

Notice of Availability

Subject: Notice of Availability of a Draft Environmental Impact Report

Project Title: 3700 Riverside Drive Mixed-Use Project

Dated: November 29, 2021

This is a Notice of Availability to inform your agency that the City of Burbank Planning Division has released the Draft Environmental Impact Report (EIR) for the proposed 3700 Riverside Drive Mixed-Use Project (Project). The EIR is available for a 45-day review period beginning **November 29, 2021** through **January 12, 2022**.

The Project proposes to demolish the existing on-site structures and construct a six-story (with mezzanine), approximately 82,723 square foot mixed-use development. The proposed development would consist of 49 condominium units, 2,000 square feet of ground level restaurant/retail use, publicly accessible open space, and surface and subterranean parking. The condominiums would consist of one to three bedroom units ranging in size from 937 to 2,187 square feet. Additionally, four of the 49 condominiums would be developed as affordable housing units for very low income households. City discretionary approvals include Development Review, Conditional Use Permit, Density Bonus Request, Tentative Condominium Map, and Encroachment Permit.

The Draft EIR has been prepared in compliance with the California Environmental Quality Act of 1970 (CEQA) and the CEQA Guidelines (California Code of Regulations Section 15000 et seq.).

The Draft EIR determined the following environmental topical areas would result in no impact, less than significant impact, or less than significant impact with mitigation incorporated:

- Agriculture and Forestry Resources;
- Air Quality;
- Biological Resources;
- Energy;
- Geology and Soils;
- Greenhouse Gas Emissions;
- Hazards and Hazardous Materials;
- Hydrology and Water Quality;
- Mineral Resources;
- Noise;
- Population and Housing;
- Public Services;
- Recreation;
- Transportation;
- Tribal Cultural Resources;
- Utilities and Service Systems; and
- Wildfire.

However, significant and unavoidable impacts would occur for the following topical areas despite implementation of feasible mitigation measures:

- Cultural Resources (historic resources);
- Land Use and Planning (consistency with applicable land use plans); and
- Aesthetics (consistency with regulations governing scenic quality).

The Project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, also referred to as the Cortese List.

The Draft EIR is available for review at the following locations:

- City of Burbank, Community Services Building, 1st Floor, Planning Division Public Counter, 150 North Third Street, Burbank, CA 91510 (by appointment only, please contact Senior Planner, Daniel Villa, at dvilla@burbankca.gov to schedule an appointment);
- Buena Vista Branch Library, 300 North Buena Vista Street, Burbank, CA 91505;
- Burbank Central Library, 110 North Glenoaks Boulevard, Burbank, CA 91502;
- Northwest Branch Library, 3323 West Victory Boulevard, Burbank, CA 91505; and
- City of Burbank Website: <https://www.burbankca.gov/web/community-development/3700rd>.

Please provide any comments your agency may have on this Draft EIR in writing by **January 12, 2022** to:

Daniel Villa, Senior Planner
Community Development Department
Planning Division
150 North Third Street
Burbank, California 91510

You may also email your response to dvilla@burbankca.gov. Please include “3700 Riverside Drive Mixed-Use Project” in the subject line and include the name of a contact person.

The Burbank Planning Board will hold a public meeting on December 13, 2021 at 6:00 p.m. to receive public comments on this Draft EIR. The meeting will be held via video/telephone conference. Instructions on how to view the meeting and submit comments during the meeting will be posted online prior to the meeting date at the following web address <https://www.burbankca.gov/web/community-development/3700rd>.