

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2018041012

Project Title: 777 North Front Street Project

Lead Agency: City of Burbank

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Project Location: Burbank Los Angeles  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

The residential component of the Project would include construction of one 279,162 square-foot, seven -story building containing 252 units and one 346,644 square-foot, eight-story building containing 321 units for a total of 573 units. A total of 1,143 parking spaces would be provided for tenants of both residential buildings. The hotel component of the Project would include on 212,250 square-foot, seven-story building containing 307 hotel rooms and 307 associated parking spaces. The Project would also include a 1,067 square-foot retail gallery, which would have 4 parking spaces. Project amenities would include open space, consisting of courtyards, a pool deck, transit public plaza, and private balconies. Primary access would be provided by Front Street.

The proposed Project would require the following approvals: a Specific Plan Amendment to the Burbank Center Plan; Rezoning Planned Development (PD) zone and Zone Map Amendment; Development Agreement between the City and the Project applicant; Vesting Tentative Tract Map; Purchase and Sale Agreement to sell a City parcel to the Project applicant; Approval of associating building and engineer permits to facilitate the creation of open space and pedestrian access to and from Downtown Burbank to the Project site via a new pedestrian bridge and elevator.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Air Quality: Maximum daily NOx emissions generated during Project construction would exceed SCAQMD thresholds. Impacts would be less than significant with incorporation of mitigation measure AQ-2. Cultural Resources: Construction of the Project would involve ground-disturbing, which have the potential to unearth or adversely impact previously unidentified archaeological resources, paleontological resources, human remains, and/or tribal cultural resources. Impacts would be less than significant with incorporation of mitigation measures CUL-1a through 1d. Hazards: The Project site has contaminated soil, soil vapor, and groundwater, asbestos-containing concrete pads, and is included on a list of hazardous materials sites on a government database. Impacts would be less than significant with implementation of mitigation measures HAZ-1a through HAZ-1c. Noise: Based on the noise exposure levels at the Project site, the Project would be exposed to exterior and interior noise levels in excess of the City's standards. Impacts would be less than significant with incorporation of mitigation measure N-4a through N-4e. Operation of the Project would result in an increase in calls for service to Burbank Fire Department, which would likely require additional staffing and apparatus. Impacts would be less than significant with implementation of PS-1. Traffic: The Project would result in traffic impacts to intersections, bicycle and pedestrian systems, and lane closures during construction. The Project would incorporate mitigation measures T-1a, T-1b, T-5a, T-5b, and T-6. Impacts would be reduced to less than significant levels except for impacts to the Burbank Boulevard and I-5 Southbound Off-Ramps/Front Street intersection which was found to be significant and unavoidable. Utilities: Although adequate capacity is available to meet the Project's solid waste needs, mitigation measure UTIL-3 would help ensure that the Project meets the 75 percent diversion required by AB 341 by year 2020.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

During the public comment period for the Notice of Preparation (NOP), commenters communicated concerns regarding impacts related to air quality, hazards, noise, and traffic and transportation. With the exception of traffic impacts to the Burbank Boulevard and I-5 Southbound Off-Ramps/Front Street intersection which was found to be significant and unavoidable, impacts to the aforementioned areas of concern were determined to be less than significant, or less than significant with incorporation of mitigation.

The primary issues to be resolved are whether or not the City should grant approval of the requested Specific Plan Amendment to allow residential uses to change the underlying subarea of the project site from City Center West to City Center/City Center Access to the Regional Intermodal Transportation Center; approval of a Rezoning Planned Development (PD) zone and Zone Map Amendment to change the zoning from AD to Planned Development (PD); approval of a purchase and sale agreement to sell a City parcel to the Project applicant; and approval of associated building and engineering permits to facilitate the creation of open space and pedestrian access to and from Downtown Burbank to the Project site view a new pedestrian bridge and elevator.

Provide a list of the responsible or trustee agencies for the project.

Los Angeles Regional Water Quality Control Board