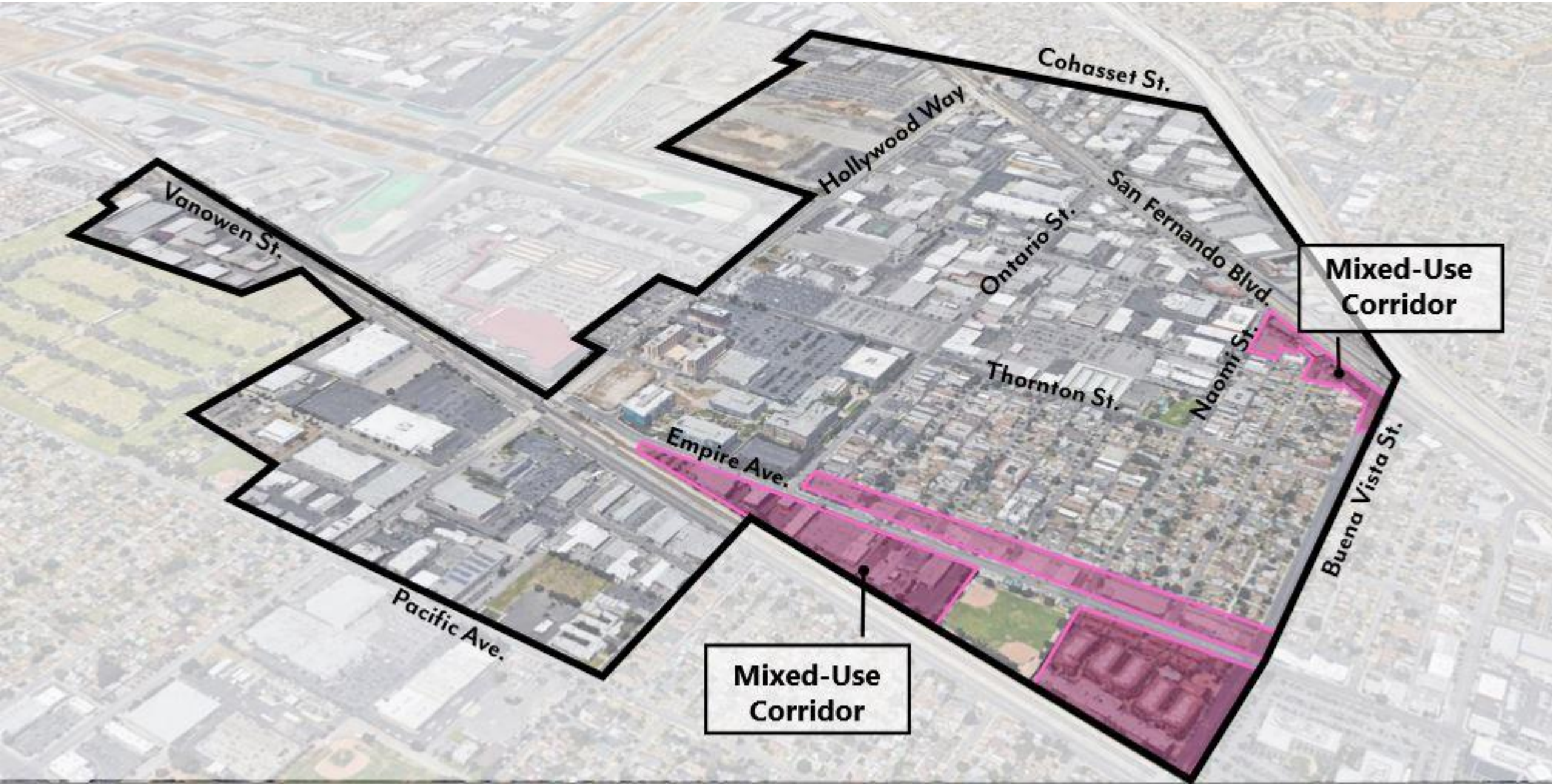


Sidewalks with sufficient width support pedestrian travel, trees and amenities, such as bicycle racks, seating



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

Mixed-Use Corridor



Mixed-Use Corridor

- Mix of uses that support existing cluster of commercial, 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 creative parking strategies
- Improved pedestrian experience through expanded sidewalks, more shade and streetscape amenities
- 4-8 story scale

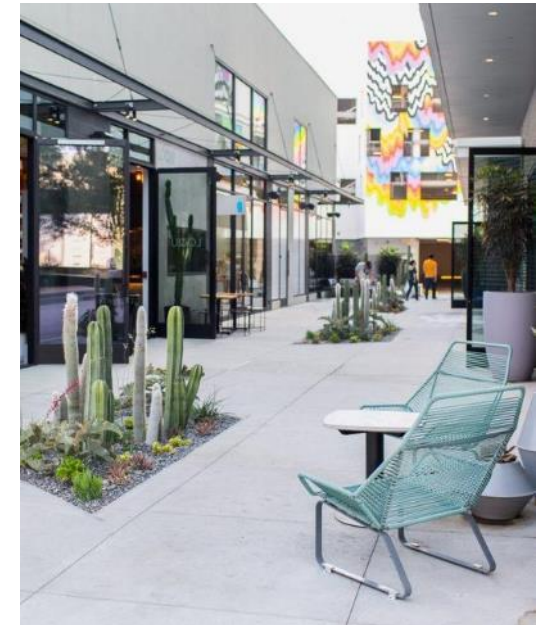
58-100 du/ac. Max., 1.25-2.0 FAR



Example of four-story mixed-use development

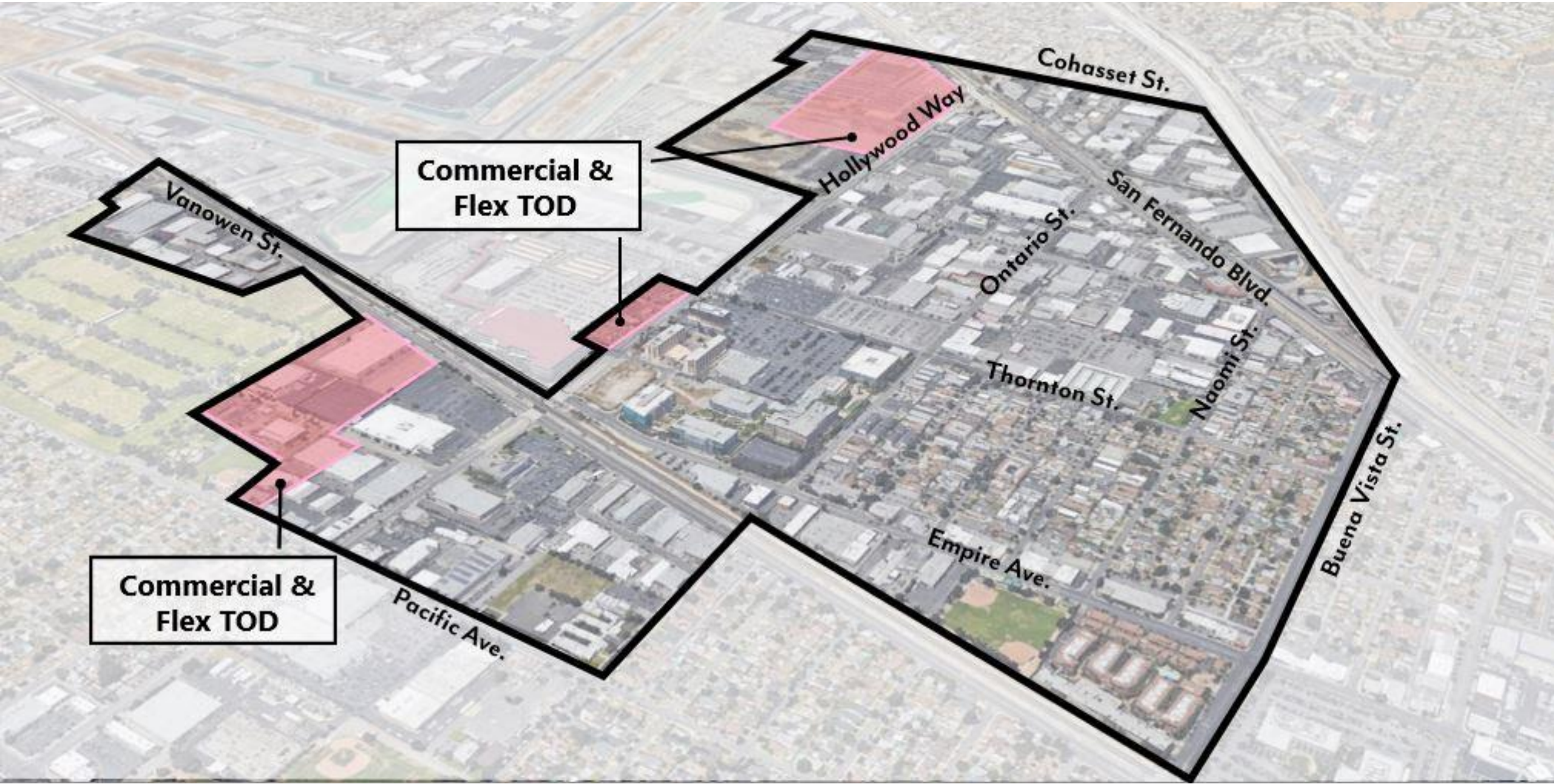


Example of eight story development



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

Commercial & Flex TOD (C&F TOD)



C&F TOD

- Compatible airport and HSR-adjacent businesses like office, 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
- Incentivize gateway treatments



Residential Not Allowed; 2.0 FAR



Example of five story commercial development



Example of three story well-designed, developments

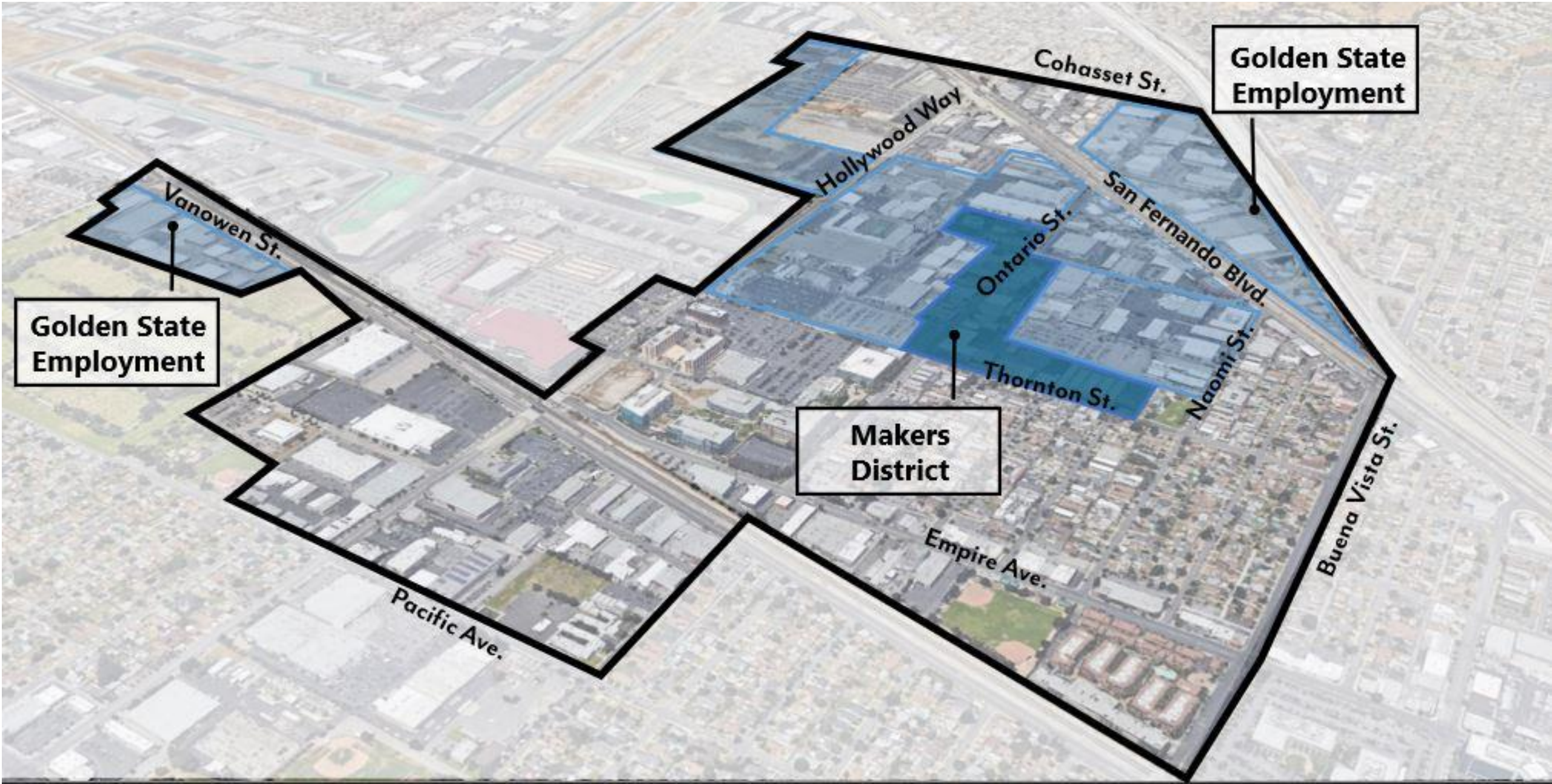


Example of publicly-accessible open space in large development with seating, landscaping, and trees



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

Golden State Employment & Makers District



Employment & Makers District

- Jobs preservation to maintain long-standing industrial employment sectors media, aerospace, motion picture
- Amenities within larger industrial sites like restaurants, retail, and open space
- 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

Residential Not Allowed, 1.25-1.75 FAR



Example of existing industrial and commercial use



Flexible uses within industrial development and adaptive-reuse

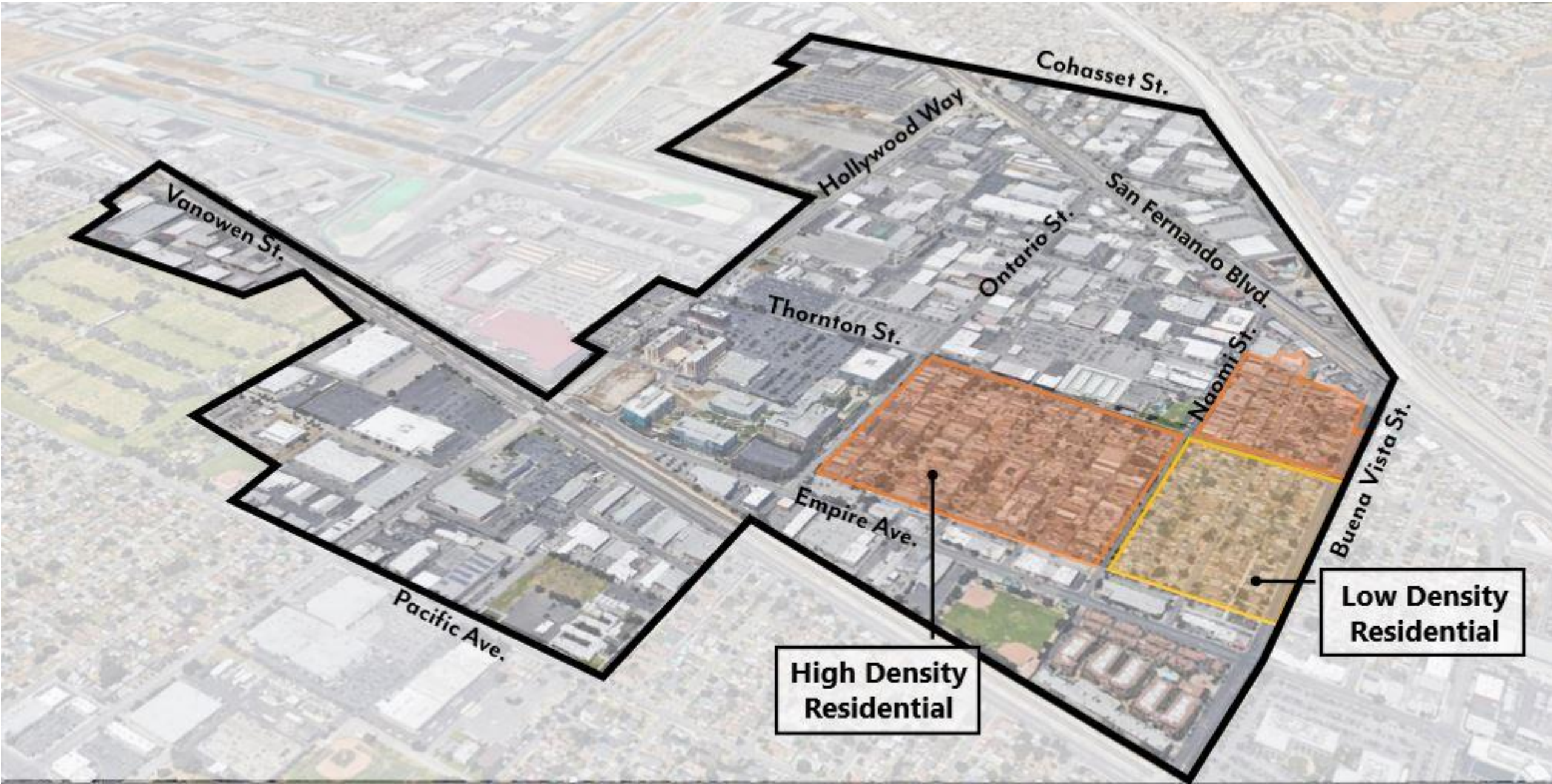


Walkable, pedestrian oriented-streets balanced with car and truck access



Industrial uses with active building entries

Residential



Residential

- Complementary 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: 43 du/ac. max.



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

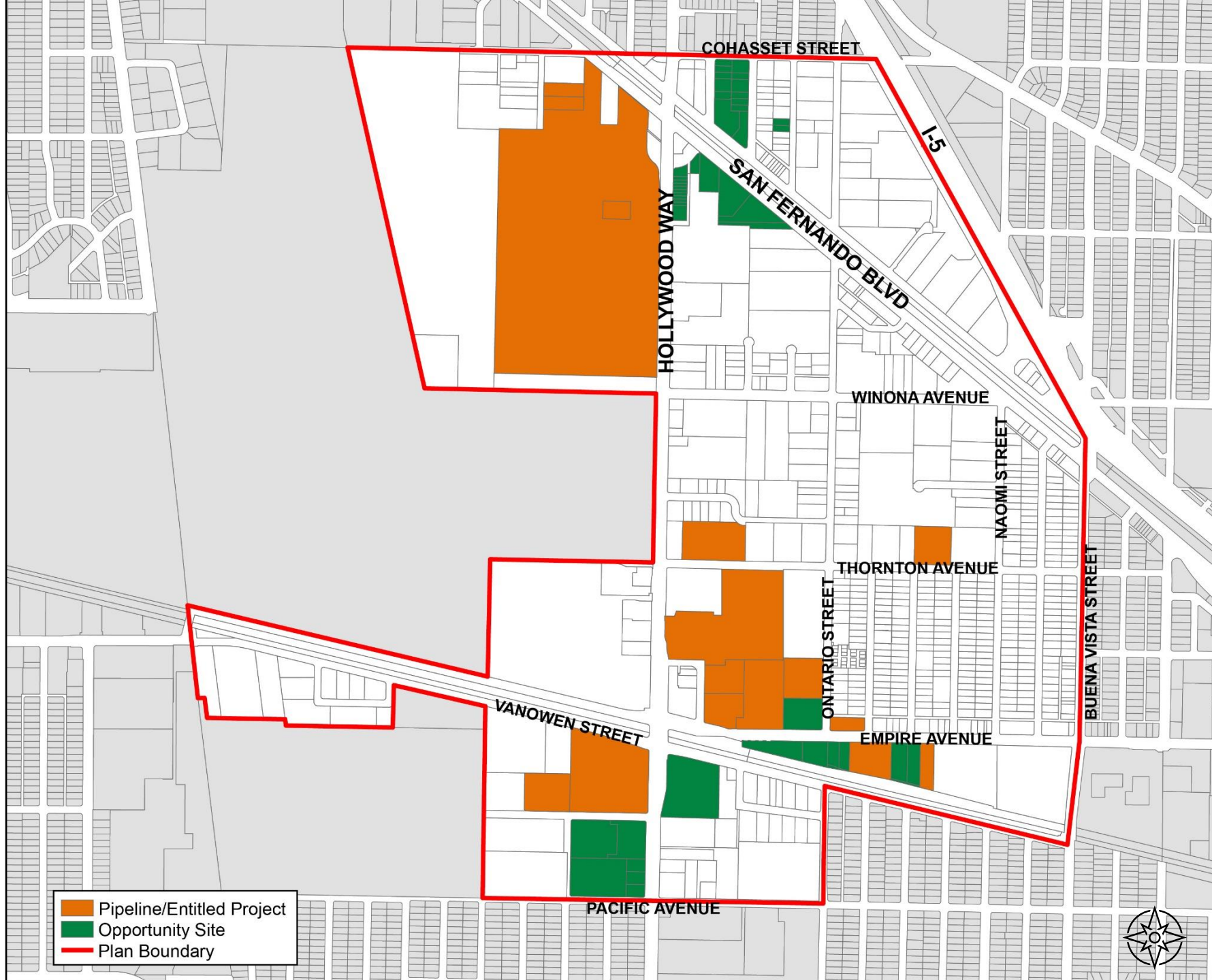


Balance of introducing new, high-density density and presentation and protection of single-family residential neighborhoods

Preferred Project Buildout (PPB)

DEVELOPMENT POTENTIAL

Land Use	Quantity (net)
Residential Dwelling Units	6,897 units (du)
Non-Residential Floor Area	3,262,448 square feet (sf)

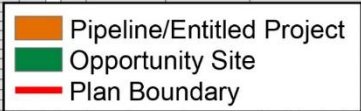
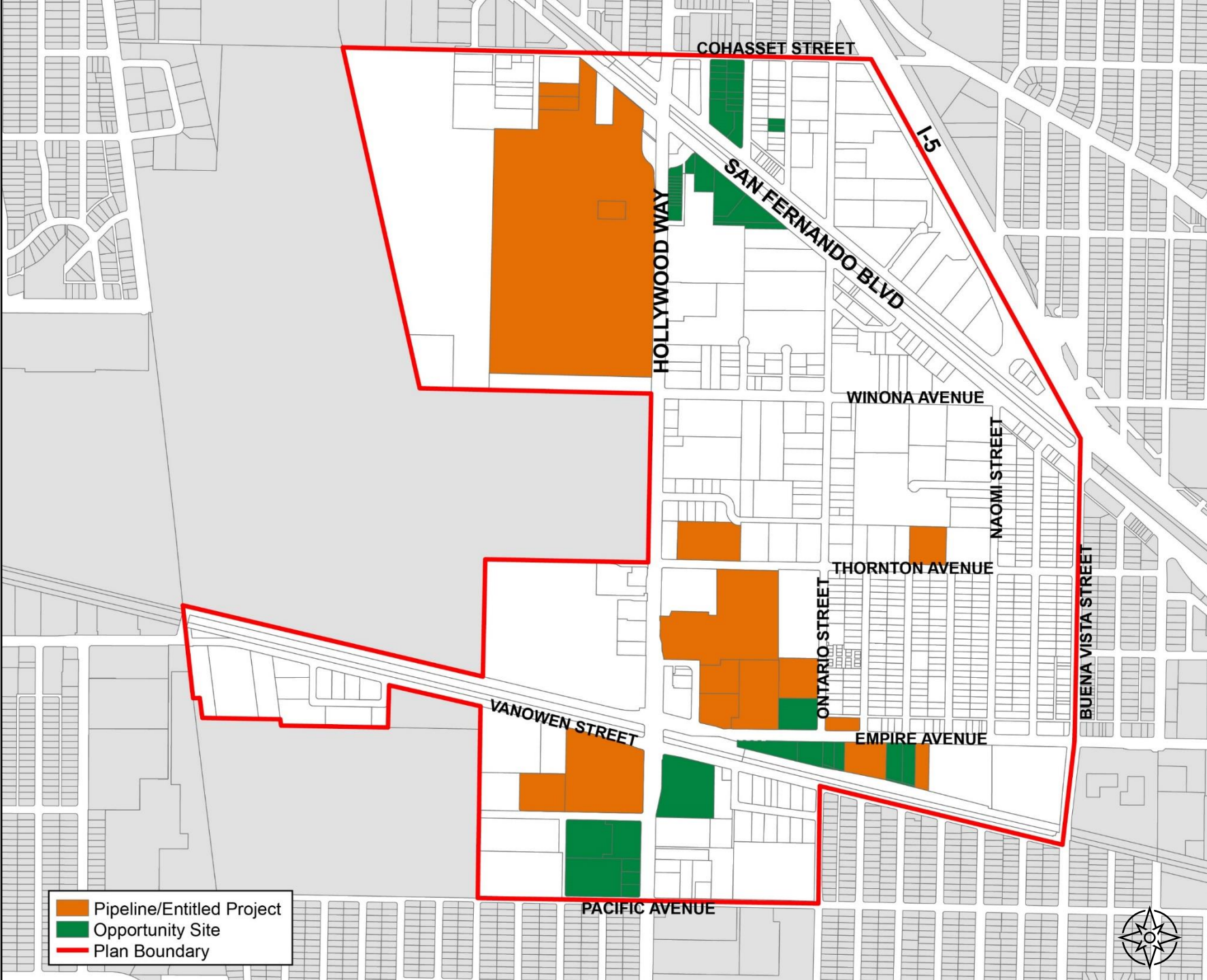


- Pipeline/Entitled Project
- Opportunity Site
- Plan Boundary

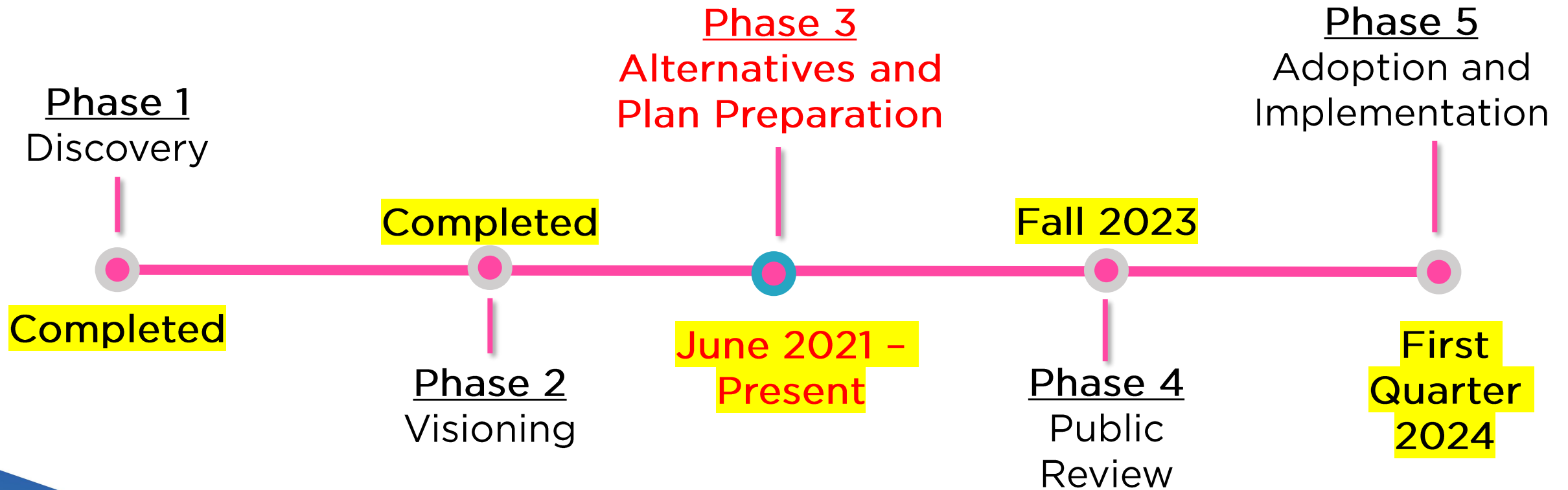


Increased Development Buildout (IDB)

<u>DEVELOPMENT POTENTIAL</u>	
Land Use	Quantity (net)
Residential Dwelling Units	9,047 units (du)
Non-Residential Floor Area	3,262,448 square feet (sf)



Next Steps



Next Steps

- **Upcoming Milestones**
 - Community Reengagement Workshop – Early June 2023
 - City Council Study Session on Mobility – July 18, 2023

GOLDEN STATE NEIGHBORHOOD PROTECTION PLAN



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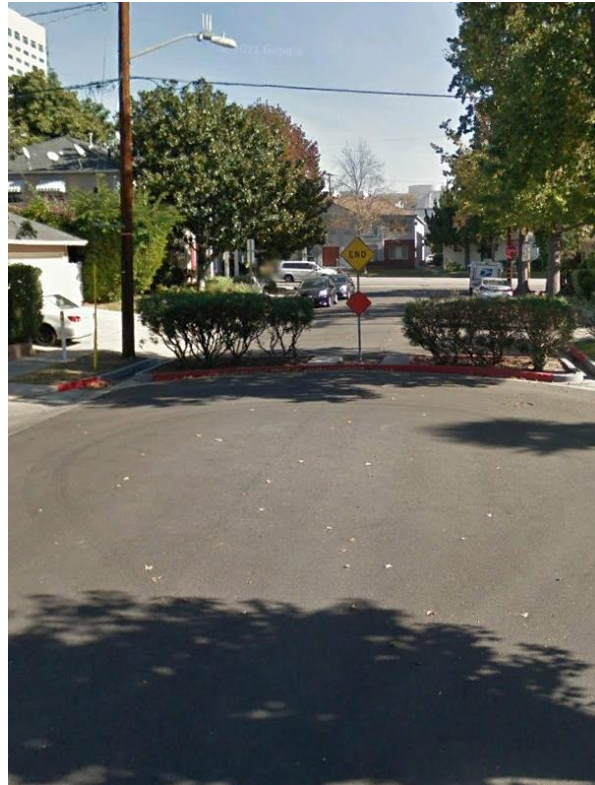
What is a Neighborhood Protection Plan?

The purpose of an NPP is to minimize the impacts to residential neighborhoods caused by cut-through vehicle traffic that utilizes local streets to travel through a neighborhood to a destination outside the area.

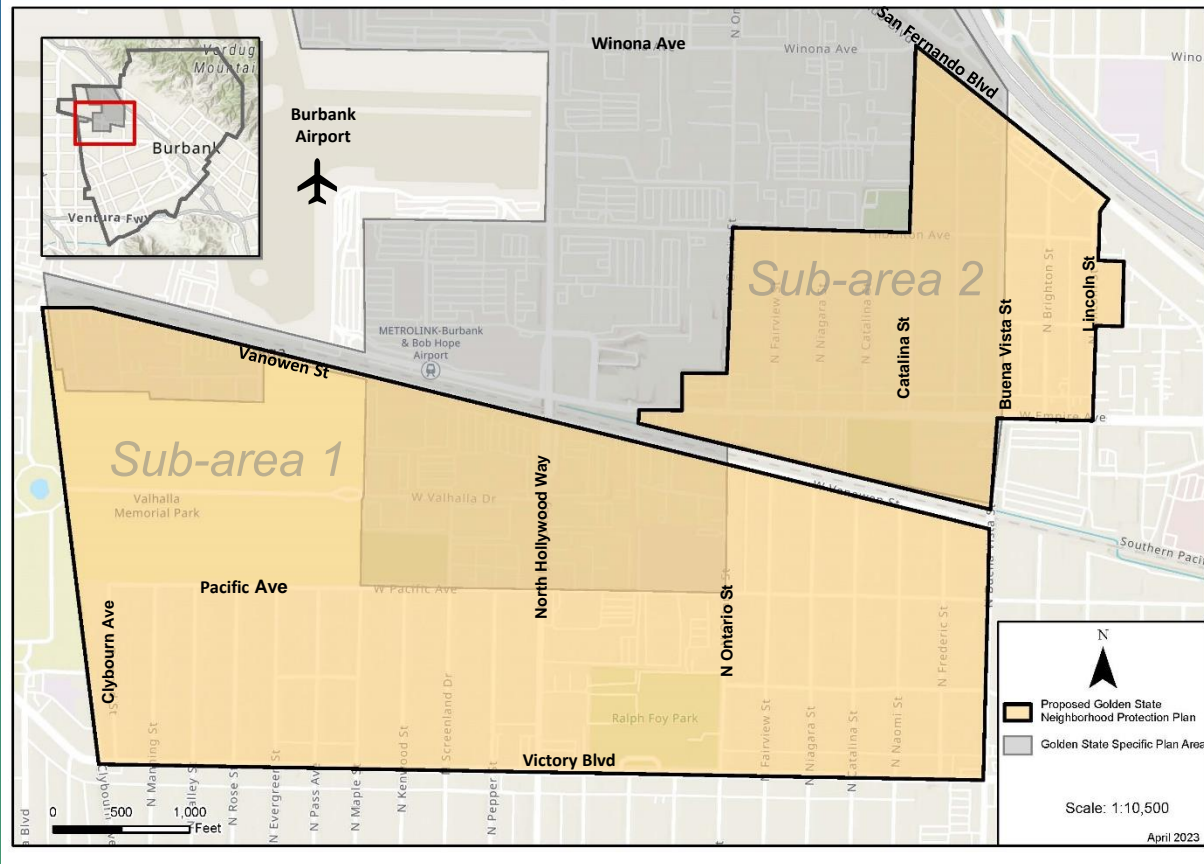
NPPs are often established in response to several factors, including:

- Existing or anticipated regional traffic caused by existing or proposed development near a neighborhood.
- Traffic bypassing congestion on an arterial roadway; and
- Characteristics of a neighborhood that do not match the designation and purpose of that street.

What is a Neighborhood Protection Plan?



Golden State NPP Potential Boundaries



The potential NPP boundaries include:

- Residential neighborhoods within and adjacent to the Specific Plan Area
- Buena Vista Street to the east
- North San Fernando Boulevard to north
- Clybourn Avenue to the west
- Victory Boulevard to the south

Next Steps

If directed by the City Council, staff would prepare a second step report on this matter, including:

- 1) Estimated cost
- 2) Procurement process for consultant and outreach
- 3) The process involved in the preparation of an NPP
- 4) Eventual implementation of the NPP
- 5) Confirm cost and funding source for NPP effort
- 6) Delivered by end of calendar year 2023

CONCLUSION AND RECOMMENDATIONS



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Conclusion

- Staff continues work on Specific Plan, Adoption and Implementation (First Quarter 2024).
- Development Potential
 - PPB - 6,897 du and 3,262,448 sf (non-residential)
 - IDB - 9,047 du and 3,262,448 sf (non-residential)
- Neighborhood Protection Plan can be undertaken for the Golden State Area.

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