

# Senate Bill 35 Projects along Empire Avenue, Burbank, CA



**COMMUNITY  
DEVELOPMENT**

**INFORMATIONAL MEETING**

July 26, 2023



**COMMUNITY  
DEVELOPMENT**

# Today's Agenda

SB 35 Information Meeting, 6:00-7:15pm\*

6:00-6:05, *Sign-In*

6:05-6:30, *Presentation*

- *Overview of SB 35 and the City's Process*
- *SB 35 Projects, Empire Avenue*
- *GSSP Updates/Next Steps*

6:30-7:15, *Q&A*

\*Recording of informational meeting will be posted to the GSSP webpage.

# Opportunities to Share Input

During the workshop:

- Staff will take comments/questions after the presentation.
- 3 minutes to speak.



After the workshop:



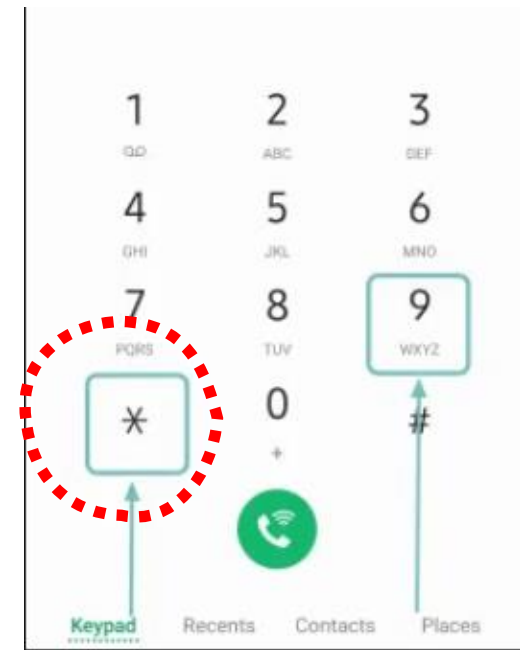
[DKim@burbankca.gov](mailto:DKim@burbankca.gov);  
[GMirzaAVakyan@burbankca.gov](mailto:GMirzaAVakyan@burbankca.gov);  
[SRajesh@burbankca.gov](mailto:SRajesh@burbankca.gov)



[www.burbankca.gov/web/community-development/active-projects](http://www.burbankca.gov/web/community-development/active-projects)



(818) 238-5250 – Planning Division



# SB 35 Overview and City's Process



**COMMUNITY  
DEVELOPMENT**

# Why Are We Here?



Each local government is required to develop its fair share of housing for the planning period



RHNA



Local governments adopt Housing Elements



*Updated every 8 years*



- RHNA allocation for 6<sup>th</sup> planning cycle (2021-2029): 8,772 units
- Burbank 2021-2029 Housing Element adopted on Sept 27, 2022

# Why Are We Here?

- SB35 applies to localities that have not made sufficient progress toward meeting their RHNA allocation
- SB35 creates Streamlined Ministerial Approval Process for housing development
- Burbank only issued **26% of permits** against its fifth cycle (2014-2021) RHNA allocations
- Burbank is subject to the requirements of SB 35

# SB 35 - Overview

- Multifamily and Mixed-Use projects
- State law provides eligibility criteria
- Sites with general plan designation or zoning for residential use or mixed-use development
- Analysis of objective standards such setbacks, height, open space
- The City is required to have at least 50% permitting progress for applicable income categories as noted in the City's RHNA by April 2025 to attain exemption from SB 35

# Burbank's SB35 Process

## Step 1. Notice of Intent (NOI) Application (SB 35 Projects)

Applicant submits NOI Application

Tribal Consultation *30-30-30 days timeline*

NOI process is complete once Tribal Consultation process is concluded

## Step 2. Streamlined Ministerial Review Applications

Applicant submits application

*Within 60/90 days*

Director's determination of a project's consistency with objective standards

*Within 90/180 days of receipt of application*

Council ministerial design review of Project



# SB 35 Projects Along Empire Avenue



**COMMUNITY  
DEVELOPMENT**

# 2814 W. Empire Ave. SB35 Project

Site Area: 37,445  
sq. ft. or 0.86 acres

City Council  
approved the  
Project on Nov. 1,  
2022

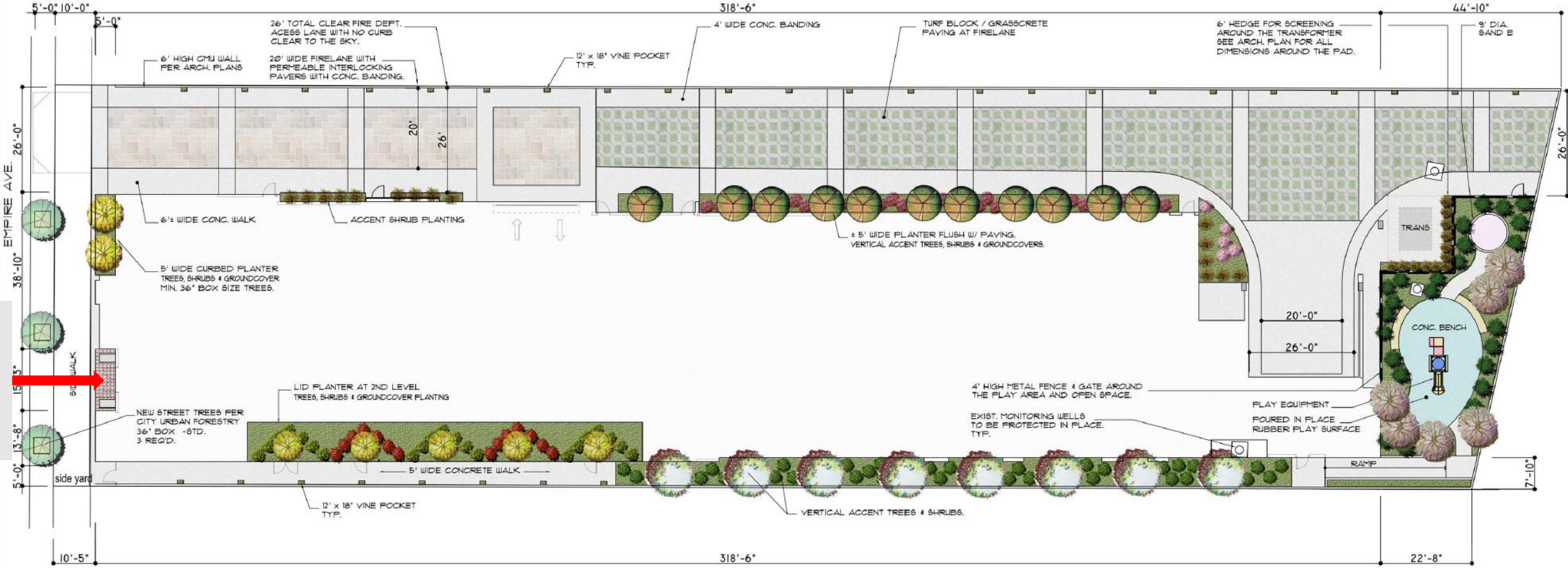
148 rental units

New pedestrian  
crosswalk along  
Empire Avenue



# 2814 W. Empire Ave. – Site Plan

Entrance



# 2814 W. Empire Ave. - Elevations



Rear Elevation



Front Elevation

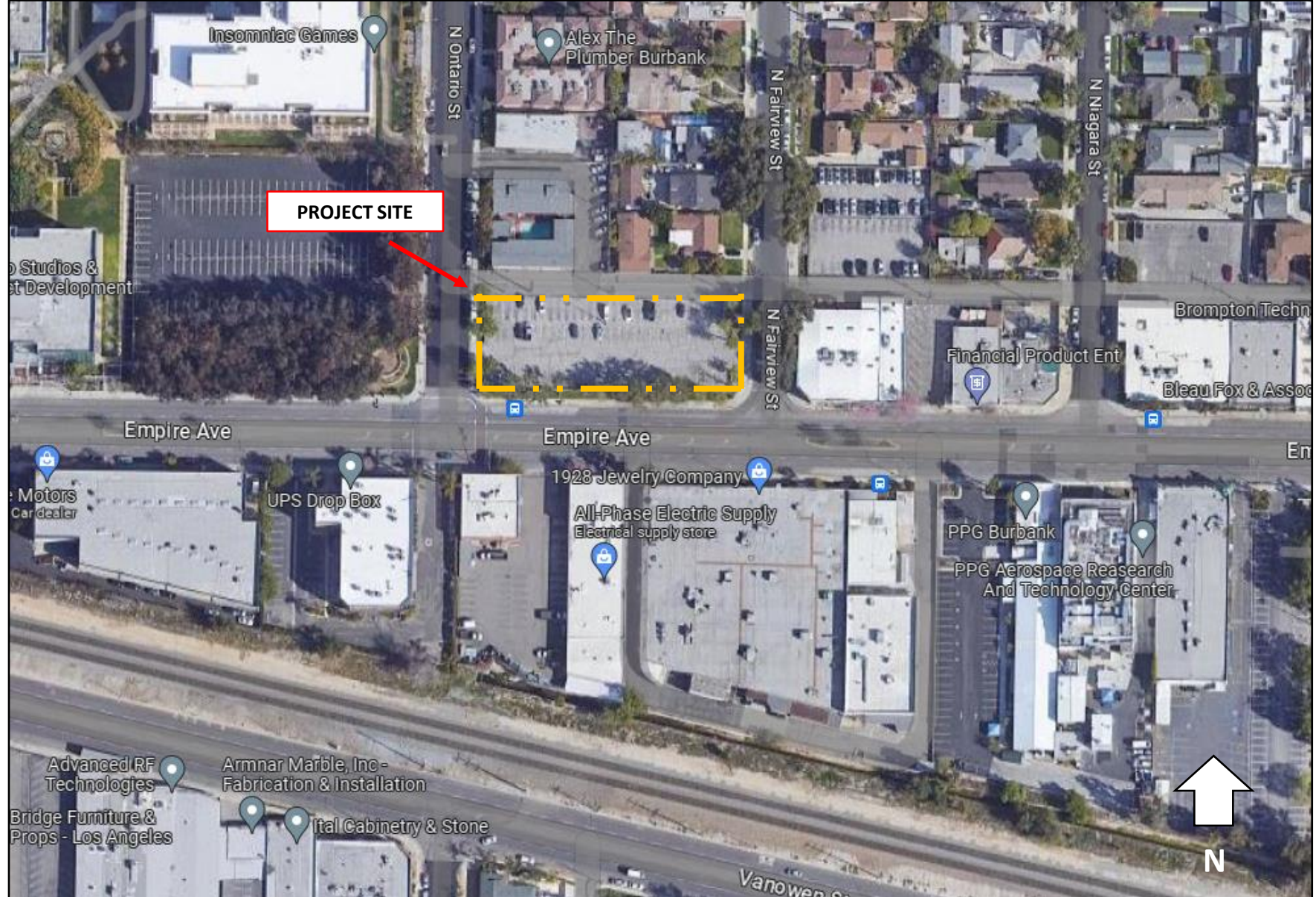
# 3001 W. Empire Ave. SB35 Project

Site Area: 29,905 sq. ft. or 0.68 acres

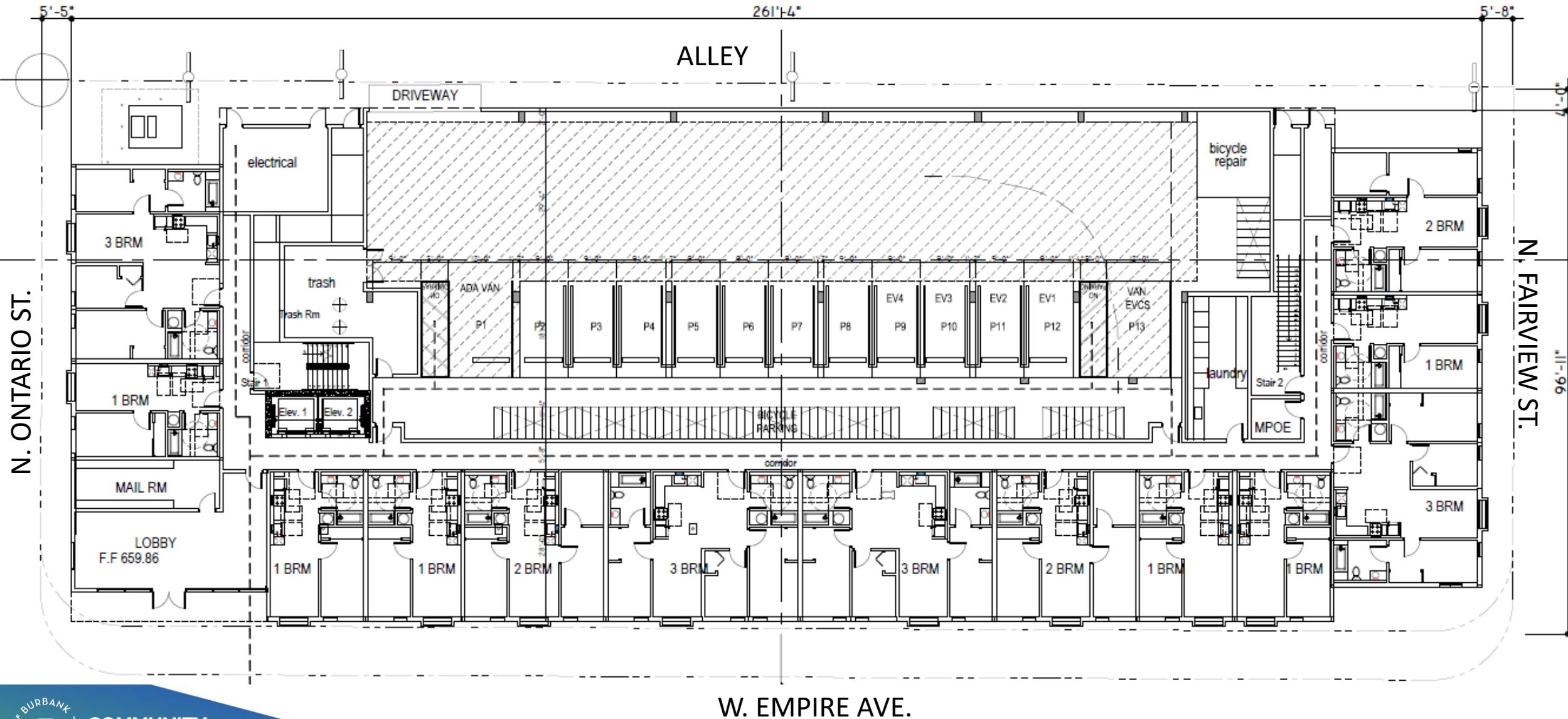
SB 35 Application under review

131 rental units

100% of units are affordable, except manager's units.



# 3001 W. Empire Ave. Proposed Site/Floor Plan



# 3001 W. Empire Ave. Proposed Elevation Plan



# 3000 W. Empire Ave. SB35 Project

Site Area: 85,922 sq. ft. or 1.97 acres

SB 35 Application under review

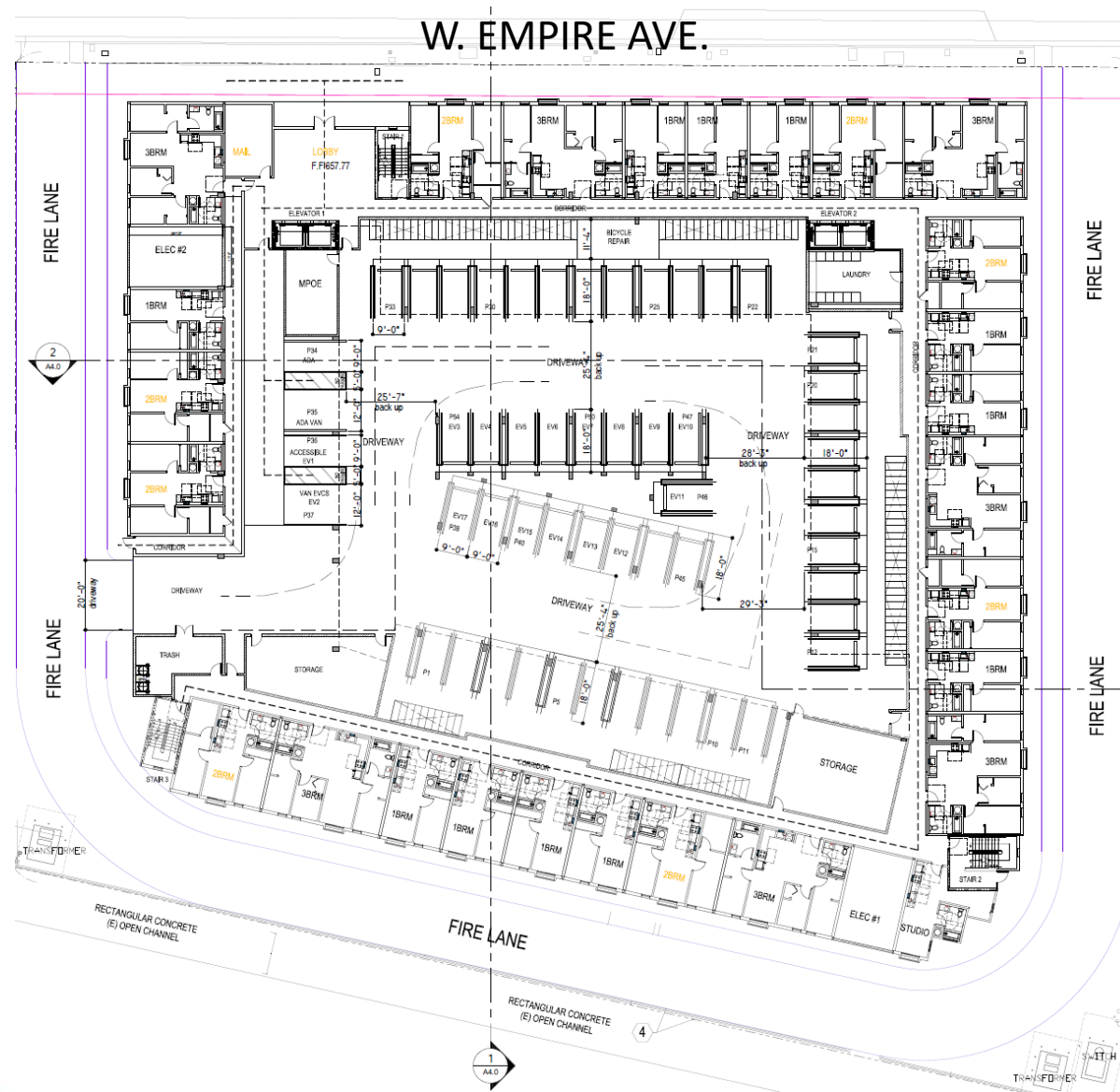
337 rental units

100% of units are affordable, except manager's units.





# 3000 W. Empire Ave. Proposed Site/Floor Plan



# 3000 W. Empire Ave. Proposed Elevation Plan

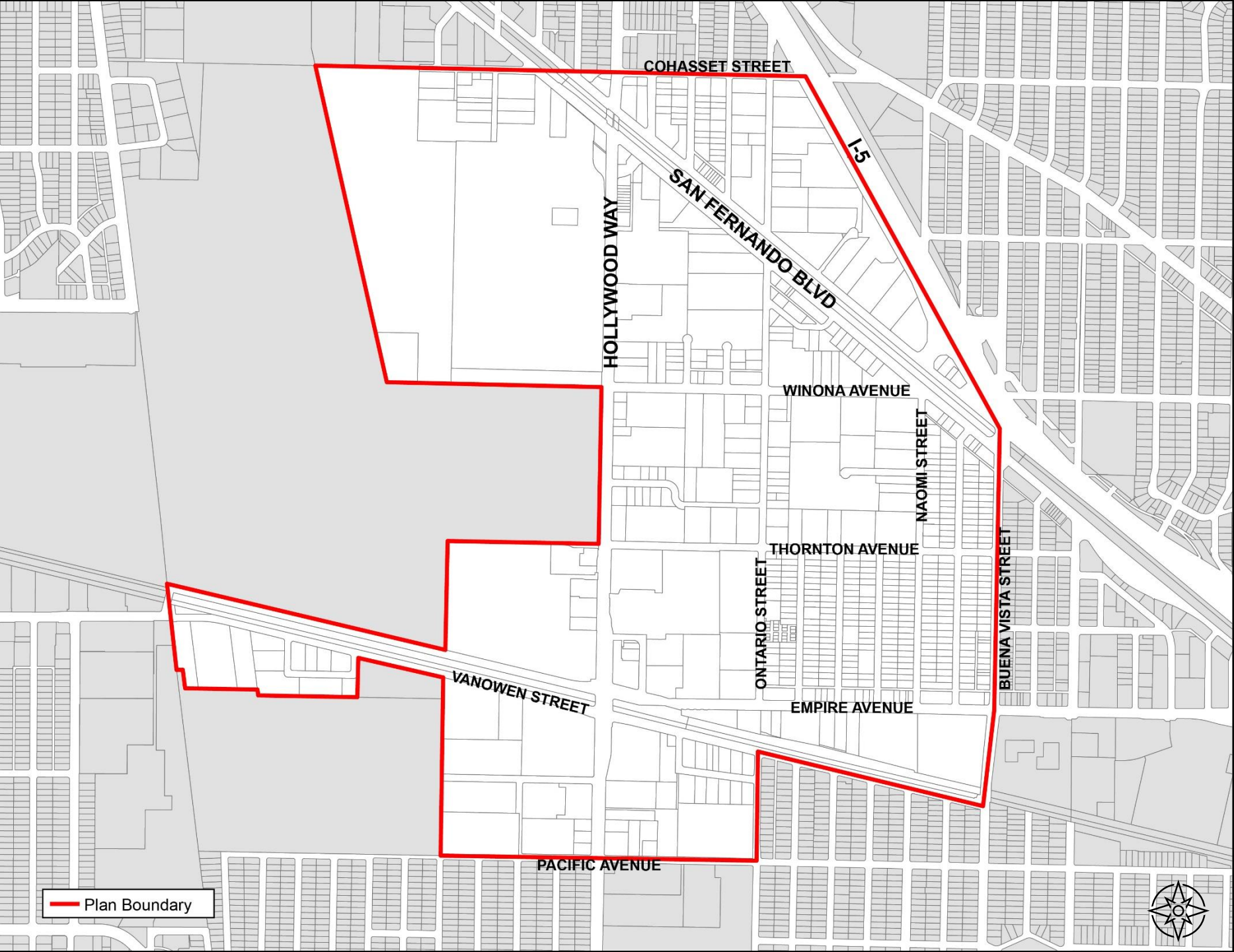


# Update on Golden State Specific Plan



**COMMUNITY  
DEVELOPMENT**

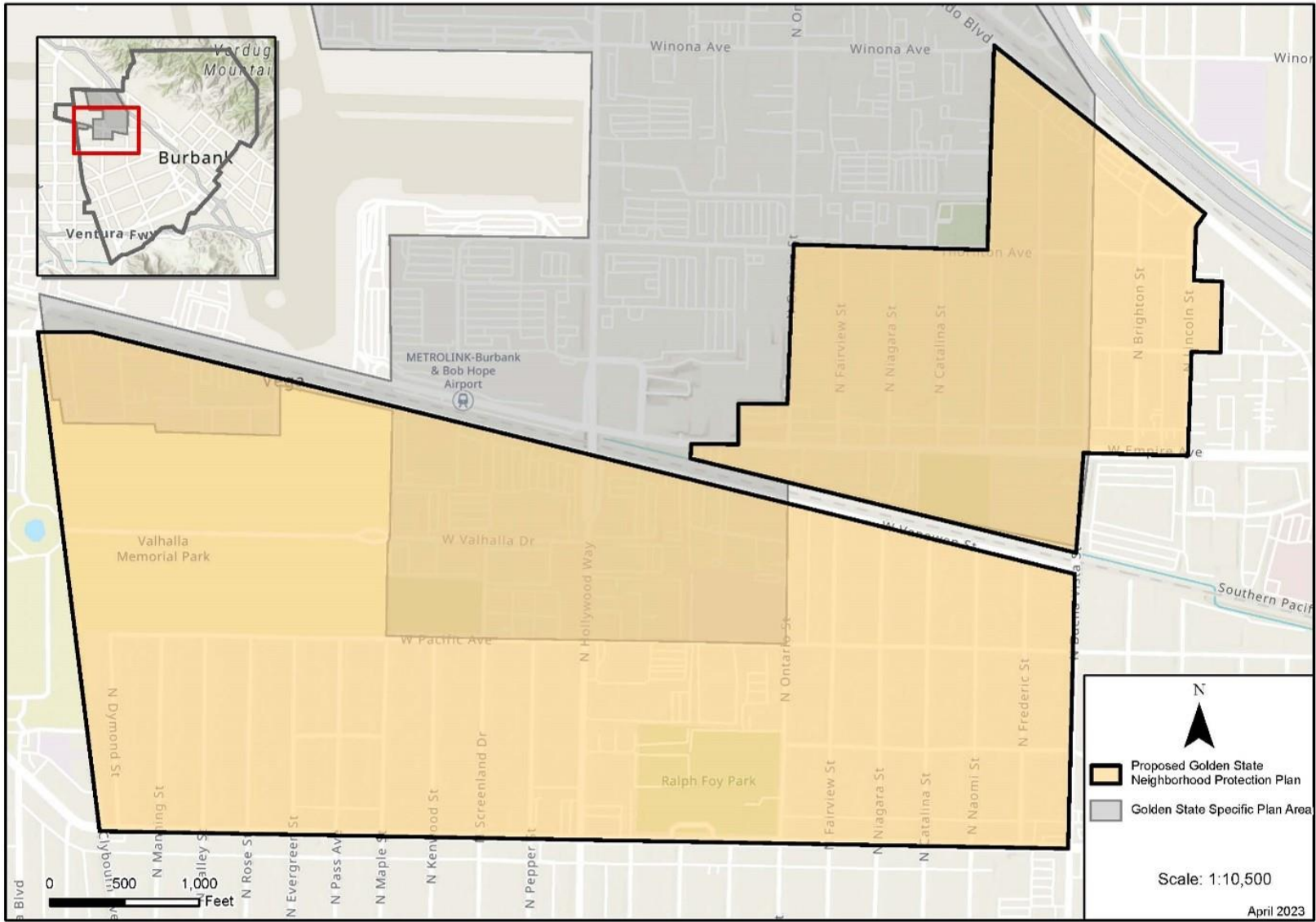
# Specific Plan Boundaries



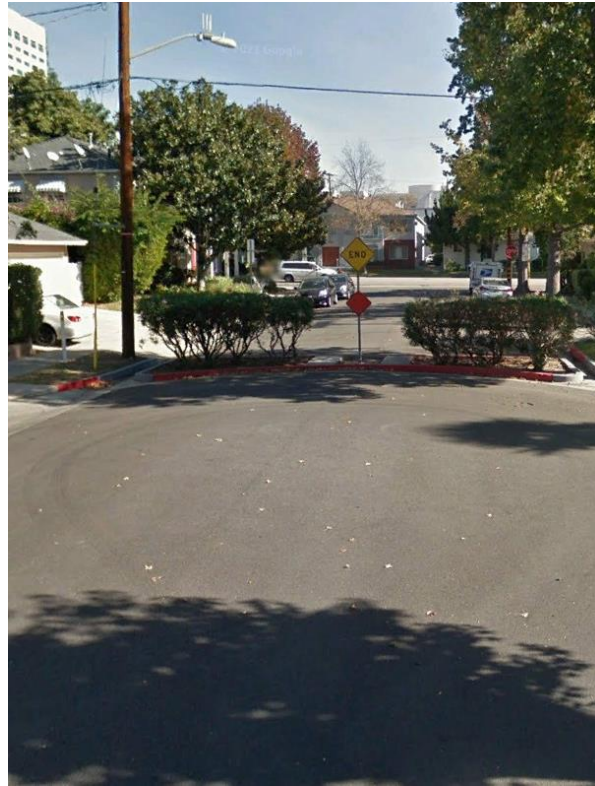
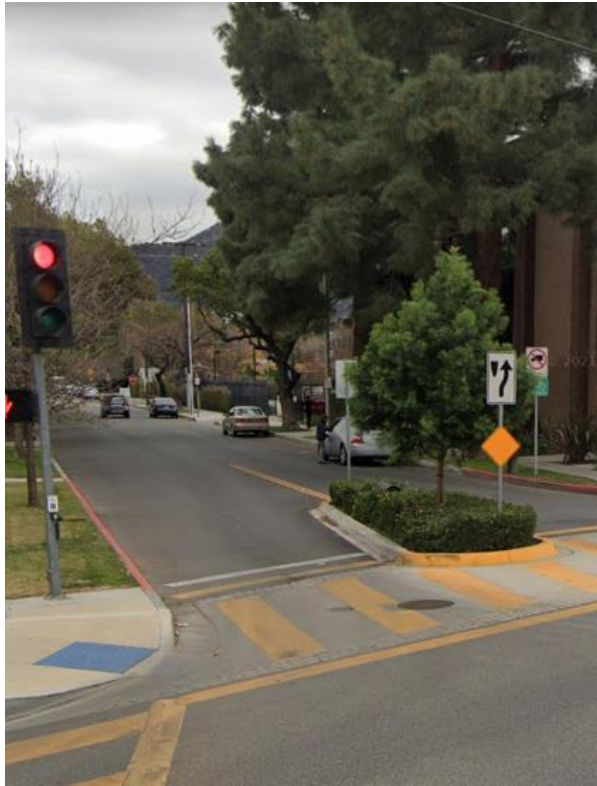
# Project Overview

- The Golden State Specific Plan (GSSP) creates a long-term vision for the area supported by policies, permitted land uses, development and design standards, and mobility/infrastructure plans.
- The Environmental Impact Report (EIR) will analyze potential environmental impacts of plan recommendations.

# Neighborhood Protection Plan



# What is a Neighborhood Protection Plan?



# Project Schedule

Phase 1  
Discovery  
Completed

Phase 2  
Visioning  
Completed

Phase 3  
Alternatives  
Development  
June 2021-Present

Phase 4  
Plan Preparation &  
Public Review  
Winter 2023

Phase 5  
Adoption and  
Mid-2024



# Upcoming Milestones

- **Upcoming Meetings**
  - Community Walking Tours
    - August 26, 2023
    - October 2023
  - City Council Study Session on Mobility – September 2023

# CONTACT:

Specific Plan Team  
gssp@burbankca.gov  
818-238-5250

Project Website  
[www.goldenstatesp.com](http://www.goldenstatesp.com)



Scan the QR Code to access  
the project website.



**COMMUNITY  
DEVELOPMENT**

# Q & A Session



**CITY OF BURBANK**  
**COMMUNITY  
DEVELOPMENT**

# Q&A Session

## How to Participate:

- Staff will take comments and questions.
- 3 minutes to speak.
- Raise your hand to speak



## After the workshop:



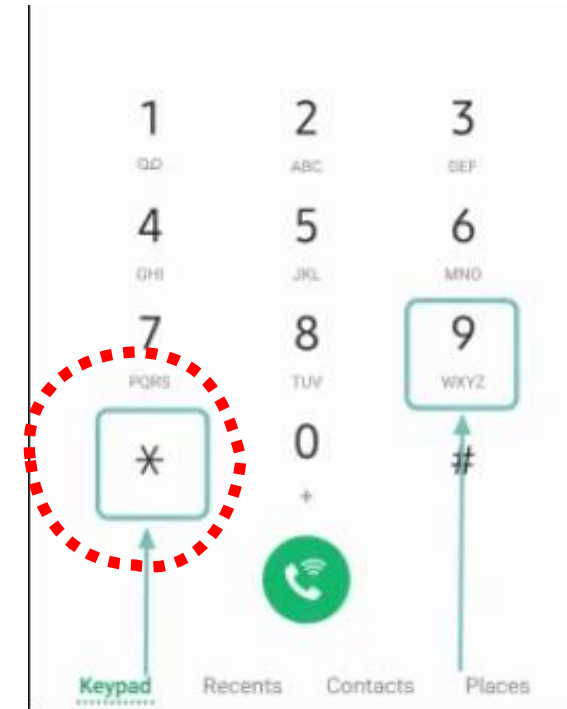
[DKim@burbankca.gov](mailto:DKim@burbankca.gov);  
[GMirzaAVakyan@burbankca.gov](mailto:GMirzaAVakyan@burbankca.gov);  
[SRajesh@burbankca.gov](mailto:SRajesh@burbankca.gov)



[www.burbankca.gov/web/community-development/active-projects](http://www.burbankca.gov/web/community-development/active-projects)



(818) 238-5250 – Planning Division



# Q & A Session



CITY OF BURBANK

**COMMUNITY  
DEVELOPMENT**