

Notice of Preparation

To: Public Agencies and Other Interested Parties (see attached Distribution List)

From: City of Burbank
Community Development Department
Planning Division
150 North Third Street
Burbank, California 91502

Subject: Notice of Preparation of a Draft Environmental Impact Report

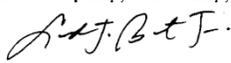
Project Title: 777 North Front Street Project

The City of Burbank will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the 777 North Front Street Project (“Project”), which proposes to construct a mixed-use development including residential units, a hotel and commercial uses on an 8-acre site (“Project site”) in the City of Burbank, California. The City requests input from affected public agencies and interested members of the public as to the scope and content of the environmental information that is germane to your agency’s statutory responsibilities in connection with the Project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the Project.

The Project description and location are described in the attached materials. The City expects that the EIR will include analyses for the following issues that are considered to have potential for significant impacts on the environment in association with the Project: aesthetics, air quality, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, transportation and traffic, tribal cultural resources, and utilities/service systems. Issues that have been determined not to have a significant impact, or any impact, include agriculture and forestry resources, biological resources, recreation, and mineral resources.

Due to the time limits mandated by State law, your response must be sent at the earliest possible time but not later than 30 days after receipt of this notice, and no later than **5:00 PM on May 2, 2018**. Please send your response to the City of Burbank, Community Development Department, Attn: Leonard Bechet, 150 North Third Street, Burbank, California 91502. You may also email your response to lbechet@burbankca.gov. Please provide the name of a contact person at your agency.

A joint Community Meeting and EIR Public Scoping Meeting will be held on April 10, 2018 from 6:00 P.M. to 8:30 PM at Community Services (Room 104) on the first floor of the Community Services Building at 150 North Third Street in the City of Burbank. The Community Meeting portion will be held from 6:00 PM to 7:00 PM, followed by the EIR Public Scoping Meeting from 7:30 PM to 8:30 PM.

Date: April 3, 2018 Signature: 
Leonard Bechet
Title: Senior Planner
Telephone: (818) 238-5250

777 North Front Street Project Description

The 777 North Front Street Project (“Project”) involves clearing and excavation of the approximately 8-acre Project site to accommodate new construction of a mixed-use project that would include a total of 572 residential units, 1,067 square feet of retail gallery space, and 317 hotel rooms with ground floor and rooftop retail/restaurant uses. The development would include three separate buildings: a seven-story building, an eight-story building, and a 15-story building.

The residential component of the Project would be developed at a density of approximately 80 units per acre while the retail/hotel portion of the Project would be developed with a floor-to-area ratio (FAR) of 0.55. The overall site would have building coverage of 81 percent and a FAR of 2.9.

The 572 residential units would be located in two buildings. The proposed seven-story building would contain 262 units, and the eight-story building would contain 310 units. Associated residential common areas may include, but would not be limited to, a rooftop terrace, business center/internet café, coffee bar, demonstration kitchen, billiards table, resident lounge, fitness center with indoor exercise studio, resort-style pools with cabanas, jacuzzis, public plaza and bike trail access, pet grooming station, pet park, concierge services, and bike storage.

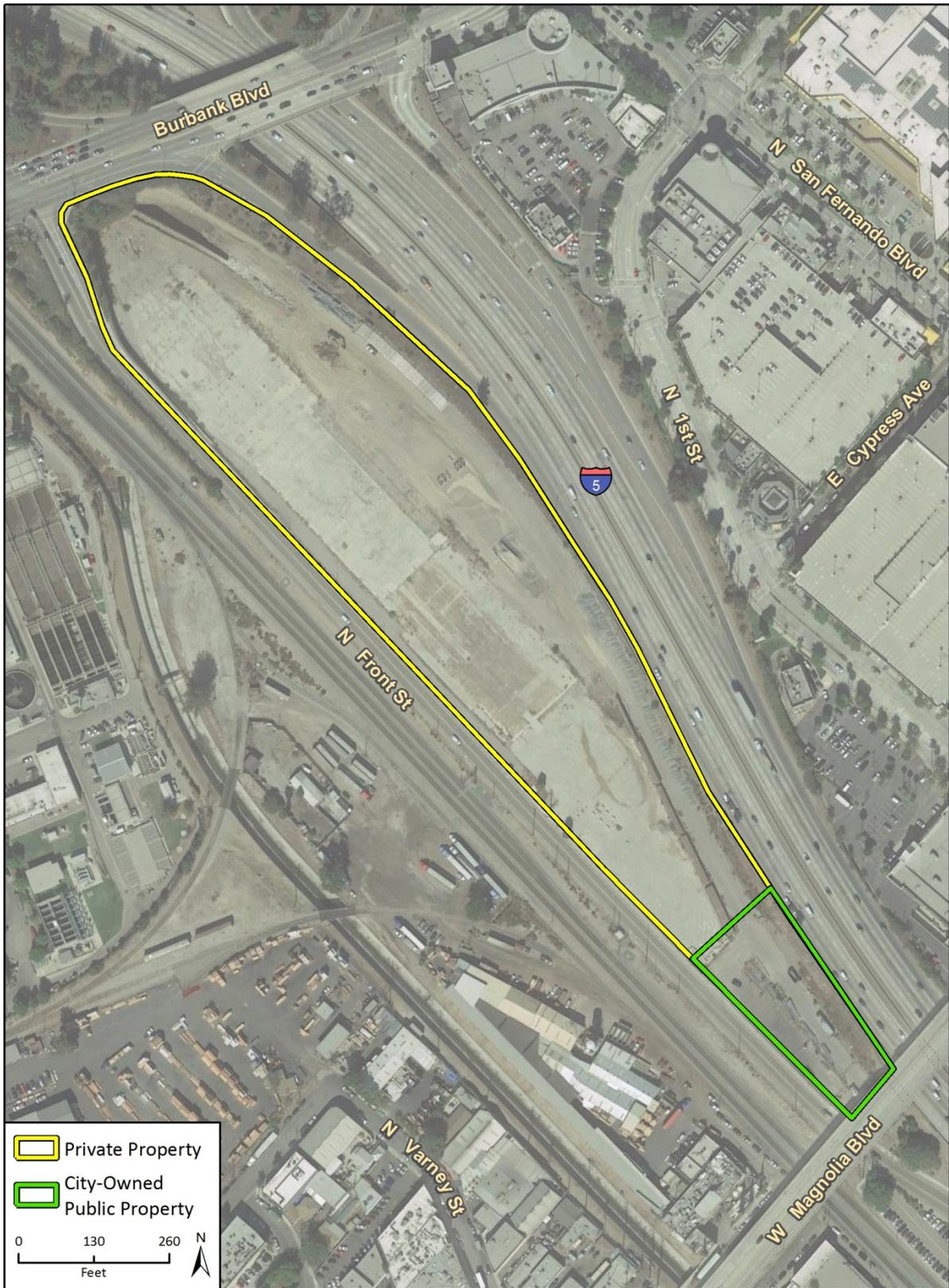
The hotel would be located in the 15-story building at the southeastern end of the Project site and would include 317 hotel rooms. Associated hotel amenities may include, but would not be limited to, restaurants, café, bar, pool terrace, fitness center, meeting rooms, and lounge. The retail uses would include accessory retail and restaurant uses on the ground floor and rooftop of the hotel, and a 1,067-square foot pedestrian gallery retail/restaurant link on Front Street near the intersection of Burbank Boulevard.

The primary entries for the hotel, retail, and apartments would be provided along Front Street. The Project includes 1,141 parking spaces for the residential uses, four parking spaces for the retail gallery, and 317 parking spaces for the hotel. Total parking provided is 1,462 spaces, which exceeds the required parking by one space, for the proposed uses. The Project includes one subterranean level for parking at the southern half of the Project site beneath a portion of the southern residential building and also beneath the hotel. One to two levels of parking would be between grade and the residential units in both residential buildings, as well as a seven-story parking structure between the residential buildings. There would also be a five-story parking structure adjacent to the hotel for hotel parking.

Loading for the residential units would be provided at two loading areas along the northeastern fire truck access lane, and loading for the hotel would be provided via a loading dock located at the northwest corner of the building with access along the fire truck access lane. The Project would include widening Front Street to include a turn lane and a bike lane across the street from the Project site.

Construction of the proposed Project is expected to be completed in one complete phase over a period of approximately five years, with construction beginning in August 2019 and ending in June 2024. Figure 1 shows the location of the Project site and surrounding roadways.

Figure 1 Project Location



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