



September 28, 2022

Melinda Coy, Proactive Accountability Chief  
Dept of Housing and Community Development  
c/o Land Use and Planning Unit  
2020 W. El Camino, Suite 500  
Sacramento, CA 95833

**Re: City of Burbank Adopted 2021-2029 Housing Element**

Dear Melinda,

On behalf of the City of Burbank, I am pleased to provide HCD with the City's 2021-2029 6<sup>th</sup> cycle Housing Element, adopted by City Council on September 27, 2022. The document, appendices and signed Resolution can be accessed via the following links:

[https://www.dropbox.com/s/ydqsza6lq19m3g/Adopted%20Burbank%20Housing%20Element\\_redline.pdf?dl=0](https://www.dropbox.com/s/ydqsza6lq19m3g/Adopted%20Burbank%20Housing%20Element_redline.pdf?dl=0)

[https://www.dropbox.com/s/0l8m8gyxdt2nx4/Adopted%20Burbank%20Housing%20Element\\_clean.docx.pdf?dl=0](https://www.dropbox.com/s/0l8m8gyxdt2nx4/Adopted%20Burbank%20Housing%20Element_clean.docx.pdf?dl=0)

The first link is to the redline version of the Element which shows the iterative changes made to the document to respond to HCD comments, and the second link is to a clean version of the Element. The only change made to the document since receipt of HCDs September 7<sup>th</sup> compliance letter pertains to a meeting with the Carpenters Union and the addition of a program action to conduct an economic feasibility analysis to evaluate the potential impacts and benefits of implementing a prevailing wage and local hire apprenticeship policy (refer to pages 1-8, 1-110, 1-111) .

In compliance with AB 215, the revised draft Element was posted on Burbank's website beginning on August 11th, with a link emailed to stakeholders, including all individuals and organizations that had previously requested noticing. Newspaper notices were published 20 days in advance of both the Planning Board and City Council public hearings on the Element.

Thank you for your assistance in getting this through the certification process. A hard copy of the adopted Element will also be mailed for your files.

A handwritten signature in blue ink that reads 'Karen Warner'.

Karen A. Warner, AICP  
Principal

cc. Fred Ramirez, Assistant Director of Community Development  
Scott Plambaeck, Planning Manager  
Shipra Rajesh, Senior Planner

# BURBANK HOUSING ELEMENT 2021-2029



ADOPTED SEPTEMBER 27, 2022



**RESOLUTION NO. 22-29,358**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
BURBANK APPROVING THE 2021-2029 (6th CYCLE) HOUSING  
ELEMENT, SAFETY ELEMENT, AND ENVIRONMENTAL  
JUSTICE GENERAL PLAN UPDATES.**

**THE COUNCIL OF THE CITY OF BURBANK FINDS:**

- A. California Government Code Section 65300 et seq. requires each city to prepare and adopt a comprehensive, long-term general plan for the physical development of the city with state-mandated elements. The Burbank2035 General Plan, which was adopted in 2013 is made up of chapters or elements, many of which are required by State law. These elements include - Air Quality and Climate Change; Land Use; Mobility; Noise; Open Space and Conservation; Safety; and Plan Realization.
- B. The Housing Element is a required element of the General Plan per Government Code Section 65302. Additionally, California Government Code Sections 65580-65589.9 requires local jurisdictions to update their Housing Element on a schedule set forth in the state housing law to evaluate the appropriateness of housing goals and policies as well as assess the progress made in meeting their share of regional housing needs in Southern California.
- C. On March 4, 2021, Southern California Association of Governments' ("SCAG") Regional Council formally adopted the 6th Cycle Final Regional Housing Needs Assessment ("RHNA") Allocation Plan. The 6th cycle RHNA allocation for the City of Burbank is 8,772 new homes throughout the planning period of October 2021 through October 2029.
- D. The City prepared an update to its Housing Element for the 2021-2029 planning period, as well as an update to its Safety Element, and developed Environmental Justice policies to be incorporated into the Burbank2035 General Plan pursuant to California Government Code Sections 65580-65589.9. The Housing Element Update, Safety Element and Environmental Justice policies are collectively referred to herein as the "Project". The 2021-2029 Housing Element Update provides policies and housing programs to enable housing development to meet the City's fair share of housing, identify potential opportunity sites for accommodating future housing growth, accommodate a diversity of housing affordable to all economic segments of the community, and remove regulatory constraints in development of housing by streamlining the residential building permit process.
- E. As required by the Government Code Section 65585, the 2021-2029 Housing Element Update was submitted to the California Department of Housing and Community Development (HCD) for their review. The City received comments from HCD on August 17, 2021, February 1, 2022, and May 11, 2022. The 2021-2029 Housing Element Update addresses all HCD comments and is compliant with the statutory requirements of State general plan and housing law.
- F. Pursuant to California Government Code Section 65302.5(a), on September 6, 2022, the California Geological Survey of the Department of Conservation was notified of the availability of the draft Safety Element and associated Environmental Justice policies for their

review to determine if all known seismic and other geological hazards are addressed, and on August 16, 2022, the California State Board of Forestry and Fire Protection (CalFire) was provided with the draft Safety Element for their review.

- G. California Government Code Section 65583(c)(9) requires that local jurisdictions make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the program shall describe this effort. To satisfy this requirement the City conducted community workshops, a community survey, study sessions with the City Council and Planning Board, and provided additional public notification through the City's social media platform and created a webpage with access to project related updates and resources.
- H. On August 22, 2022, the Planning Board of the City of Burbank held a noticed public hearing on the 2021-2029 Housing Element, Safety Element, and Environmental Justice updates to Burbank2035 General Plan (the "Project"). The Planning Board considered all evidence presented, both written and oral, including the Draft EIR, Final EIR, Mitigation Monitoring and Reporting Program and assessing the potential impacts of the Project on the City's infrastructure, water supplies, and loss of local control in managing the projected housing growth, and voted to adopt a resolution recommending that the City Council adopt a Resolution approving the Project.
- I. On September 27, 2022, the City Council at its regular meeting, held a public hearing on the 2021-2029 Housing Element, Safety Element, and Environmental Justice General Plan Updates, to certify the Final EIR and approve the Project as required by the State law.
- J. Said hearing was properly noticed in accordance with the provisions of the Burbank Municipal Code, which establishes procedure that meets or exceeds the public noticing requirements for adoption of such updates as set forth in Government Code section 65353.
- K. The City Council determined that the Housing Element Update, Safety Element Update and incorporation of Environmental Justice policies into the Burbank2035 General Plan, is a project requiring review pursuant to the California Environmental Quality Act of 1970 (CEQA), Public Resources Code 21000 et seq. and concurred with the City staff's assessment that the Project requires an EIR in order to assess the potential environmental effects of the Project pursuant to Section 15081 of the CEQA Guidelines.
- L. A Final EIR consisting of all comments received during the public review period, responses to all significant environmental points raised during the public review period, and a Mitigation Monitoring & Reporting Program ("MMRP") has been prepared for the Project. The Final EIR was posted on the City's website at <https://www.burbankhousingelement.com/> on or about September 17, 2022, at least ten (10) days prior to the City Council's consideration of the Final EIR and the Project in accordance with CEQA (Public Resources Code Section 21000 e. seq.), and the State CEQA Guidelines (14 Code of California Regulations Section 150000, et. seq.).



- M. The City Council considered the report and recommendations of the City Planner, the action and recommendations of the Planning Board, the Draft and Final EIR, the MMRP and Statement of overriding considerations with Findings of Fact, as well as the evidence presented at the public hearing held to consider the Project.
- N. The City Council considered the evidence presented in the updated 2021-2029 Housing Element, which provides for proposed programs in the Housing Plan and the state-required opportunity sites analysis to accommodate the City's unmet fair share of housing and finds that the identified housing opportunity sites can accommodate the projected housing development for the 2021-2029 planning period.
- O. The City Council certified the EIR as being in full compliance with CEQA and adopted a MMRP and Statement of Overriding Considerations with Findings of Fact with adoption of Resolution No. 22-29,357.
- P. The documents and other materials that constitute the record of proceedings, upon which the decision to recommend approval of the Project, are in the Community Development Department's Planning Division of the City of Burbank and the custodian of the record is the City Planner.

**THE COUNCIL OF THE CITY OF BURBANK RESOLVES:**

- 1. The findings set forth above are true and correct and are incorporated herein as if restated in the entirety.
- 2. The 2021-2029 Housing Element that will cover the planning period of October 2021 through October 2029 - known as the 6th Cycle, the update to the Safety Element, and Environmental Justice General Plan updates are approved and hereby incorporated into the City's Burbank2035 General Plan. This approval is based upon the City Council's adoption of the following findings:

**A. FINDING FOR CONSISTENCY WITH THE BURBANK2035 GENERAL PLAN:**

Pursuant to Government Code Section 65300.5, the proposed updates to Burbank2035 General Plan, inclusive the Housing and Safety Element Updates and the additional Environmental Justice policies and programs are consistent with the other elements of the Burbank2035 General Plan as follows:

The Burbank2035 General Plan, which was adopted in 2013 is a State-required policy document that provides guidance in shaping the future physical growth and development of the City. Burbank2035 is made up of chapters or elements, many of which are required by State law. These elements include - Air Quality and Climate Change; Land Use; Mobility; Noise; Open Space and Conservation; Safety; and Plan Realization. The Housing Element Update is consistent and compatible with the long-range growth goals, objectives, and policies of other elements within the Burbank2035 General Plan, as discussed in the following sections.

*Air Quality and Climate Change Element*

The Air Quality and Climate Change Element addresses ways to reduce air pollution and greenhouse gas (GHG) emissions, protect people and places from toxic air contaminants (TACs) and odors, comply with statewide GHG emission reduction goals, and adapt to changed environmental conditions caused by a changing climate.

The 2021-2029 Housing Element, Safety Element, and Environmental Justice General Plan updates (the Project) are consistent with the applicable goals and policies contained in the General Plan Air Quality and Climate Change Element as noted in Exhibit A: Burbank2035 General Plan Consistency Table, attached to this resolution. The applicable General Plan Air Quality and Climate Change Element goals and policies include the following:

- *Air Quality and Climate Change Element Goal 1, Policy 1.6*
- *Air Quality and Climate Change Element Goal 2, Policies 2.2 and 2.4*
- *Air Quality and Climate Change Element Goal 3, Policies 3.1, 3.2, 3.4, 3.6 and 3.8*

The Safety Element update is consistent and compatible with the following long-range growth goals, objectives, and policies of Air Quality and Climate Change Element.

- *Air Quality and Climate Change Element Goal 4, Policy 4.1*

*Land Use Element*

The Land Use Element guides the future development in the City by designating appropriate locations for different land uses including open space, parks, residences, commercial uses, industry, schools, and other public uses. Additionally, the Land Use Element establishes standards for residential density and non-residential building intensity for land located throughout the City.

The Project is consistent with the applicable goals and policies contained in the General Plan Land Use Element as noted Exhibit A: Burbank2035 General Plan Consistency Table, attached to this resolution. The applicable General Plan Land Use Element goals and policies include the following:

- *Land Use Element Goal 1, Policies 1.1, 1.3, 1.6 and 1.7*
- *Land Use Element Goal 2, Policies 2.2, 2.3, 2.5, 2.6 and 2.7*
- *Land Use Element Goal 3, Policies 3.1, 3.2, 3.3 and 3.4*
- *Land Use Element Goal 5 Policies 5.1, 5.2, 5.3, 5.4 and 5.5*
- *Land Use Element Goal 6, Policies 6.1, 6.2 and 6.6*
- *Land Use Element Goal 7, Policies 7.1, 7.2, 7.3, 7.4 and 7.5*
- *Land Use Element Goal 8 Policies 8.1, 8.5 and 8.7*

The Safety Element update is consistent and compatible with the following long-range growth goals, objectives, and policies of Land Use Element.

- *Land Use Element Goal 2, Policy 2.2*

*Mobility Element*

The Mobility Element defines the transportation network and describes how people move throughout the city, including the streets, railways, transit routes, bike paths, and sidewalks. The transportation network is a major determinant of urban form and land use. Factors such as, but not limited to, traffic patterns and congestion, access to transit, and ease and safety of walking and biking may determine where people choose to live, work, and visit.

The Project is consistent with the applicable goals and policies contained in the General Plan Mobility Element as noted Exhibit A: Burbank2035 General Plan Consistency Table, attached to this resolution. The applicable General Plan Land Use Element goals and policies include the following:

- *Mobility Element Goal 2, Policies 2.1, 2.4 and 2.5*
- *Mobility Element Goal 4 Policies 4.7 and 4.10*
- *Mobility Element Goal 5 Policies 5.1, 5.4 and 5.5*
- *Mobility Element Goal 8 Policy 8.3*
- *Mobility Element Goal 9 Policy 9.3*

*Noise Element*

The Noise Element describes the existing noise environment in Burbank, identifies noise sources and problems affecting community safety and comfort, and establishes policies and programs that limit community exposure to excessive noise levels. The Noise Element sets standards for acceptable noise levels by various land uses and provides guidance for how to balance the noise created by an active and economically healthy community with the community's desire for peace and quiet.

The Project is consistent with the applicable goals and policies contained in the General Plan Noise Element as noted Exhibit A: Burbank2035 General Plan Consistency Table, attached to this resolution. The applicable General Plan Noise Element goals and policies include the following:

- *Noise Element Goal 1 Policies 1.1, 1.2, 1.3 and 1.4*
- *Noise Element Goal 2 Policies 2.1 and 2.2*
- *Noise Element Goal 3 Policies 3.3, 3.5, and 3.7*
- *Noise Element Goal 4 Policy 4.2*
- *Noise Element Goal 5, Policies 5.1 and 5.2*
- *Noise Element Goal 6 Policy 6.1*
- *Noise Element Goal 7, Policies 7.1, 7.2 and 7.3*

The Safety Element update is consistent and compatible with the following long-range growth goals, objectives, and policies of Noise Element.

- *Noise Element Goal 5, Policies 5.1 and 5.2*

*Open Space and Conservation Element*

The Open Space and Conservation Element describes the conservation, development, and use of natural resources and addresses Burbank's parks and recreation opportunities. The element

also addresses preservation of renewable and non-renewable natural resources; managed production of resources, such as energy and groundwater; outdoor recreation; and trail-oriented recreation.

The Project is consistent with the applicable goals and policies contained in the General Plan Open Space and Conservation Element as noted Exhibit A: Burbank2035 General Plan Consistency Table, attached to this resolution. The applicable General Plan Open Space and Conservation Element goals and policies include the following:

- *Open Space and Conservation Element Goal 6 Policy 6.1*
- *Open Space and Conservation Element Goal 7 Policy 7.2*
- *Open Space and Conservation Element Goal 8 Policy 8.1*
- *Open Space and Conservation Element Goal 9 Policy 9.1*
- *Open Space and Conservation Element Goal 10, Policies 10.1 and 10.2*

The Safety Element update is consistent and compatible with the following long-range growth goals, objectives, and policies of Open Space and Conservation Element.

- *Open Space and Conservation Element Goal 10, Policy 10.1*

#### Plan Realization Element

Plan Realization Element describes the means for implementing the core values expressed in Burbank2035's goals and policies and presents ways to ensure that the plan remains current and relevant. The Housing Element Update includes twenty-seven housing programs that address the City's identified housing needs, goals, and policies, and provide measurable activities, actions, or ongoing efforts for implementation during the 8-year planning cycle.

The Project provides goals and implantation programs to address the City's ongoing efforts to address the community's three to one jobs to housing imbalance and related housing needs, and is required to maintain compliance with State housing law. Additionally, adoption of the 2021-2029 Housing Element in combination with the City's ongoing specific plan updates will create a consistent long-range planning and policy efforts that advance the Council's housing production goal of facilitating the building of 12,000 housing units over the next 15 years.

A full General Plan consistency analysis is provided in Exhibit A attached to this resolution, and is incorporated herein by this reference.

#### **B. FINDINGS FOR NON-VACANT SITES IDENTIFIED TO ACCOMMODATE THE RHNA:**

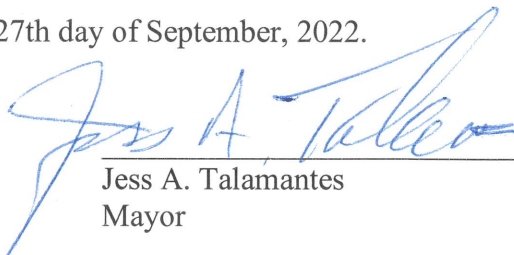
Pursuant to Government Code Section 65583.2, the City Council finds, based on the facts described in Staff Report on file dated September 27, 2022, that the existing uses on the sites identified in the site inventory to accommodate the lower income RHNA are likely to be discontinued during the planning period, and therefore do not constitute an impediment to additional residential development during the period covered by 2021-2029 Housing Element Update. The Staff Report sets forth substantial evidence that supports the likelihood of residential development in the housing opportunity sites. This evidence includes market study

for specific plans indicating a strong support for residential development in the opportunity sites, trend data showing redevelopment of commercial uses to residential uses, the likelihood of discontinuation of existing uses that are economically and physically underutilized, and outreach effort by the City to market the opportunity sites to promote residential use. The findings and substantial evidence for each opportunity site is provided in Appendix D of Attachment 5 to the September 27, 2022, City Council Staff Report, which appendix is incorporated herein by this reference.

C. The City Council finds that the 2021-2029 Housing Element complies with the duty to Affirmatively Further Fair Housing.

3. REPORT OF THE CITY COUNCIL DECISION. The City Clerk shall attest to the passage and adoption of this Resolution.


PASSED AND ADOPTED this 27th day of September, 2022.



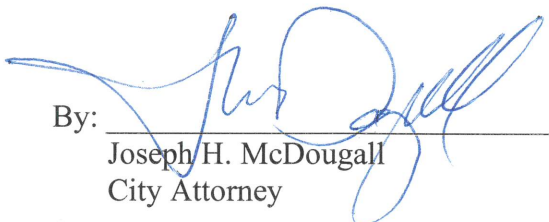
\_\_\_\_\_  
Jess A. Talamantes  
Mayor

Attest:

Approved as to Form:  
Office of the City Attorney



\_\_\_\_\_  
Zizette Mullins, MMC, City Clerk

By: 

\_\_\_\_\_  
Joseph H. McDougall  
City Attorney

STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES    )    ss.  
CITY OF BURBANK                )

I, Zizette Mullins, MMC, City Clerk of the City of Burbank, do hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the Council of the City of Burbank at its regular meeting held on the 27th day of September, 2022, by the following vote:

AYES:           Frutos, Schultz, Springer, Anthony and Talamantes.

NOES:           None.

ABSENT:       None.



\_\_\_\_\_  
Zizette Mullins, MMC, City Clerk



## **Burbank 2021-2029 Housing Element**

**Prepared for: City of Burbank  
Community Development Department, Planning Division**

**Prepared by: Karen Warner Associates, Inc.**

**Adopted September 27, 2022**



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# Burbank 2021-2029 Housing Element

## Acknowledgements

### City Council

Jess Talamantes , Mayor  
Konstantine Anthony, Vice-Mayor  
Bob Frutos, Council member  
Nick Schultz, Council member  
Sharon Springer, Council member

### Planning Board

Christopher Rizzotti, Vice-Chair  
Apraham Atteukenian, Member  
Michael Elric, Member

### Vacancy, Member

Robert Monaco, Member

### City Staff

Justin Hess, City Manager  
Judie Wilke, Assistant City Manager  
Patrick Prescott, Community Development Director  
Fred Ramirez, Assistant Community Development Director  
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Lisa Frank, Senior Planner  
Amanda Landry, Senior Planner  
Shipra Rajesh, Senior Planner  
Xjvirr Thomas, Assistant Planner  
Joseph McDougall, City Attorney

### Consultant to the City

Karen Warner Associates, Inc.



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# BURBANK 2021-2029 HOUSING ELEMENT

## TABLE OF CONTENTS

<b>Introduction</b>	<b>1-1</b>
Housing Our Residents	1-1
Purpose and Statutory Requirements	1-1
Changes in Housing Laws Since Last Update	1-2
Relationship to Burbank Housing Strategy	1-4
Relationship to Other General Plan Elements	1-4
Public Participation	1-5
Citywide Housing Goals and Policies	1-9
<b>Housing Needs Assessment</b>	<b>1-13</b>
Demographic Profile	1-13
Employment	1-16
Household Profile	1-17
Special Needs Populations	1-21
Housing Stock Characteristics	1-30
Housing Costs and Affordability	1-35
Assisted Housing At-Risk of Conversion	1-41
Regional Housing Needs	1-43
<b>Housing Constraints</b>	<b>1-47</b>
Governmental Constraints	1-47
Market Constraints	1-67
Environmental and Infrastructure Constraints	1-70
<b>Housing Resources</b>	<b>1-73</b>
Availability of Sites for Housing	1-73
Financial Resources	1-96
Administrative Resources	1-100
Opportunities for Energy Conservation	1-102
<b>Housing Plan</b>	<b>1-103</b>
Housing Programs	1-103

## Appendices

- A. Glossary
- B. Affirmatively Furthering Fair Housing
- C. Evaluation of Accomplishments under the Current Housing Element
- D. Residential Sites Inventory
- E. Adequate Sites Program Alternative Checklist
- F. Community Participation

## LIST OF TABLES

### Table

#### Introduction

1-1	New State Housing Laws Relevant to Housing Element Update .....	1-2
-----	---	-----

#### Housing Needs Assessment

1-2	Regional Population Growth Trends.....	1-14
1-3	Age Distribution.....	1-15
1-4	Racial and Ethnic Composition .....	1-16
1-5	Major Burbank Employers.....	1-16
1-6	Occupations of Burbank Residents.....	1-17
1-7	Household Characteristics.....	1-18
1-8	State Income Categories .....	1-19
1-9	Poverty Status.....	1-19
1-10	Income by Household Type and Tenure .....	1-20
1-11	Special Needs Populations .....	1-21
1-12	Burbank Housing Corporation Transitional/Supportive Housing .....	1-25
1-13	Regional Housing Growth Trends .....	1-30
1-14	Housing Type .....	1-31
1-15	Housing Tenure.....	1-31
1-16	Age of Housing Stock .....	1-32
1-17	Median Home Values .....	1-35
1-18	Median Home Values by Unit Size .....	1-36
1-19	Single-Family Home Sales Listing .....	1-36
1-20	Condominium Sales Survey .....	1-37
1-21	Vacant Rental Units Survey .....	1-37
1-22	Affordability Assumptions for ADUs.....	1-39
1-23	Los Angeles County Maximum Affordable Housing Costs.....	1-40
1-24	Maximum Affordable Rents Los Angeles County .....	1-40
1-25	Assisted Rental Housing Inventory .....	1-41
1-26	Overcrowded Households .....	1-43

1-27	Housing Overpayment .....	1-44
1-28	Housing Overpayment by Household Type and Tenure .....	1-44
1-29	Lower Income Renter Overpayment .....	1-45
1-30	Regional Housing Needs Assessment (RHNA) for Burbank .....	1-46

## **Housing Constraints**

1-31	Single-Family Development Standards .....	1-48
1-32	Multi-Family Development Standards .....	1-49
1-33	Inclusionary Housing In-Lieu Fee .....	1-51
1-34	Housing Types by Residential and Commercial Zone Categories .....	1-54
1-35	Summary of Development Fees .....	1-61
1-36	Development Fees: Prototypical Multi-family Project .....	1-62
1-37	Status of Home Purchase and Home Improvement Loans .....	1-68
1-38	Comparison of Zoned and Built Densities.....	1-69

## **Housing Resources**

1-39	Summary of Potential Housing Units .....	1-73
1-40	Projects with Entitlements or Pending Entitlements .....	1-76
1-41	Potential Housing Units on Opportunity Sites .....	1-79
1-42	Burbank Development Projects and Trends .....	1-82
1-43	Capacity Adjustment Factors .....	1-86
1-44	Development Trends on Mixed Use Sites .....	1-89
1-45	Examples of Small Lot Consolidation .....	1-92
1-46	Financial Resources Available for Housing Activities .....	1-97

## **Housing Plan**

1-47	Summary of Quantified Objectives .....	1-119
------	--	-------

## LIST OF EXHIBITS

### Exhibit

#### Housing Needs Assessment

1-1	Burbank Population Growth 1920-2020 .....	1-13
1-2	Rental Housing Built Before 1980.....	1-33
1-3	Past Focus Neighborhoods.....	1-34

#### Housing Resources

1-4	Projects with Entitlements or Pending Entitlements .....	1-77
1-5	Housing Opportunity Sites .....	1-80

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# INTRODUCTION

## Housing Our Residents

Housing is a basic human need, and the suitability of one's housing with regard to size, location, cost and special need requirements is a critical component of a person's quality of life. It is the City of Burbank's intent to ensure that all residents can find suitable housing in the community. Furthermore, the City is committed to preserving and enhancing the quality of existing residential neighborhoods in the community. This Housing Element identifies the housing needs in the community and outlines a strategy for meeting these needs through creative programming and funding. The 2021-2029 City of Burbank Housing Element is a policy document that identifies the City's housing goals, objectives and programs throughout the planning period of 2021 to the year 2029 and provides direction for the expenditure of funds and City resources. This Element is an update of the 2014-2021 5<sup>th</sup> Cycle Housing Element.

## Purpose and Statutory Requirements

This Housing Element covers the Southern California Association of Government (SCAG) region's planning period of October 15, 2021 to October 15, 2029. The Element identifies strategies and programs that focus on preserving and improving housing and neighborhoods, providing adequate housing sites, assisting in the provision of affordable housing, removing governmental and other constraints to housing investment, and promoting fair and equal housing opportunities.

## Element Organization

The 2021-2029 Burbank Housing Element is comprised of the following major components:

- An **introduction** to review the requirements of the Housing Element, recent State laws, and public participation process
- The City's **housing goals and policies**
- A **housing needs assessment** evaluating Burbank's demographic, household and housing characteristics, and related housing needs
- A review of **available resources** to facilitate the production and maintenance of housing, including land available for new construction, financial and administrative resources available for housing, and opportunities for energy conservation
- An analysis of **potential constraints** on housing production and maintenance, including market, governmental, infrastructure and environmental limitations to meeting the City's identified needs
- The **Housing Plan** for addressing the City's identified housing needs, constraints and resources; including housing programs and quantified objectives

A series of appendices provide additional documentation. Appendix A provides a glossary of terms and abbreviations used in the Element. Appendix B addresses the new housing element requirement to Affirmatively Further Fair Housing (AFFH). Appendix C provides an evaluation of accomplishments under Burbank's 2013-2021 Housing Element. Appendix D presents the parcel-specific Housing Element sites inventory, and Appendix E provides the Adequate Sites Alternative Checklist. And finally, Appendix F provides a summary of public input received from the variety of community participation opportunities provided throughout the Housing Element update process.



## Changes in State Housing Law Since Previous Update

In response to California's worsening affordable housing crisis, in each of the last several years the State legislature has enacted a series of bills aimed at increasing production, promoting affordability and creating greater accountability for localities in addressing their housing needs. The following items in Table 1-1 represent substantive changes to State housing law since Burbank's last Housing Element was adopted and certified in 2014.

<b>Table 1-1</b> <b>New State Housing Laws Relevant to Housing Element Update</b>	
<b>Housing Bills</b>	<b>Bill Overview</b>
<b>Expedited Rezoning</b> AB 1398 (2021)	For local jurisdictions that fail to adopt a legally compliant housing element within 120 days of the statutory deadline, shortens the adequate sites rezoning deadline from three years to one year from the start of the planning period. For SCAG jurisdictions, the rezoning deadline for the 6th cycle Housing Element would be October 15, 2022.
<b>Housing Element Sites Analysis and Reporting</b> AB 879 (2017); AB 1397 (2017); SB 6 (2019)	Requires cities to zone more appropriately for their share of regional housing needs and, in certain circumstances, require by-right development on identified sites. The sites analysis must also include additional justification for being chosen, particularly for sites identified to address lower income housing needs. Starting in 2021, an electronic spreadsheet of the sites must be submitted to HCD.
<b>No Net Loss Zoning</b> SB 166 (2017)	Requires cities to identify additional low-income housing sites in their housing element when market-rate housing is developed on a site currently identified for low-income housing in the jurisdiction's sites inventory.
<b>Streamlined Approval for Small-Scale Developments of Duplexes and Lot Splits</b> SB 9 (2021)	Requires ministerial approval of a housing development of up to two units (a duplex) in a single-family zone or the subdivision of a parcel zoned for residential use into two equal parcels (an urban lot split), or both. The bill allows jurisdictions to impose objective zoning and design standards on SB 9 projects. An ordinance adopted under these provisions is not considered a project for purposes of CEQA.
<b>CEQA Exemption for Upzoning for Residential Density</b> SB 10 (2021)	Authorizes jurisdictions to pass an ordinance to zone any parcel for up to 10 units of residential density, at a height specified by the local government in the ordinance, if the parcel is located in a transit-rich area or an urban infill site. An ordinance adopted under these provisions is not considered a project for purposes of CEQA.
<b>Affirmatively Furthering Fair Housing</b> AB 686 (2017)	All Housing Elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH), consistent with the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. This AFFH section must include (1) a summary of fair housing issues in the jurisdiction; (2) a summary of available fair housing data including contributing factors to fair housing issues; (3) analysis of Housing Element sites in relation to AFFH; and, (4) an AFFH program that includes meaningful action.

**Table 1-1**  
**New State Housing Laws Relevant to Housing Element Update**

<b>Housing Bills</b>	<b>Bill Overview</b>
<b>Accessory Dwelling Units and Junior Accessory Dwelling Units</b> AB 494 (2017), SB 229 (2017), AB 68 (2019), AB 881 (2019), AB 587 (2019), SB 13 (2019), AB 670 (2019), AB 671 (2019), AB 3182 (2020), AB 345 (2021)	The State has continued to enact legislation to further assist and support the development of ADUs, including “by right” approval for studio and one-bedroom units 850 square feet or less, two-bedroom units 1,000 square feet or less, and Junior ADUs less than 500 square feet. Where a primary house and ADU are developed by a non-profit housing provider, such as the Burbank Housing Corporation or Habitat for Humanity, separate conveyance of the two units is permitted so long as they are sold to a low income household, with any subsequent sale also required to be to a low income household.
<b>Density Bonus</b> AB 1763 (2019), AB 2345 (2020), SB 290 (2021)	Permits 100% affordable projects to be built denser and taller through modifications to current Density Bonus Law. AB 2345 creates additional incentives and also requires the annual progress report to document if any density bonuses have been granted.
<b>Housing Crisis Act of 2019</b> SB 330 (2019), SB 8 (2021)	Expedites approvals for code-compliant housing development. Prevents jurisdictions from decreasing a site’s housing capacity through downzoning if that would preclude meeting RHNA targets. Requires projects that include removal of housing units to replace or exceed that number of units and any removed units occupied by low-income households must be replaced with units affordable to the same income level.
<b>Streamlined Approval for Certain Housing Developments</b> SB 35 (2017)	For jurisdictions that have not meet their RHNA by income level, requires jurisdictions to offer a ministerial approval process for residential developments that meet detailed criteria, including specified levels of affordable housing, payment of prevailing wage and adherence to local objective design and development standards.
<b>Surplus Land for Affordable Housing</b> SB 1486 (2019), AB 1255 (2019)	Expands definition of surplus (City-owned) land and puts additional restrictions on the disposal of surplus land. Jurisdictions must include information about surplus lands in the Housing Element and Annual Progress Reports. A central inventory of surplus lands also must be submitted to HCD.
<b>Emergency and Transitional Housing Act</b> AB 139 (2019)	Amends assessment method to show site capacity, including using the most up-to-date point-in-time count. Additionally, the bill modifies parking requirement for emergency shelters. The Housing Element must include all of this information as well as analysis of the jurisdiction’s special needs populations.
<b>Supportive Housing Streamlined Approval</b> AB 2162 (2018)	Requires supportive housing to be a use by-right in zoning districts that allow residential use, and eliminates parking for supportive housing if located within 0.5 miles of a public transit stop.
<b>Safety Element Changes</b> SB 1035 (2018), SB 99 (2019), SB 747 (2019)	Updates requirements for the General Plan Safety Element including expanded information on environmental hazards facing jurisdictions and analysis of emergency evacuation routes. These updates must occur at the same time as the Housing Element updates.

## Relationship to Burbank Housing Strategy

In 2017, the Burbank City Council approved the Burbank Housing Analysis and Strategy Plan, which highlighted patterns of rapid employment growth and the rising cost of housing in the City. The combined factors of employment growth and limited new housing production have contributed to a widening gap between jobs and housing known as a jobs-to-housing imbalance, where the ratio of jobs available in the City far exceeds the available housing for the workforce. Recognizing the need for housing affordable to the Burbank workforce while preserving existing residential neighborhoods in the City, the City Council in 2019 addressed a major component of this multi-faceted affordable housing “puzzle” by setting a goal to facilitate the building of 12,000 residential units through 2035 (in line with the timeframe of the *Burbank2035 General Plan*), primarily within the proposed Downtown Burbank Transit Oriented Development (TOD) Specific Plan and proposed Golden State Specific Plan areas.

The housing strategies and the level of housing growth as described in the Housing Analysis and Strategy Plan, have been integrated within the Housing Element Update. Through its identification of sites for future development and implementing housing programs, the Housing Element will lay the foundation for achievement of the City’s goal of facilitating the development of 12,000 new housing units, as well as address the City’s fair share housing needs as quantified in the Regional Housing Needs Assessment (RHNA).

## Relationship to Other General Plan Elements

The *Burbank2035* General Plan (the “General Plan”) is comprised of the following Elements:

- Air Quality and Climate Change
- Land Use
- Mobility
- Noise
- Open Space and Conservation
- Safety
- Housing
- Plan Realization

This 2021-2029 Housing Element builds upon the other General Plan elements and is consistent with the policies and programs set forth by the General Plan. For example, Housing Element policies promoting transit-oriented housing in a mixed use setting, development of quality affordable and market rate housing are consistent with and build upon the Land Use and Mobility Elements. The City will ensure that future updates of other General Plan elements will include review and, if necessary, modification of the Housing Element, within the parameters of State housing law, in order to maintain consistency within the General Plan.

## Public Participation

The City of Burbank has made an effort to involve the public in the update of its Housing Element and has solicited input from the public throughout the Housing Element process. As required by State law, all economic segments of the community were provided an opportunity to review and comment on the Housing Element. As part of the development of the Housing Element, which also requires revisions to the Safety Element and an analysis of environmental justice issues in the General Plan, the City implemented the following public outreach program.

### Study Sessions

The City's Housing Element update process was initiated with the Burbank City Council teleconference study session on July 21, 2020 which informed the Council members and the Burbank community of the current and proposed update of the Housing Element. The study session also included: information on the current Housing Element programs and their effectiveness in addressing the housing needs of Burbank; the recent changes in State housing laws; and, an assessment of current requirements to the Safety Element and environmental justice components of the General Plan. A study session was also conducted with the Planning Board on January 25, 2021 to provide information on the Housing Element and other General Plan updates.

### Workshops

The Housing Element public participation program also included workshops with stakeholders and the community. On August 27, 2020, the City conducted a virtual stakeholder workshop for housing developers, with a second workshop was conducted for housing service providers and housing advocacy groups. Additionally, two virtual community-wide workshops were conducted for all residents and businesses in the City. The October 3, 2020 workshop included an informational presentation and discussion of housing and environmental justice issues facing the City, in addition to opportunities for public input and questions on the Housing Element update. The February 27, 2021 community workshop focused on the results of the online Housing Element survey and discussion of the RHNA goals, future housing opportunity sites, and potential housing programs. Both community workshops were available for viewing on the Burbank YouTube Channel and local cable channel. Feedback from the workshop's online polling and questions and answers during the workshops are available for viewing in Appendix E.

The following summarizes key comments and questions from the community workshops, followed by how each comment has been considered:

- Housing needs for Burbank's workforce, seniors, persons with disabilities and homeless. *(Addressed in following programs: Opportunity Sites and Rezone Program, Promote Accessory Dwelling Units, Transitional and Supportive Housing, Homeless Housing and Services, Housing for Persons with Disabilities, Housing for Extremely Low Income Households).*
- Will new accessory dwelling unit (ADU) requirements accommodate disabled residents? *(To encourage ADUs to incorporate accessibility features, the City will establish and promote a program to reduce building permit and planning fees by up to 50%).*

### Public Outreach & COVID-19

*Much of the Housing Element update process occurred during the COVID-19 pandemic. Restrictions on public gatherings prevented the City from holding traditional public workshops. Instead, the City utilized online engagement tools, including a community survey, virtual community workshops and stakeholder meetings, and online documents to provide opportunities for the community to share their feedback.*

- What are the impacts of proposed housing increase on: water and power demand, traffic and parking; and schools and child care? *(The EIR prepared for the Housing Element update evaluates the impacts to water and power demand, transportation, and schools, and concludes, with two exceptions, that all are less than significant, or can be mitigated to a less than significant level. The impact to transportation, which under the new Vehicle Miles Travelled (VMT) metric, would have significant impacts. Mitigation measures may be implemented as part of each opportunity site's mitigation program aimed at further reducing VMT and vehicular trips to each project site through transportation services. However, mitigation measures are not feasible at the program level for a Housing Element; therefore, the VMT impacts are significant and unavoidable. In addition, the EIR analyzed the potential impacts associated with utilities and service systems and found that impacts associated with wastewater generation would also be significant and unavoidable.*
- Will large companies in Burbank provide employer-assisted housing? *(The City added a new Employer Assisted Housing Program to the Housing Element, as well as an affordable housing impact fee on commercial/industrial development).*
- Where will the new housing be located? *(The Housing Element opportunity sites are located near major employment and transit centers within the proposed Downtown TOD Specific Plan and proposed Golden State Specific Plan, depicted in Exhibit 1-5 in the Element).*

Planning staff also met with the board of Armenian National Committee of America (Burbank Chapter) on May 27, 2021 to answer questions and receive input on the draft Housing Element.

## **Public Noticing**

Notices for the two community workshops were published in the *Burbank Leader*, posted on the City website and project webpage, and on the City's Facebook and Twitter accounts. Direct invitation letters and emails were sent to local housing service providers and stakeholders that participated in the August stakeholder meetings. In addition, over 20,000 flyers were distributed to residents in census tracts with a majority of low and moderate income households. Announcements regarding the workshops were made at City Council, Planning Board, Senior Board, and Landlord Tenant Commission meetings. The Burbank Housing Corporation (BHC) directly notified residents in their properties of the community meetings, representing predominately low and moderate income households. Additionally, to provide access to the non-English speaking population, Armenians and Spanish-language interpreters were available during the presentation and public comment sessions.

## **City Website**

A City website specifically for the Housing Element update was established to provide an overview of the Housing Element process, FAQs, online comments to the City, and to announce future events (i.e., workshops, survey). Videos of public outreach meetings were available for viewing, and documents related to the Housing Element were linked to the website. <https://www.burbankhousingelement.com/>

## **Housing Element Survey**

Another component of the outreach effort was the Housing Element/Environmental Justice online survey (administered through MetroQuest), which was available in three languages (Armenian, English and Spanish) from September 30, 2020 to January 4, 2021. The survey provided for input on the potential areas for future housing within the City; ranking of priority housing programs (stabilizing neighborhoods, planning for production, affordable housing by design, removing constraints, and environmental justice);

and identifying disadvantaged communities. There were a total of 227 respondents to the survey. Results of the survey are provided in Appendix E. A summary of the key survey results included:

- Potential areas for new housing: 1) Downtown Burbank-Metrolink Station area; 2) Downtown Burbank-North San Fernando area; 3) Golden State/Airport District area
- Priority housing programs by topic:
  - Stabilizing Neighborhoods – Local preference for Burbank residents and employees
  - Planning for Production – Affordable housing on surplus public land
  - Affordable Housing by Design – Incentives for ADUs
  - Removing Constraints to Housing – Streamline housing development approval process
  - Environmental Justice – Pollution is the most significant environmental justice concern
- Majority of survey participants agreed with the State’s identified disadvantaged communities, which include the area east of Hollywood Burbank Airport, and the area in southeastern Burbank bordering the City of Glendale.

### **Public Review of Housing Element**

The Draft Housing Element and other General Plan elements were available for public review on the City’s website starting on April 27, 2021. The City has received five comment letters on the Draft Element (included in Appendix F), and has considered and as deemed appropriate, addressed these comments in the Element.

The following summarizes some of the key comments received and how they are addressed in the Element:

- The Affirmatively Furthering Fair Housing Analysis (AFFH) doesn’t provide adequate recommendations on how the City will address contributing factors to fair housing issues, or provide sufficient reforms to promote integrated neighborhoods. *(Further analysis has been conducted with regards to the following: Patterns of Segregation and Integration; Racially or Ethnically Concentrated Areas of Affluence; Access to Opportunity; and Displacement Risk. Additional concrete actions with specific metric and milestones have been added to address identified contributing factors, including implementation of SB 9 that will open up single-family zoned neighborhoods to up to four units on an existing parcel).*
- The Element needs to provide additional evidence as to why non-vacant sites can be expected to redevelop within the planning period, along with why sites allowing for mixed use can be expected to be developed with residential uses. *(Additional supporting evidence has been added to the sites analysis to justify these conclusions, including market studies conducted for the specific plans showing strong support for residential; trend data showing redevelopment of commercial uses to residential; and an adjustment in site capacities to reflect potential non-residential development. Furthermore, the Element includes a commitment to conduct a mid-cycle review to evaluate housing production levels in comparison to the RHNA, and if falling significantly short, to rezone additional sites to increase capacity).*
- The Element’s projections of future accessory dwelling units exceed past performance and should be revised downward. *(Based on trend data from 2019 – 2021, the City has issued building permits for an average of 181 ADUs over the most recent three-year period. Program actions set forth in the Housing Element to reduce ADU fees, reduce processing times for smaller ADUs, and create*

*pre-approved ADU plans will further bolster ADU production, making the City's projections for 200 ADUs/year for a total of 1,600 ADUs over the eight-year planning period realistic and achievable. Additionally, the Element includes a specific commitment to conduct a mid-cycle review of ADU production and affordability).*

- The Housing Element does not propose adequate reforms to address major constraints to redevelopment in Burbank. *(The Housing Element includes meaningful programs to address identified constraints, including: establishing objective development standards and by right review processes; updating multi-family development standards to better enable compact development; establishing incentives for the consolidation of individual parcels into larger development sites; updating the Inclusionary Housing and Density Bonus Ordinances to be aligned with one another; and amending the City Zoning Code to facilitate a variety of housing types for special needs populations).*

In addition to the above comments on the Housing Element per se, the City received numerous comment letters from the Southwest Regional Council of Carpenters and Local 661 Carpenters Union as part of the Environmental Impact Report (EIR) on the project. The Carpenters Union members and their representatives requested that the City adopt policies that provide for family supporting wages, healthcare for workers and the use of a local skilled and trained workforce to include apprenticeship programs for contractors, to benefit the local area economically and mitigate greenhouse gas, air quality and transportation impacts. City staff met with representatives of the Carpenters Union to discuss their request, and added the following language to Housing Element Program 10 (Inclusionary Housing Ordinance) and Program 11 (Density Bonus Ordinance) in response:

- *The City will be preparing a study that includes but is not limited to an economic feasibility analysis to evaluate the potential impacts and benefits of the implementation of a prevailing wage and local hire, apprenticeship policy to have the skilled construction workforce necessary for new housing developments to support production of an ample supply of mixed-income and affordable housing units, and ensure equitable, sustainable, and livable communities.*

The City received the State Department of Housing and Community Development's (HCD) written comments on the draft Housing Element on August 17, 2021, and made substantive revisions to the Element in response to the State's comments. The revised Element was made available to the public through direction notification of individuals previously providing written comments and other stakeholders and posting the Element on the City's website and social media platforms beginning on November 18, 2021, providing the public an opportunity to comment prior to resubmitting the revised Element to HCD on December 3rd.

The City received a second review letter from HCD on the revised draft Element on February 1, 2022. The City made further revisions to the Element to address the remaining issues, and made the revised Element available on its website beginning on March 23<sup>rd</sup> for a period of ten days prior to resubmitting the Element to HCD. HCD issued a third comment letter on June 3, 2022 identifying one remaining comment pertaining to affirmatively furthering fair housing and offered technical assistance to staff and the consultant to incorporate additional language in the Element to address this issue and bring the Element into compliance with state Housing Element law. The City submitted the revised draft Element to HCD on August 18, 2022, and on September 7, 2022 received a compliance letter from the State. Public hearings on the Element were conducted before the Planning Board and City Council in August and September, and the Element was adopted by City Council on September 27, 2022.

## Citywide Housing Goals and Policies

The California Legislature has declared that: “The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.” A number of State objectives originate from this major goal and give further direction to cities in how to attain the State Housing Goal. In light of the above-stated Housing Goal, and Burbank’s identified housing needs and conditions in this Element, the following goals and policies are presented as part of the City’s comprehensive housing program.

### GOAL 1 EXISTING HOUSING AND NEIGHBORHOODS

*Burbank seeks to enhance the quality of existing housing and neighborhoods.*

- Policy 1.1: Enhance the quality of established residential neighborhoods, including those in disadvantaged communities, through responsible development that facilitates the creation of a safe, beautiful, and thriving community.*
- Policy 1.2: Sustain and strengthen Burbank neighborhoods through partnership with the Burbank Housing Corporation, as well as other housing providers, in the acquisition and rehabilitation of deteriorated properties and provision as long-term affordable housing.*
- Policy 1.3: Undertake a comprehensive community preservation program encompassing code enforcement along with outreach and education to property owners on property maintenance issues.*
- Policy 1.4: Encourage residential and mixed use developments that not only build buildings but focus on building neighborhoods by incorporating outdoor features that complement the living spaces, as well as providing a mix of amenities that benefit the surrounding neighborhood.*
- Policy 1.5: Minimize residential displacement, especially in disadvantaged communities, through requirements for just cause evictions, limitations on rent increases, and replacement housing requirements if any existing residential units would be removed.*
- Policy 1.6: Maintain the quality of life within neighborhoods by providing adequate maintenance to streets, sidewalks and alleys, parks, and other community facilities.*

### GOAL 2 ADEQUATE HOUSING SITES

*Burbank seeks to provide housing sites that accommodate a range of housing types to meet the diverse needs of existing and future residents.*

- Policy 2.1: Direct the majority of new residential development into Downtown Burbank, the Media District and the Golden State/Airport Area to support the building of neighborhoods where people can live, work, shop, and benefit from access to public transit services including Metrolink train service, Metro bus and BurbankBus lines, as well as a network of bike trails and pedestrian walks.*
- Policy 2.2: Update land use regulations that facilitate new opportunities for developing a variety of housing types that include, but are not limited to, small lot development, condominiums,*



*townhomes, live-work units, micro-units and accessory dwelling units (ADUs), to accommodate the City's diverse housing needs.*

- Policy 2.3: Encourage the development of residential projects that support a balance of ownership and rental opportunities and provide variety in dwelling unit type and size.*
- Policy 2.4: Allow residential units in traditionally non-residential areas including mixed use areas, and allow for adaptive reuse of non-residential buildings for residential and live-work units, including potential ground-floor opportunities.*
- Policy 2.5: Continue to facilitate the provision of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in all residential districts as a means of creating new opportunities for appropriated-scaled and affordable units throughout the community.*
- Policy 2.6: Pursue public-private partnerships that can create opportunities for affordable and mixed income housing.*
- Policy 2.7 Pursuant to AB 1397, allow housing developments with at least 20 percent affordable housing by-right, consistent with objective development standards, on lower-income housing sites that have been counted in previous housing element cycles.*

### **GOAL 3 AFFORDABLE HOUSING**

*Burbank will continue to facilitate the development of housing affordable to all economic segments of the community.*

- Policy 3.1: Encourage production of a variety of housing types to address the needs of lower, moderate, and upper income households, including housing for Burbank's workforce and disadvantaged communities, to maintain an economically diverse and balanced community.*
- Policy 3.2: Facilitate the development of community-serving uses, such as childcare and family resource centers, within housing developments.*
- Policy 3.3: Provide regulatory incentives and concessions, and/or financial assistance to facilitate the development of affordable housing. Proactively seek out new models and approaches in the provision of affordable housing.*
- Policy 3.4: Pursue expanded financial resources to support in the production of housing for Burbank's workforce, disadvantaged communities, and special needs populations.*
- Policy 3.5: Facilitate a mix of household income and affordability levels in residential projects to achieve greater integration of affordable housing throughout the City.*
- Policy 3.6: Facilitate and encourage the development of affordable housing for large families and people with disabilities by providing specific incentives and concessions within the City's Inclusionary Housing Ordinance for building this housing type.*
- Policy 3.7: Explore collaborative partnerships with major employers, health care institutions, educational institutions, and other employers within Burbank to encourage and facilitate the provision of workforce housing.*

*Policy 3.8: Seek out opportunities to partner with affordable housing developers/investors to extend expiring affordability covenants and to preserve older "naturally occurring affordable housing" as long-term affordable housing.*

*Policy 3.9: Encourage use of sustainable and green building design features in new and existing housing, such as working with Burbank Water and Power, and other partners, on energy retrofit programs.*

#### **GOAL 4 CONSTRAINTS TO HOUSING**

*Burbank will focus on removing governmental constraints to the maintenance, improvement, and development of housing.*

*Policy 4.1: Facilitate use of regulatory incentives, concessions and waivers, including through density bonuses and inclusionary housing requirements that result in modified development standards, which offset or reduce the costs and/or reduce the physical impediments to the development of affordable housing.*

*Policy 4.2: Establish objective development standards to create greater certainty for developers on community expectations for the building of new housing that helps to build neighborhoods and streamline the development review and permitting process.*

*Policy 4.3: Update and simplify the City's multi-family development standards to better facilitate housing through responsible development that helps to build neighborhoods.*

#### **GOAL 5 EQUAL HOUSING OPPORTUNITIES**

*Burbank will promote non-discrimination and fair and equal housing opportunities for all persons.*

*Policy 5.1: Take positive steps to ensure all segments of the population are aware of their rights and responsibilities regarding fair and equal housing opportunities.*

*Policy 5.2: Assist in settling disputes between tenants and landlords.*

*Policy 5.3: Implement Burbank's Homelessness Plan and work with local agencies to provide a continuum of care for the homeless that includes interim/emergency housing, permanent affordable housing, and access to services.*

*Policy 5.4: Continue to seek out and provide funding support to local service agencies to provide emergency housing and prevention/diversion services to the homeless and at-risk homeless population.*

*Policy 5.5: Collaborate with faith-based and other grassroots community efforts to provide interim/emergency housing and supportive services to the homeless and those at-risk of homelessness through a comprehensive strategy.*

*Policy 5.6: Support development and maintenance of affordable senior rental and ownership housing and supportive services to facilitate maximum independence and the ability of seniors to remain in their homes and/or in the community.*

*Policy 5.7: Continue to address the special housing needs of persons with disabilities (including developmental disabilities) through provision of supportive and accessible housing, mental health, and other health services to facilitate the ability to live independently.*

## HOUSING NEEDS ASSESSMENT

The Housing Needs Assessment discusses the characteristics of Burbank's population and housing stock to better understand the nature and extent of unmet housing needs. The information illustrates how Burbank has grown and changed, and identifies patterns and trends that serve as the basis for defining the City's housing policies and programs. Projections are also provided to show how the community is expected to change over the next decade.

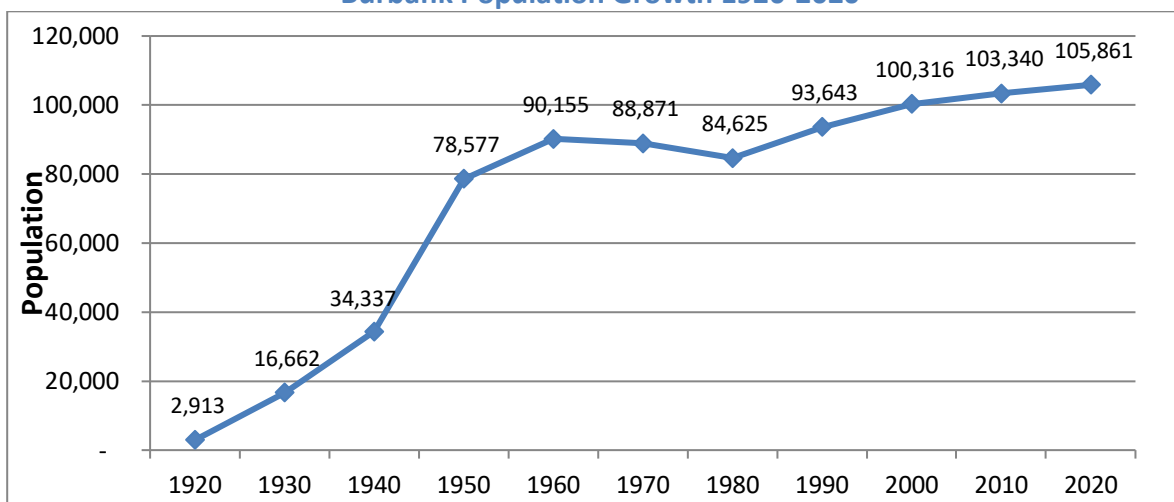
### Demographic Profile

Demographic changes such as population growth or changes in age can affect the type and amount of housing that is needed in a community. This section addresses population, age, and race and ethnicity of Burbank residents.

### Population Growth and Trends

As part of the post-war population boom that spurred rapid growth and development throughout Southern California, the vast majority of Burbank's population growth occurred prior to 1960. As illustrated in Exhibit 1-1, between 1940 and 1950 the City's population more than doubled from 34,000 to 79,000 residents; this rapid growth resulted from expanding economic opportunities in the media and aerospace industries and associated high levels of post-World War II housing construction. Following this boom period, population growth began to slow and eventually began to decline. In 1960, Burbank's population peaked at 90,000 then declined steadily over the next two decades, falling to 85,000 residents in 1980 as the City approached residential build-out. Over the next two decades, however, Burbank experienced renewed growth and in 2000 reached a population of 100,000 residents. As a result of the recession that began in 2007, the City's population increased by only 3,000 residents to a total of approximately 103,000 residents between 2000 and 2010; and, according to the State Department of Finance (DOF) another 3,000 people were added to the total population during the last decade (2010-2020). In 2020, the City's population was estimated at approximately 106,000 people.

**Exhibit 1-1**  
**Burbank Population Growth 1920-2020**



Source: U.S. Census 1920-2010, and State DOF 2020 Estimate

Burbank's population growth is influenced by its employment opportunities, high quality public schools, ready access to regional transportation routes and location within metropolitan Los Angeles. As presented in Table 1-2, Burbank's population growth of the last decade (2010-2020) of 2.4 percent was relatively small in comparison to its neighboring cities and the county as a whole. Over the same period, Glendale experienced a population increase of 7.1 percent, Pasadena of 5.6 percent, City of Los Angeles of 5.7 percent, and Los Angeles County as a whole of 3.6 percent. Only the City of La Cañada-Flintridge had a smaller growth than Burbank of 1.1 percent over the last decade.

**Table 1-2**  
**Regional Population Growth Trends**

Jurisdiction	2000	2010	2020 (Est.)	Percent Change	
				2000-2010	2010-2020
<b>Burbank</b>	<b>100,316</b>	<b>103,340</b>	<b>105,861</b>	<b>3.0%</b>	<b>2.4%</b>
Glendale	194,973	191,719	205,331	-1.7%	7.1%
Pasadena	133,936	137,122	144,842	2.4%	5.6%
La Cañada-Flintridge	20,318	20,246	20,461	-0.4%	1.1%
City of Los Angeles	3,695,364	3,792,621	4,010,684	2.6%	5.7%
Los Angeles County	9,519,338	9,818,605	10,172,951	3.1%	3.6%

Source: U.S. Census 2000 and 2010, DOF 2020 Estimates.

According to the SCAG Connect SoCal, also known as the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy that was adopted in September 2020, the population of Burbank is forecast to increase to 115,400 by 2045, a 9.0 percent increase over existing conditions.

## Age Characteristics

Housing need is often affected by the age characteristics of residents in the community. Different age groups have different lifestyles, income levels, and family types that influence housing needs. These housing choices evolve over time, and it is important to examine the changes in the age structure of Burbank residents in order to identify any potential impacts on housing needs.

Table 1-3 displays the age distribution of the City's population in 1990, 2000, 2010, and 2018 and illustrates several trends which have occurred over the past three decades. While the proportion of school-age children (ages 5 to 17) evidenced a noticeable increase from 1990 to 2010, this age group showed a significant decrease during the 2010-2018 period. From 2010 to 2018, the proportion of children declined from 17.9 to 13.0 percent, representing a decrease of 4,874 school-aged children in the community. This is consistent with reports from Burbank Unified School District of declining enrollment over the past several years.

As shown in Table 1-3, the two age groups that experienced the largest decline in Burbank between 1990 and 2018 were college-age adults (ages 18 to 24) and young adults (ages 25 to 44). In 1990, Burbank's college-age population represented 9.8 percent of the total residents, but by 2018, this age group decreased to 8.3 percent of the total population. While young adults comprise the largest share (30.4%) of all residents in 2018, this age group has steadily declined since 1990, when it comprised 36.0 percent of the general population.

**Table 1-3**  
**Age Distribution**

	1990		2000		2010		2018	
	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent
Preschool (0-4 years)	5,805	6.2%	5,759	5.7%	5,134	5.0%	6,030	5.8%
School Age (5-17 years)	12,967	13.8%	16,578	16.5%	18,454	17.9%	13,580	13.0%
College Age (11-24 years)	9,216	9.8%	7,732	7.7%	8,893	8.6%	8,669	8.3%
Young Adults (25-44 years)	33,670	36.0%	35,504	35.4%	32,513	31.5%	31,669	30.4%
Middle Age (45-64 years)	18,329	19.6%	21,884	21.8%	24,552	23.8%	28,710	27.5%
Senior Adults (65 + years)	13,656	14.6%	12,859	12.8%	13,794	13.3%	15,617	15.0%
<b>TOTAL</b>	<b>93,643</b>	<b>100%</b>	<b>100,316</b>	<b>100%</b>	<b>103,340</b>	<b>100%</b>	<b>104,275</b>	<b>100%</b>

Source: U.S. Census 1990, 2000, and 2010. Census ACS 2014-2018.

In recent decades, both the middle age (45-65 years) and senior (65+ years) populations have shown steady proportional increase in overall population. The middle age group's proportion of the total population increased from 19.6 percent in 1990 to 27.5 percent in 2018, while seniors experienced a decline during the 1990-2000 period, but steadily increased from 12.8 percent of the total population in 2000 to 15.0 percent in 2018. From 2000 to 2018, the actual number of seniors increased by 2,758 residents.

## Race and Ethnicity

Table 1-4 displays the racial/ethnic composition of Burbank's population in 2000, 2010, and 2018. Increasing diversity often brings changes in terms of different income levels, family types and languages that may affect housing needs and opportunities. While non-Hispanic White residents continue to comprise the majority of the City's population, this proportion has decreased from 59.4 percent in 2000 to 56.7 percent in 2018. The City's share of Hispanic residents also decreased slightly over the past 18 years, declining from 24.9 percent in 2000 to 23.7 in 2018.

In contrast, the non-Hispanic Asian residents, which represent a relatively smaller segment of the population, increased from 9.1 percent in 2000 to 12.3 percent in 2018. The non-Hispanic Black/African American population also increased its proportion of Burbank's total population, from 1.9 percent in 2000 to 2.6 percent in 2018. While the Census does not identify persons of Armenian descent as a separate ethnic category, it is important to note that a significant number of Armenians live in the City. According to the Armenian National Committee of America, an estimated 16,000 Armenians reside in Burbank or 15 percent of the City's total population.

**Table 1-4**  
**Racial and Ethnic Composition**

Racial/Ethnic Group <sup>1</sup>	2000		2010		2018	
	Population	Percent	Population	Percent	Population	Percent
White	59,590	59.4%	60,265	58.3%	59,122	56.7%
Hispanic	24,953	24.9%	25,310	24.5%	24,720	23.7%
Asian	9,166	9.1%	11,753	11.4%	12,786	12.3%
Black/African American	1,915	1.9%	2,443	2.4%	2,676	2.6%
Native American	314	0.3%	196	0.2%	329	0.3%
Other	4,378	4.4%	3,373	3.3%	4,642	4.5%
<b>TOTAL</b>	<b>100,316</b>	<b>100%</b>	<b>103,340</b>	<b>100%</b>	<b>104,275</b>	<b>100%</b>

Source: U.S. Census 2000 and 2010, Census ACS 2014-2018.

<sup>1</sup>White, Asian, Black/African American, Native American, and Other racial/ethnic groups denote non-Hispanic.

## Employment

Burbank has long been a major employment center in the San Fernando Valley and the Los Angeles region. The City's estimate of daytime employment is over 130,000 jobs. When compared to the approximately 45,000 housing units in the City, the resulting jobs-to-housing ratio is nearly 3:1, making Burbank an employment-rich community. According to SCAG's Connect SoCal, Burbank's employment is forecast to increase to approximately 138,700 jobs by 2045.

The City has a large and varied economy that is supported by a core of motion picture and entertainment-related industries, including The Walt Disney Company and Warner Brothers Entertainment. As shown in Table 1-5, six of the top ten major employers within the City are in the entertainment industry. In addition, major public and quasi-public employers in Burbank include Providence St. Joseph Medical Center, Hollywood Burbank Airport, Burbank Unified School District, and the City of Burbank.

**Table 1-5**  
**Major Burbank Employers**

No.	Name	Employees	Type
1	The Walt Disney Company	4,010	Entertainment
2	Warner Bros. Entertainment, Inc.	3,940	Entertainment
3	Providence St. Joseph Medical Center	2,438	Medical
4	Hollywood Burbank Airport	2,300	Aviation
5	Burbank Unified School District	1,928	Education
6	City of Burbank	1,454	Government
7	ABC Inc.	1,160	Entertainment
8	Deluxe Shared Services	971	Entertainment
9	Entertainment Partners	687	Entertainment
10	Nickelodeon Animation	602	Entertainment

Source: City of Burbank, Community Development Department, 2020.

With regard to occupational characteristics of Burbank residents, as presented in Table 1-6, education, health, and social services account for the largest occupational category at 18.6 percent. This is followed by information-related occupations at 13.8 percent, and arts, entertainment, recreation, accommodation and food services occupations at 13.7 percent of the total working residents.

According to information from the California Employment Development Department (EDD), Burbank's annual average unemployment rate was 5.0 percent in 2019, higher than unemployment rates in Los Angeles County (4.4%) and the State of California, as a whole (4.0%).

**Table 1-6**  
**Occupations of Burbank Residents: 2018**

<b>Occupation</b>	<b>Jobs</b>	<b>Percent</b>
Agriculture, forestry, fishing and hunting, and mining	167	0.3%
Construction	1,849	3.4%
Manufacturing	3,511	6.5%
Wholesale trade	1,194	2.2%
Retail trade	4,753	8.8%
Transportation and warehousing and utilities	1,943	3.6%
Information	7,423	13.8%
Finance, insurance, real estate, and rental and leasing	3,752	7.0%
Professional, scientific, management, administrative, and waste management	6,937	12.9%
Educational, health, and social services	9,995	18.6%
Arts, entertainment, recreation, accommodation, and food services	7,356	13.7%
Other services except public administration	3,047	5.7%
Public administration	1,923	3.6%
<b>Total</b>	<b>53,850</b>	<b>100.0%</b>

Source: Census ACS 2014-2018.

## Household Profile

Household type and size, income levels, and the presence of special needs populations all affect the type of housing needed by residents. This section details the various household characteristics affecting housing needs in Burbank.

### Household Type

A household is defined as all persons living in a housing unit. Families are a subset of households, and include all persons living together that are related by blood, marriage, or adoption. A single person living alone is also a household, but a household does not include persons in group quarters such as convalescent homes or dormitories. Other households are unrelated people residing in the same dwelling unit, such as roommates.

As shown in Table 1-7, in 2018 there were 41,505 households residing in Burbank, with an average household size of 2.50 persons and an average family size of 3.22 persons. The majority of Burbank households are comprised of families (60.3%), and there are now more families without children (59%)



than with children (41%), a continuation of the trend since 2000. After experiencing a decline in single-person households between 2000 and 2010, single-person households now account for 31.6 percent of total households in the City. Other non-families consisting of roommates and other unrelated individuals account for 8.1 percent of the total households in City. In addition, households with persons 65 years and older represent over one-quarter (26.8%) of Burbank's households, a significant increase from 19.7 percent in 2000.

**Table 1-7**  
**Household Characteristics**

Household Type	2000		2010		2018	
	Households	Percent	Households	Percent	Households	Percent
Families	24,362	58.6%	25,422	60.6%	25,016	60.3%
With children (% of Families)	11,843	48.6%	11,386	44.8%	10,264	41.0%
With no children (% of Families)	12,519	51.4%	14,036	55.2%	14,752	59.0%
Singles	13,977	33.6%	12,823	30.6%	13,127	31.6%
Other non-families	3,269	7.9%	3,695	8.8%	3,362	8.1%
<b>Total Households<sup>1</sup></b>	<b>41,608</b>	<b>100.0%</b>	<b>41,940</b>	<b>100.0%</b>	<b>41,505</b>	<b>100.0%</b>
Households with persons 65 years and older	8,179	19.7%	10,545	25.1%	11,119	26.8%
Average Household Size	2.39		2.45		2.50	
Average Family Size	3.14		3.13		3.22	

Source: U.S. Census 2000 and 2010, Census ACS 2014-2018.

<sup>1</sup> The household count is lower than the count of housing units as it reflects occupied housing units only.

## Household Income

Household income is one of the most important factors affecting housing opportunity and determining a household's ability to balance housing costs with other basic necessities of life.

### Income Definitions

The State and federal governments classify household income into several groupings based upon the relationship to the County area median income (AMI), adjusted for household size. The State utilizes the income groups presented in Table 1-8. However, federal housing programs utilize slightly different income groupings and definitions, with the highest income category generally ending at 95 percent of AMI. For purposes of the Housing Element, the State income definitions are used throughout, except for the data that have been compiled by the U.S. Department of Housing and Urban Development (HUD) where specifically noted.

**Table 1-8**  
**State Income Categories**

Income Category	% County Area Median Income (AMI)	2021 Los Angeles County Income Limits (3 person household)
Extremely Low	0-30% AMI	\$31,950
Very Low	0-50% AMI	\$53,200
Low	51-80% AMI	\$85,150
Moderate	81-120% AMI	\$86,400
Above Moderate	120%+ AMI	>\$86,400

Source: Section 50093 of the California Health and Safety Code.  
California Department of Housing and Community Development, 2021 Income Limits.

### ***Income Characteristics***

Between 2010 and 2018, the median household income in Burbank grew from \$63,356 to \$73,277, an increase of 15.7 percent. The median income level in Burbank has been consistently higher than that of Los Angeles County, which was \$64,251 in 2018 -- a difference of approximately \$9,000.

While median household income in Burbank increased between 2010 and 2018, poverty levels among individuals also increased during the same period. As shown in Table 1-9, between 2010 and 2018, the percentage of Burbank individual residents living in poverty increased from eight percent in 2010 to 11 percent in 2018. The number of families living in poverty also increased from six percent of total families in 2010 to seven percent in 2018.

**Table 1-9**  
**Poverty Status**

Groups in Poverty	2000		2010		2018	
	Persons/ Families	Percent	Persons/ Families	Percent	Persons/ Families	Percent
Individuals	10,484	10%	8,402	8%	11,250	11%
Children (under 18)	2,895	13%	1,909	10%	1,953	10%
Families	1,998	8%	1,578	6%	1,664	7%
Female-Headed with Children	551	19%	474	21%	316	21%

Source: U.S. Census 2000, 2010, and Census ACS 2014-2018.

## Income by Household Type and Tenure

Table 1-10 shows household income levels in Burbank by household type and tenure. Based on the Comprehensive Housing Affordability Strategy (CHAS) 2011-2015 data, approximately 44 percent of Burbank households were considered lower income in 2015.

Table 1-10 Income by Household Type and Tenure				
Household Type	Extremely Low Income 0-30% AMI	Very Low Income 31-50% AMI	Low Income 51-80% AMI	Total Lower Income 0-80% AMI
<b>Renter Households</b>				
Elderly	47%	17%	19%	82%
Small Family	13%	13%	20%	47%
Large Family	16%	13%	25%	53%
Total Renters	22%	14%	20%	56%
<b>Owner Households</b>				
Elderly	14%	12%	20%	46%
Small Family	4%	5%	8%	17%
Large Family	1%	5%	17%	24%
Total Owners	67%	7%	13%	27%
<b>All Households</b>				
Total	16%	11%	17%	44%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2011-2015.

While renters were more likely to earn lower incomes than owners, there were significant variations by household type. Elderly renter households had the highest percent (82%) in the lower-income category, and therefore, were particularly vulnerable to rent increases and other changes in living expenses. With the majority (53%) of large family renter households also in the lower-income category, this household group often have difficulty finding affordable units that have an adequate number of bedrooms. The primary housing needs of the household types in Table 1-10 are related to affordability, which include the need for rent subsidies and housing supportive services.

Extremely low-income (ELI) households (<30% AMI) comprise sixteen percent of Burbank's households and have significant housing needs. According to the CHAS Data compiled by HUD, 82 percent of the City's ELI households are renters, a group particularly vulnerable to rising rents, with 81 percent of ELI renters spending more than half their incomes on rent. Burbank has included a new program in the Housing Element to assist in the provision of housing for ELI households through such means as rental assistance, homeless prevention, and incentives for the inclusion of ELI units in new development.

## Special Needs Populations

State law recognizes that certain households have more difficulty in finding decent and affordable housing due to special circumstances. Special needs populations include the elderly, persons with disabilities, female-headed households, large households, and people experiencing homelessness. In addition, many often have lower incomes as a result of their situation. Table 1-11 summarizes the special needs populations in Burbank. Each of these population groups, as well as their housing needs, is described below.

**Table 1-11**  
**Special Needs Populations**

Persons/Household Type	Persons	Households	Percent
Seniors (65+)	15,617	--	15.0%
With a Disability (% of Seniors)	6,179	--	(39.6%)
Senior Headed Households	--	9,220	22.2%
Owner (% of Senior HHs)	--	5,130	(55.6%)
Renter (% of Senior HHs)	--	4,090	(44.4%)
Seniors Living Alone	--	4,315	10.4%
Large Households	--	2,738	6.6%
Owner (% of Large HHs)	--	1,377	(50.3%)
Renter (% of Large HHs)	--	1,361	(49.7%)
Persons with Disability	11,216	--	10.8%
Employed -age 16+ (% of Disabled)	2,362	--	(21.1%)
Female-Headed Households	--	4,246	10.2%
With Related Children under 18 (% of Female Headed HHs)	--	1,714	(40.4%)
Homeless (2020)	291	--	--
Total Persons and Households	104,275	41,505	

Source: Census ACS 2014-2018, LAHSA 2020 Point-In-Time Homeless Count.

### Senior Households

As presented in Table 1-11, there were 15,617 seniors (ages 65 years and over), accounting for 15.0 percent of Burbank's total residents in 2018. Also, 22.2 percent of all households were headed by seniors. A majority of seniors own their home (55.6% of total senior headed households), and the remaining proportion (44.4%) rent. Also, over one-quarter (27.6%) of the 15,617 senior residents live alone. Over one-third (39.6%) of seniors have some type of disability and are defined as frail elderly.

The elderly have a number of special needs including housing, transportation, health care, and other services. Housing is a particular concern due to the fact that many of the elderly have limited incomes. As housing expenses rise, they may have less money available for medical costs and other vital services. The frail elderly have special needs apart from those of other elderly persons. These may include additional health care needs, modifications to housing, or more specialized housing in a 24-hour care environment.

Rising housing costs are a major concern since a majority of Burbank's senior households have lower incomes (<80% AMI), with ten percent living below the poverty level. Moreover, more than two-thirds of Burbank's elderly renter households and almost one quarter of the City's elderly owner households are spending more than 30 percent of their income on housing costs, the definition of housing overpayment. As presented in the later section on assisted rental housing, Burbank has nine senior housing projects, providing nearly 1,000 units affordable to low and moderate income seniors. As available and appropriate to the community, staff will apply for additional funding sources to develop programs to assist seniors and disabled households in the community.

Licensed residential care facilities for the elderly, also referred to as assisted-living facilities, offer housing to frail elderly who are unable to live independently. They provide care, supervision and assistance with activities of daily living. According to the California Department of Social Services (DSS), Burbank has 24 licensed elderly residential care facilities with capacity to serve 714 elderly residents.

## **Large Households**

Large households consist of five or more persons and are considered a special need population due to the limited availability of affordable and adequately sized housing, particularly for lower-income large households. Burbank has a total of 2,738 large households, representing 6.6 percent of the City's total households. Large household renters and owners are almost evenly split with renters at 50.3 percent and owners at 49.7 percent, with over half of large renter households earning lower incomes. Almost one-half of the City's lower-income large family renters experience a housing cost burden (spending more than 30% of their income on rent).

The CHAS (Comprehensive Housing Affordability Strategy) Databook documents the mismatch between the need for larger rental units and the City's supply of smaller units. There are approximately 2,500 rental units in Burbank with three or more bedrooms which are generally the appropriately sized units for large households of five or more members. In contrast, there are approximately 3,600 large households in the City. The disparity in the supply and demand for large rental units is even more pronounced among lower-income households, with 940 lower-income large family renter households and only 590 adequately sized and affordable units. This imbalance between supply and demand contributes to nearly one-fifth of the City's renter households residing in overcrowded conditions,<sup>1</sup> and demonstrates the need for larger apartment units consisting of three or more bedrooms. In response to this need, the Burbank Housing Corporation (BHC), Burbank's non-profit housing developer, has a policy to provide three-bedroom units within its acquisition/rehabilitation projects whenever economically feasible. In addition, the City's Inclusionary Housing Ordinance provides a credit of 1.5 units for every one (1) unit provided where a greater number of affordable units are provided for large families (three (3) or more bedrooms) than required by the project (BMC Section 10-1-646(C)).

## **Female-Headed Households**

Female-headed households with children in particular tend to have lower incomes, which limits their housing options and access to supportive services. The Census ACS 2014-2018 data estimates 4,246 female-headed households in Burbank and 40.4 percent of these households had a related child under the age of 18. Also, almost two-thirds of female-headed households lived below the poverty level. According to the last Census (2010), data indicated that nearly one-fifth of the total female-headed households with children lived in poverty. These households need assistance with housing subsidies, as

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<sup>1</sup> HUD defines "overcrowding" as greater than 1.01 persons per room, excluding kitchens, porches and hallways.

well as accessible and affordable day care. Without access to affordable housing, many of these households may be at risk of becoming homeless.

### **Persons with Disabilities**

A disability is defined as a long lasting physical, mental, or emotional condition that impairs an individual's mobility, ability to work, or ability for self-care. The special housing needs of disabled persons result from limited, often fixed incomes; shortage of accessible housing; and higher health care costs associated with the disability.

According to the ACS 2018 data, an estimated 11,216 persons (10.8%) of Burbank's population have some type of disability, and of the total disabled population, 21.1 percent were employed and 55.1 percent were seniors. Many of the seniors were served by the City's nearly 1,225 units of affordable senior rental housing.

The living arrangement for persons with disabilities depends on the severity of the disability. Many persons live at home in an independent environment with the help of other family members. To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions.

In addition to accessible housing, persons with disabilities may require supportive housing and assistance. For those persons who may require or prefer assistance with care and supervision, licensed community care facilities offer special residential environments for persons with physical, mental, and/or emotional disabilities. According to DSS, there are 14 licensed adult residential facilities that serve disabled persons located within Burbank that have a total capacity of serving 60 disabled residents.

### **Developmentally Disabled**

According to Section 4512 of the Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with intellectual disability, but does not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services provides data on the developmental disabilities by age and type of residents. According to 2019 DDS data for Burbank, there are over 2,500 residents with developmental disabilities, with approximately two-thirds under the age of 18 years. Based on the available data, over 80 percent of persons with developmental disabilities reside at home of parents, families, or guardians<sup>2</sup>.

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<sup>2</sup> The California Department of Developmental Services provides data collected at the ZIP-code level and joined to the jurisdiction-level by the SCAG. The information presented are approximations.

The Department of Developmental Services currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Frank D. Lanterman Regional Center is one of 21 regional centers in California that provides point of entry to services for people with developmental disabilities. The Frank D. Lanterman Regional Center is a private, not-for-profit corporation contracting with the State of California for the provision of services to persons with developmental disabilities pursuant to the Lanterman Act. The Center serves over 7,000 children and adults with developmental disabilities, who have or are at risk for a developmental delay or disability, and who are at high-risk of parenting an infant with a disability.

Several resources are available to developmentally disabled residents. Easter Seals of Southern California is assisting with housing services, education and learning programs, and employment opportunities under WorkFirst. WorkFirst provides one-on-one, customized employment support services to individuals who are interested in finding and maintaining paid work or starting their own business. The Easter Seals Residential Services, which helps move individuals out of development centers and into local communities, The Easter Seals Residential Services, which helps move individuals out of development centers and into local communities, has four licensed adult residential facilities located in Burbank to serve individuals with physical and developmental disabilities. The Atwater Park Center in Los Angeles (Atwater Village) provides full-day childcare, extended hours, and half-day preschool services.

## **Homeless Population**

The Los Angeles Homeless Services Authority (LAHSA) coordinates the biennial Greater Los Angeles Homeless Count for the Los Angeles County/City Continuum of Care (LA CoC) as part of the national effort required by HUD to enumerate the homeless population. The LA CoC includes all of Los Angeles County, except the cities of Glendale, Pasadena, and Long Beach, who administer and operate their own respective Continuum of Care systems and conduct their own homeless counts. The January 2020 “point in time” count enumerated 66,439 homeless individuals in Los Angeles County, reflecting an increase of 13 percent over the previous 2019 count. Of the total homeless in the County, over about one-quarter were sheltered and about three-quarters unsheltered.

Within Burbank, LAHSA’s 2020 point in time count identified a total of 291 homeless individuals (207 unsheltered and 84 sheltered homeless). The City’s sheltered homeless included the following: 65 individuals in transitional housing; 19 individuals in the emergency shelter who reported they were from Burbank; 47 persons living in the street; 146 homeless persons living in a car, van, or RV/camper; and nine persons living in a makeshift shelter.

### ***Burbank Homeless Plan***

Working together with local, County, and City of Los Angeles partners, the City of Burbank adopted a comprehensive Homeless Plan for 2011-2021, scheduled to be updated for the 2022-2027 period. The Homeless Plan provides a proactive approach to homelessness by: 1) creating action-oriented solutions that address the ongoing systemic social issues of homelessness impacting our community; 2) coordinating efforts to address homelessness with City Departments, public and private entities, businesses, and community involvement; and 3) identifying funding, barriers, and measurable outcomes. The City has implemented multiple strategies identified in the Homeless Plan, including:

- Preparing a feasibility study for interim or permanent housing;
- Preparing a feasibility study for the acquisition and conversion of a commercial space into an access center and interim/emergency housing;

- Conducting a study of City-owned plots of land for potential use as a safe storage facility;
- Hiring a Homeless Services Liaison to educate the public regarding the City's Homelessness efforts and engaging with the homeless; and
- Extending the partnership with Hope of the Valley to provide a winter shelter pick-up/drop-off.

### ***Sheltering the Homeless***

**Burbank Housing Corporation Transitional/Supportive Housing.** The Burbank Housing Corporation (BHC), in partnership with service providers including Family Services Agency (FSA) and Family Promise of the Verdugos, owns and operates five transitional/supportive housing facilities within Burbank (see Table 1-12). Residents are identified, assessed and placed in these programs by the property service provider. Once housed, the residents will remain in these affordable homes for up to two years while they work to prepare themselves for independent living. Puerta Nueva provides five units of transitional housing for women and children who are surviving domestic violence and abuse. The Home Front program provides seven units of housing and support to homeless families with children, and Linden House provides four units of transitional housing for homeless, at-risk or emancipated young persons between the ages of 18 and 22. As previously discussed, two recent transitional/supporting housing projects operated by BHC include the three-unit Jerry's Promise for homeless families with children and the 11 deed-restricted Very Low Income unit Veteran's Bungalow for homeless veterans. BHC's program now has 30 transitional/supportive housing units.

**Table 1-12**  
**Burbank Housing Corporation Transitional/Supportive Housing**

Development	Households w/out Children	Households w/at least 1 adult & 1 child (families)	Households w/ children under 18 (unaccompanied youth)	Beds/Units for use by individuals or families	Winter Shelter or Seasonal	Total
<b><i>Home Front – Households with Children</i></b>						
Units	0	7	0	0	0	7
Beds	0	49	0	0	0	49
<b><i>Puerta Nueva – Single Females and Households with Children</i></b>						
Units	0	5	0	0	0	5
Beds	0	22	0	0	0	22
<b><i>Linden House – Single Males and Females</i></b>						
Units	3	0	0	0	0	3
Beds	6	0	0	0	0	6
<b><i>Homeless Veterans<sup>1</sup>– 1101 Verdugo Avenue/1108 Angeles Avenue</i></b>						
Units	0	0	0	11	0	11
Beds	0	0	0	11	0	11
<b><i>Jerry's Promise for Homeless Families with Children – 1932 N. Ontario Street</i></b>						
Units		3				3
Beds		6				6

Source: City of Burbank, Housing & Economic Development Division; Burbank Housing Corporation.

<sup>1</sup> The City of Burbank, Burbank Housing Authority, and Burbank Housing Corporation acquired this project in 2013. Homeless Veterans project provides permanent supportive housing units.



**Burbank Housing Authority.** The Burbank Housing Authority (BHA) and the Los Angeles Homeless Services Authority offer federal Permanent Supportive Housing (PSH) (a form of tenant-based rental assistance) through the Homes, Equality and Links to Programs (HELP) program. These vouchers are dedicated to chronically homeless individuals and families as defined by HUD. BHA coordinates the delivery of supportive services and program expenses for administration of the HELP Program. PSH is targeted to individuals and families with chronic illnesses, disabilities, mental health issues, or substance use disorders who have experienced long-term or repeated homelessness. In addition, BHA administers the Homeless Incentive Program (HIP) that encourages landlord acceptance of tenants with a Section 8 voucher issued by BHA.

**Tiny Home Village.** The Community Development Department has allocated \$500,000 in FY 2021-02 Community Development Block Grant (CDBG) funds to perform a feasibility planning study and design for the use of a City-owned property for interim housing for the homeless. The Tiny Home Village is proposed to consist of 26 modular homes, including two ADA-accessible units, which will house up to 51 residents. The project is anticipated to come on line in mid-2024.

**Motel Vouchers for Homeless.** The City supports the motel voucher assistance program administered by Burbank Temporary Aid Center (BTAC) through an annual allocation of Community Development Block Grants (CDBG) funds. Under BTAC's motel voucher program, homeless persons receive a limited stay at local motels. According to the Homeless Plan, no motel vouchers were issued in 2020-2021; however, depending on funding, the current motel voucher program could be improved by offering the motel voucher to homeless individuals and families on a path to permanent housing.

**Family Promise of the Verdugos.** Family Promise of the Verdugos provides temporary shelter and supportive services to families that are "situationally" homeless. Family Promise serves homeless and at-risk families through three major components: outreach and screening; transitional housing through local congregations; and counseling/case management focused on obtaining full-time employment.

**Ascencia Emergency Housing.** Located in Glendale, Ascencia provides Burbank homeless with 60-90 days of emergency and transitional housing, permanent supportive housing, case management, supportive and access center services such as showers, laundry facilities, advocacy, employment and referral services for mental health, addiction treatment and veteran services. The facility has a 40-bed capacity, two of which are in a private room for persons with special needs.

**Los Angeles Family Housing (LAFH).** This organization serves as the lead supportive service agency for individuals and families experiencing homelessness for Service Planning Area 2. LAFH operates an access center, permanent supportive housing, and a Transitional Living Center in North Hollywood, providing 260 beds of emergency and transitional housing for families with supportive services. Once accepted into a program, homeless families are permitted to remain at the Transitional Living Center for up to two years.

**Transitional Aged Youth.** Services and housing are provided to homeless transitional aged-youth (18 to 24 years of age) by Village Family Services for Service Planning Area 2. Village Family Services provides case management, supportive services, shelter, and trauma-informed behavioral health services. Village Family Services in partnership with Hope of the Valley, provide 38 beds of interim housing for homeless youth in Burbank. The site is known as the Landing.

**Countywide Interim Housing.** City supports the County-wide interim housing programs for people experiencing homelessness by our homeless outreach teams registering Burbank homeless into the regional Coordinated Entry System (CES). CES facilitates the coordination and management of resources and services through the crisis response system. Matching to available beds is coordinated through CES.

**Winter Shelter Program.** The regional Winter Shelter Program is operated by Hope of the Valley in Pacoima from December-March. This program provides temporary winter shelters, a shuttle van pick-up and drop-off at the Downtown Burbank Metrolink Station, and access to supportive services and housing assistance. The Los Angeles Homeless Services Authority coordinates the Winter Shelter Program in partnership with the County of Los Angeles and the City of Los Angeles.

### ***Homeless Services***

In an ongoing effort to continue to address the needs of the homeless and those at-risk of homelessness, the City will continue its partnerships with experienced service providers capable of leveraging other funding; the ability to create or secure affordable housing; perform homeless case management; and engage the homeless through a street outreach component in order to connect them to available services.

**Street Plus - Downtown Burbank Hospitality and Social Outreach Ambassador Program.** In 2019, the Downtown Business Improvement District approved a 12-month contract with the Downtown Burbank Hospitality and Social Outreach Ambassador program (staffed by StreetPlus) dedicated to homeless outreach in downtown Burbank. During 2019, 31 individuals received housing, housing support, or transportation back to their families. The program also helps to provide vital social services for Downtown Burbank including identification and outreach to homeless individuals, and providing resources and assistance as needed.

**Street Outreach Program.** The year-round Burbank Street Outreach Program is currently provided in partnership with StreetPlus. In September 2020, the City created a Homeless Services Liaison (HSL) contracted position with Streetplus. The HSL coordinates Burbank's homeless efforts with neighbors and service providers. The Liaison facilitates the following tasks: a) Coordinated services and programs citywide with local non-profits; b) Coordinated resources with Los Angeles County and City public entities; c) Responded to City intra-departmental programs and homeless related issues; d) Directed services to homeless residents; and e) Fielded community concerns regarding homelessness in Burbank. During a twelve-month period (September 1, 2020 through August 31, 2021), the HSL will connect Burbank homeless to CES, attend monthly CES meetings, and coordinate encampment clean-ups in Burbank.

**Safe Storage and Help Center (SAFE).** Burbank's SAFE center was completed in August 2021. As the storage facility operator, the Salvation Army assists homeless individuals with safely storing their personal belongings at the center while also providing case management and referrals to services. The program allows for up to 60 homeless individuals to use a 60-gallon container to store their items within specified time parameters. The SAFE is located on a City-owned lot on the corner of Front Street and Verdugo Avenue (401 Front Street).

**Burbank Library Services Department.** Library staff work closely with the Burbank Temporary Aid Center (BTAC), Ascencia, and the Family Service Agency (FSA) to refer people in need to services. Because many people experiencing homelessness spend extended time in libraries, staff may have the opportunity to build relationships that help people resistant to services ultimately accept help. In FY 2021-22, the Library in partnership with Parks and Recreation will be hiring a part-time social worker to assist people experiencing homelessness or people at-risk of homelessness connect to services.

**Burbank Police Department.** The Burbank Police Department and Los Angeles County Department of Mental Health have partnered to provide a mental health team to address the growing needs of those suffering from mental illness and homelessness. The two agencies created the Burbank Mental Health Evaluation Team (MHET). MHET is a co-response model comprised of a psychiatric social worker, who is paired with a sworn police officer. The MHET is deployed four days a week, and frequently responds to

calls for service when a person appears to have mental health disorders. Once on the scene, the MHET can perform an assessment and respond with further mental health treatment if required.

**Burbank Temporary Aid Center.** The Burbank Temporary Aid Center (BTAC) provides a wide variety of services to homeless individuals and low income families in Burbank, including food, rental and utility assistance, clothing, transportation assistance, laundry, showers, referrals to nearby shelters, daily lunches, and medical cost assistance.

**Salvation Army.** The Salvation Army provides a food pantry, referrals to homeless service providers, and special holiday events (dinner & gifts) for the homeless population. Staff is currently working with the Salvation Army on the programming for a Safe Storage facility on a City-owned property where the homeless can voluntarily store personal belongings for a specified time. The program would allow for each homeless person (up to 60 people) to use an approximately 60-gallon container to store their items.

**Family Service Agency.** Family Service Agency (FSA) has been serving the Burbank community since 1991. It is a non-profit social service agency dedicated to preventing homelessness, eliminating domestic violence, suicide, and quality mental health care. FSA provides counseling and preventive services on 18 Burbank school campuses, and in three residential treatment facilities. They treat youth, teens, adults, couples and families, in individual, group, and school-based environments. Services include crisis intervention, clinical counseling, transitional housing, and violence prevention services and education.

**Volunteers of America of Los Angeles.** Volunteers of America of Los Angeles serves the following subpopulations: children; youth and families from under-served communities; veterans struggling with reintegration; individuals and families challenged by homelessness; men and women returning from prison; and people battling addictions and substance use. The range of support services includes eviction prevention, emergency services, transitional housing, affordable housing, employment, and job training to homeless and non-homeless veterans.

## **Victims of Domestic Violence**

Persons who are victims of domestic violence often need shelter and services such as counseling and child care. According to the U.S. Center for Disease Control's National Intimate Partner and Sexual Violence Survey (2015), 43.6 percent of women (nearly 52.2 million) in the U.S. experienced some form of contact sexual violence in their lifetime, with 4.7 percent of women experiencing this violence in the 12 months preceding the survey. According to social service agencies that assist victims of domestic violence, spousal abuse has been on the increase over the past 10 years. Immigrant women are particularly vulnerable to abuse and are often reluctant to report incidences or seek assistance from local authorities. Further, the National Network to End Domestic Violence found the following housing related issues<sup>3</sup>:

- Domestic violence is the leading cause of homelessness for women and children.
- Over 90 percent of homeless women have experienced severe physical or sexual violence at some point in their lives, and 63 percent have been victims of intimate partner violence as adults.
- Over 80 percent of survivors entering shelters identified "finding housing I can afford" as a need second only to "safety for myself."

According to the 2020 Point-In-Time Homeless Count for greater Los Angeles County, 18,345 are homeless as a result of domestic violence or intimate partner violence. Of these homeless, 2,764 were from the San Fernando Valley communities, which includes Burbank. The immediate housing needs of victims of

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<sup>3</sup> National Network to End Domestic Violence. "Domestic Violence, Housing, and Homelessness." <https://nnedv.org/mdocs-posts/domestic-violence-housing-and-homelessness/>

domestic violence relate to shelter and transitional housing. Long-term housing needs include affordable housing for families.

The Burbank Housing Corporation (BHC) and Family Service Agency of Burbank provide transitional housing for victims of domestic violence. The Glendale YWCA provides emergency shelter and transitional housing to victims of domestic violence as well as counseling and other services. In addition, Haven House in Pasadena provides services, as well as temporary shelter and transitional housing for victims.

## Housing Stock Characteristics

This section evaluates the characteristics of Burbank's physical housing stock, including housing growth trends, housing conditions, housing costs and affordability.

### Housing Growth

Table 1-13 presents housing production in Burbank and the region. During the last decade, Burbank's housing stock grew by just 1.5 percent, slower in comparison with Los Angeles County and the nearby communities of Glendale and Pasadena. In fact, since 1990, Burbank's ten-year housing growth rates have experienced a downward trend. The Burbank City Council is committed to reversing this trend, setting a goal to facilitate the building of 12,000 residential units through 2035, and undertaking several major specific plans to accommodate future housing growth and improve the City's jobs-housing balance.

**Table 1-13**  
**Regional Housing Growth Trends**

Jurisdiction	1990	2000	2010	2020	Percent Change		
					1990-2000	2000-2010	2010-2020
Burbank	41,216	42,847	44,309	44,978	4.0%	3.4%	1.5%
Glendale	72,114	73,713	76,269	81,019	2.2%	3.5%	6.2%
La Cañada Flintridge	6,918	6,989	7,089	7,116	1.0%	1.4%	0.4%
Pasadena	53,032	54,132	59,551	62,753	2.1%	10.0%	5.4%
LA County	3,163,343	3,270,909	3,445,076	3,590,574	3.4%	5.3%	4.2%

Source: U.S. Census, 1990, 2000, and 2010, and DOF 2020 Estimates.

### Housing Type and Tenure

According to Department of Finance estimates, Burbank has a current housing stock of 44,978 housing units. As shown in Table 1-14, the total number of single-family detached and attached units has remained relatively stable over the past three decades; single-family housing has declined in relative proportion to the total housing stock, from 51.1 percent in 1990 to 48.5 percent in 2020. In comparison, multi-family units now comprise just over half of all housing units in the community, growing from 47.7 percent in 1990 to 51.2 percent in 2020. Multi-family housing growth has occurred almost entirely in larger projects with five or more units, with the introduction of larger projects in Burbank's Downtown and Media Districts.

**Table 1-14**  
**Housing Types**

	Unit Type	1990		2000		2010		2020	
		Units	%	Units	%	Units	%	Units	%
Single Family	Detached	19,525	47.4%	19,895	46.4%	19,977	45.1%	19,908	44.3%
	Attached	1,550	3.8%	1,744	4.1%	1,774	4.0%	1,913	4.3%
	Total	21,075	51.1%	21,639	50.5%	21,751	49.1%	21,821	48.5%
Multi-Family	2 to 4 Units	4,919	11.9%	4,737	11.1%	4,655	10.5%	4,742	10.5%
	5 or more units	14,735	35.8%	16,359	38.2%	17,791	40.2%	18,280	40.6%
	Total	19,653	47.7%	21,096	49.2%	22,446	50.7%	23,022	51.2%
Mobile Homes & Other		488	1.2%	112	0.3%	112	0.3%	135	0.3%
Total Units		41,216	100%	42,847	100%	43,309	100%	44,978	100%

Source: U.S. Census 1990, 2000, 2010, and DOF 2020 Estimates.

Note: Single Family Detached includes single family units that are in zones other than single family zones.

Housing tenure refers to whether a housing unit is owned, rented or is vacant. Tenure is an important indicator of the housing climate of a community, reflecting the relative cost of housing opportunities, and the ability of residents to afford housing. Tenure also influences residential mobility, with owner units generally evidencing lower turnover rates than rental housing. According to Census ACS 2018 data as presented in Table 1-15, there were 41,505 occupied housing units in Burbank. Of this total, 58.2 percent were renter-occupied units and 41.8 percent were owner-occupied units. Since 2010, the proportion of renter occupied units have increased and owner-occupied units have decreased. This increase in renters is consistent with the focus of recent growth in higher-density, multi-family housing units.

**Table 1-15**  
**Housing Tenure**

Occupied Housing Units	2000		2010		2018	
	Units	Percent	Units	Percent	Units	Percent
Owner	18,112	43.5%	18,465	44.0%	17,367	41.8%
Renter	23,496	56.5%	23,475	56.0%	24,138	58.2%
Total	41,608	100.0%	41,940	100.0%	41,505	100.0%

Source: U.S. Census 2000, 2010, and Census ACS 2014-2018.

## Vacancy Rate

A vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A vacancy rate of five percent for rental housing and two percent for ownership housing is generally considered healthy and suggests that there is a balance between the demand and supply of housing. A lower vacancy rate may indicate that households are having difficulty in finding housing that is affordable, leading to overcrowding or households having to pay more than they can afford.

As measured by the Census ACS 2018 estimate, the residential vacancy rate in Burbank was 4.8 percent for all housing units, which was lower than the 6.2 percent vacancy rate of Los Angeles County. Based on the ACS 2018 data in the SCAG city profile for Burbank show the vacancy rate for rental units at 3.3 percent

and ownership units at 2.0 percent. A two percent owner and five percent renter vacancy rates are considered ideal for sufficient resident mobility.

### Housing Age and Condition

The age of housing is commonly used by State and federal agencies as a factor in estimating rehabilitation needs. Typically, most homes begin to require major repairs or have significant rehabilitation (new plumbing, roof repairs, foundation work and other repairs) at 30 to 40 years of age. Table 1-16 displays the age of Burbank's occupied housing stock by renter and owner tenures as of 2018. As a mature community, approximately three-quarters (74.7%) of Burbank's occupied housing stock consists of units older than 38 years of age (housing units built before 1980). Almost two-thirds (65.4%) of Burbank's renter-occupied units were constructed after 1960 and over three-quarters (76.8%) of owner-occupied units were constructed prior to 1960. These older homes characterize the majority of Burbank's single-family neighborhoods.

**Table 1-16**  
**Age of Housing Stock**

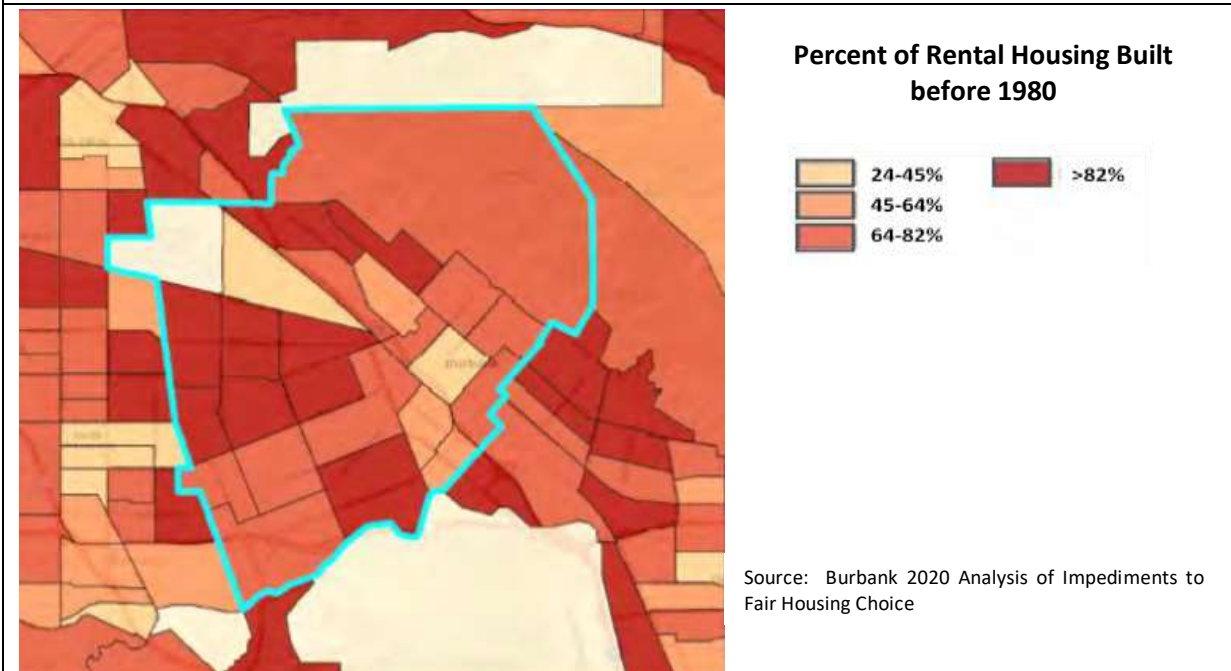
Year Structure Built	Renter Occupied Housing	Percent Renter	Owner Occupied Housing	Percent Owner	Total Occupied Housing	Percent Total
2010 or later	298	1.2%	24	0.1%	322	0.8%
2000-2009	1,672	6.9%	1,070	6.2%	2,742	6.6%
1980-1999	5,942	24.6%	1,482	8.5%	7,424	17.9%
1960-1979	7,887	32.7%	1,456	8.4%	9,343	22.5%
1940-1959	6,908	28.6%	9,374	54.0%	16,282	39.2%
1939 or earlier	1,431	5.9%	3,961	22.8%	5,392	13.0%
Total	24,138	100.0%	17,367	100.0%	41,505	100.0%

Source: Census ACS 2014-2018.

Generally, a large proportion of older homes in a community would indicate a substantial number of units may require rehabilitation or replacement. However, despite the advanced age of much of Burbank's housing stock, relatively few single-family homes have been identified by the City's Building and Safety Division as requiring major rehabilitation. With respect to multi-family housing, the City estimates that approximately 600 to 800 multi-family buildings with 3 or more dwelling units include elements of "soft story" construction in need of seismic retrofit. Of these structures, it is estimated that approximately 270 condominium units may be in need of seismic retrofit and at least 2,500 apartment units. Using soft story construction as an indicator of the condition of housing stock, it is estimated that of the City's approximately 23,000 multi-family dwelling units, 12% or 2,760 units may be in need of rehabilitation. The City will be moving forward with hiring a consultant to explore options for a seismic retrofit program for qualifying soft story multi-family buildings in the City.

As illustrated in Exhibit 1-2, census tracts with more than 82 percent of rental housing built before 1980 are located in the darkest shaded areas. These units are principally in census tracts located in: western Burbank south of the Hollywood Burbank Airport and Vanowen Street; northwest Burbank north of the I-5 Freeway; and in the vicinity of the southeast boundaries of the City. As discussed in **Appendix B: Affirmatively Furthering Fair Housing (AFFH)**, these census tracts are areas of high resources and opportunities and relatively low areas of poverty. However, it is of interest for the City to monitor all housing built prior to 1980 for lead paint and other hazardous or structurally unsafe housing issues.

**Exhibit 1-2**  
**Rental Housing Built Before 1980**



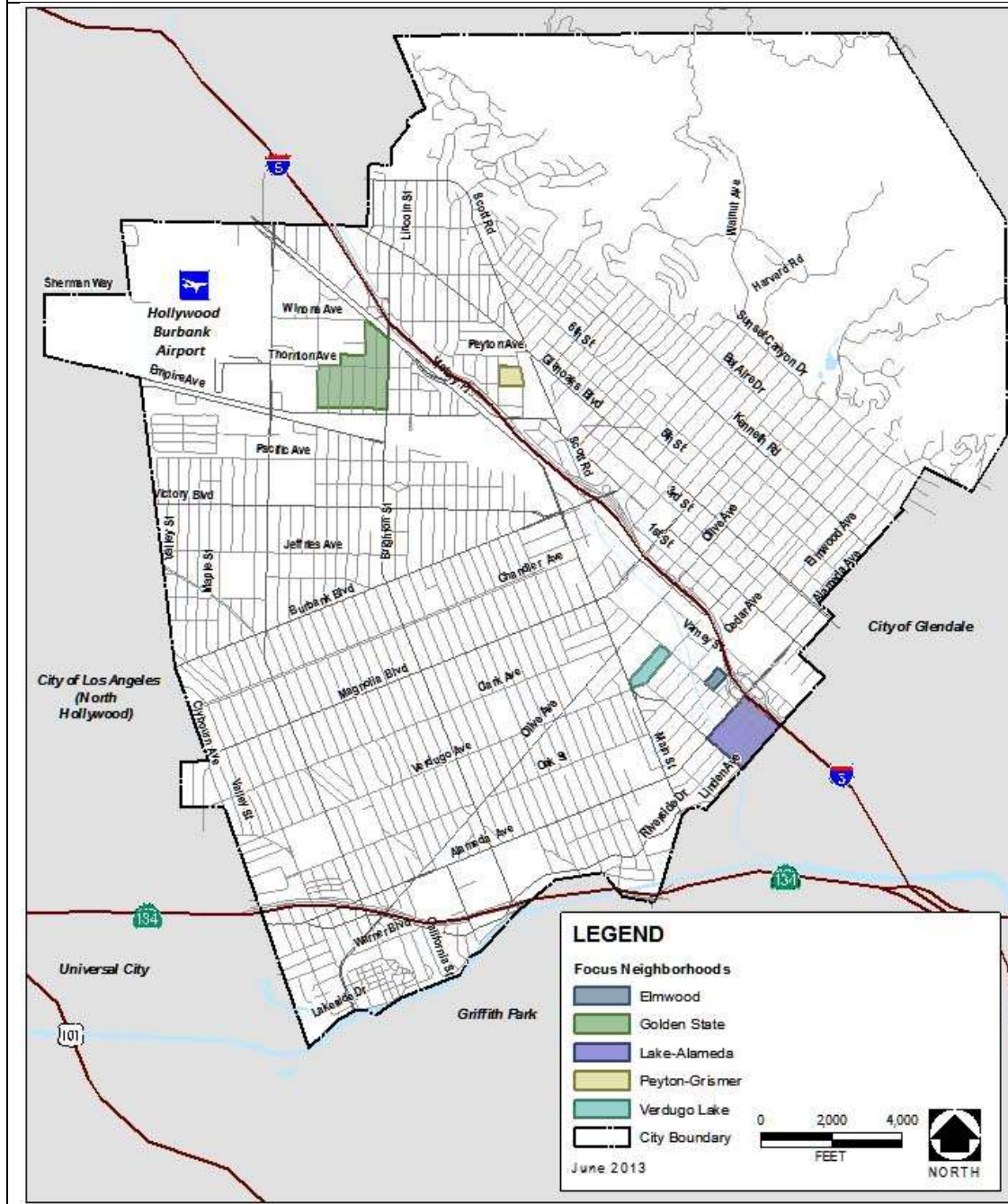
### **Neighborhood Revitalization**

Since 1997, the City has partnered with the Burbank Housing Corporation to proactively revitalize areas and develop affordable housing in five Focus Neighborhood Revitalization areas (Elmwood, Verdugo/Lake, Golden State, Peyton/Grismer, and Lake/Alameda neighborhoods) (refer to Exhibit 1-3). These neighborhoods are also located in HUD-designated Low and Moderate Income (LMI) areas and in census tracts with high minority concentration. Within the Focus Neighborhoods, the City and its former Redevelopment Agency provided funding assistance to BHC to acquire, rehabilitate, and manage rental properties as long-term affordable housing.

While the City and BHC continue to support affordable housing efforts in these needy neighborhoods, the program has now expanded beyond the boundaries of the five Focus Neighborhoods. For example, in 2016, BHC rehabilitated and furnished Veterans Bungalows (1101 W. Verdugo/1108 W. Angelino Avenue) with 11 deed-restricted very low-income units for homeless veterans. In 2019, BHC, the Family Promise of the Verdugos, and the City completed the rehabilitation of Jerry's Promise (1932 N. Ontario Street) with three transitional housing units for homeless families. BHC currently owns and operates five special needs projects that total 30 transitional or supportive housing units, and operates affordable rental housing projects in 18 locations in Burbank, totaling 299 units.



### Exhibit 1-3 Past Focus Neighborhoods



## Housing Costs and Affordability

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a higher prevalence of overpayment and overcrowding. This section summarizes the cost and affordability of the housing stock to Burbank residents.

### Home Values and Sales Prices

The real estate website Zillow.com has developed a home valuation model to estimate the market value of individual properties, and compiles this information to produce a median “Home Value Index” for any given geographic area. Table 1-16 presents the December 2019 median home value index for Burbank and nearby communities, and shows the change in median home values from 2018.

Housing prices in Burbank and the surrounding areas increased dramatically in the last decade. For instance, in 2010, Zillow estimated the home value index for Burbank at \$509,300 (inclusive of both single-family homes and condominiums), compared to an index of over \$845,000 in 2019, representing a 66 percent increase. All but one of the City’s zip codes (91502 – Downtown Burbank) had a 2019 median home value in the \$800,000 range, and overall values in Burbank were just slightly below estimates for Pasadena and Glendale. Between 2018 and 2019, housing values in Burbank increased by 2.1 percent, evidencing higher value gains than the 1.65 percent increase experienced Countywide.

<b>Table 1-17</b>			
<b>Median Home Values</b>			
<b>Burbank and Nearby Communities</b>			
<b>Community</b>	<b>Zip Code</b>	<b>Median Home Value: Dec 2019</b>	<b>Percent Change from 2018</b>
Burbank	91501	\$871,000	1.75%
	91502	\$641,000	0.31%
	91504	\$851,000	2.65%
	91505	\$818,000	1.87%
	91506	\$855,000	2.03%
	<b>All</b>	<b>\$845,200</b>	<b>2.10%</b>
Toluca Lake	All	\$912,000	1.33%
Glendale	All	\$860,100	1.43%
Pasadena	All	\$854,500	0.57%
La Cañada Flintridge	All	\$1,665,400	7.73%
LA County	All	\$679,000	1.65%

Source: Zillow Home Value Index from Zillow.com. Data through December 31, 2019.

Note: LA County Area includes Los Angeles-Long Beach-Anaheim Metro Area

The following Table 1-18 breaks down home values by number of bedrooms in both Burbank and the County as a whole. As shown, median values range from \$577,500 for a one-bedroom home, up to more than \$1,325,000 for a home with five or more bedrooms. Three-bedroom homes increased the most in

value between 2011-2019 (+2.7%), while values for one-bedroom homes saw a slight decrease (-0.2%). Burbank median values for all sized homes were higher than the County as a whole.

**Table 1-18**  
**Median Home Values by Unit Size**

Number of Bedrooms	December 2018 Value	December 2019 Value	% Change	Los Angeles County
1	\$578,500	\$577,500	-0.2%	\$444,900
2	\$724,200	\$730,700	0.9%	\$547,400
3	\$855,800	\$878,700	2.7%	\$646,100
4	\$1,070,800	\$1,089,100	1.7%	\$794,700
5+	\$1,308,600	\$1,326,600	1.4%	\$1,171,000
<b>Total</b>	<b>\$860,000</b>	<b>\$878,600</b>	<b>2.2%</b>	<b>\$679,400</b>

Source: Zillow Home Value Index from Zillow.com. Data through December 31, 2019.

Note: LA County Area includes Los Angeles-Long Beach-Anaheim Metro Area

### Ownership Sales Prices

In addition to home value estimates, it is also valuable to look at the actual sales listing price for homes. In December 2020, 49 single-family homes were listed for sale in Burbank on Zillow listing services. Table 1-19 illustrates the number of sales listings, the price range and price average by bedroom size. As shown, prices for single-family homes started at \$724,900 for a two-bedroom house and increased significantly as the homes increased in size. In comparison to the estimated home values presented in Table 1-17, listing prices for single-family homes were significantly higher.

**Table 1-19**  
**Single-family Home Sales Listings**

Number of Bedrooms	Number of Listings	Sales Listing Price Range	Average Sales Listing Price
2	9	\$724,900 - \$989,000	\$842,204
3	19	\$763,999 - \$1,375,000	\$1,074,715
4	17	\$889,000 - \$2,250,000	\$1,399,516
5+	3	\$1,249,942 - \$1,949,000	\$1,664,647
<b>Total</b>	<b>48</b>	<b>\$724,900 - \$2,250,000</b>	<b>\$1,086,196</b>

Source: Karen Warner Associates. Data from Zillow Home Value Index, Zillow.com

The City's economic consultant, Keyser Marston Associates, conducted a survey of condominium sales in August 2020 as part of an anticipated update to Burbank's inclusionary housing study. Table 1-20 shows the results of the survey, including number of listings and sales prices by bedroom size. As shown, the majority of condominium listings were for two-bedroom units, commanding an average sales price of approximately \$545,000, with the lowest priced units in the low \$300,000 price range. Condominiums can potentially offer a lower cost ownership option for Burbank's workforce, the affordability of which is evaluated later in this section.

**Table 1-20**  
**Condominium Sales Survey**

Number of Bedrooms	Number of Listings	Sales Price Range	Average Sales Price
1	9	\$350,000 - \$585,000	\$442,833
2	85	\$300,000 - \$805,000	\$545,158
3	24	\$524,900 - \$785,000	\$685,850
<b>Total</b>	<b>118</b>	<b>\$300,000 - \$805,000</b>	<b>\$557,947</b>

Source: Keyser Marston Associates, Inc. Inclusionary Housing Financial Analysis, August 26, 2020.

### Rental Housing Costs

The Burbank Housing Authority (BHA) conducts annual rent surveys as a means of assessing fair market rents. As shown in Table 1-21 below, BHA's February 2020 survey identified 223 units listed for rent in the City, with two-bedroom units comprising almost half of the units available. The average rents were \$1,530 for a studio, \$1,776 for a one-bedroom unit, \$2,187 for a two-bedroom unit and \$3,147 for a three-bedroom unit. Compared to the 2013 rent survey conducted for the 5<sup>th</sup> cycle Housing Element, average apartment rents in Burbank have increased over 40 percent. Since the onset of the COVID-19 pandemic in March 2020, rent levels have evidenced a modest decline.

**Table 1-21**  
**Vacant Rental Unit Survey**

Number of Bedrooms	Number of Units	Rent Range	Average Rents
Studio	23	\$850 - \$3,651	\$1,530
1	86	\$1,000 - \$4,216	\$1,776
2	103	\$1,400 - \$3,950	\$2,187
3	11	\$2,250 - \$4,000	\$3,147
<b>Total</b>	<b>223</b>	<b>\$850 - \$4,000</b>	<b>\$2,160</b>

Source: Burbank Housing Authority, March 2020

**Accessory Dwelling Units.** Accessory dwelling units (also known as second units or "granny" flats) are complete independent housing units that can be either detached or attached from an existing single-family residence. Based on their relatively small size, and because they do not require paying for land or major new infrastructure, accessory dwelling units (ADUs) are considered affordable by design. ADUs can provide affordable housing options for family members, seniors, students, in-home health care providers, and other small household types. ADUs can also be useful to generate additional rental income for the homeowner, making homeownership more financially feasible.

In December 2020, the Southern California Association of Governments (SCAG) released a "Regional Accessory Dwelling Unit Affordability Analysis". SCAG conducted this analysis to "provide local

governments in the region with assumptions for ADU affordability that can be used to assign ADUs to income categories for the purpose of Sixth Cycle Housing Elements.” The analysis consisted of five steps:

1. Calculate maximum rent limits for RHNA income categories for both one-person and two-person households by county;
2. Conduct a rent survey for ADUs in the SCAG region (a total of 150 existing ADUs were surveyed between April and June 2020);
3. Use regional survey to determine proportion of ADUs within each income category for both one-person and two-person households;
4. Make assumptions for what percentage of ADUs will be occupied by one-person and two-person households;
5. Use (D) to combine proportions from (C) into single breakdown of rented ADUs by income category.

The steps above apply to rented ADUs. However, one prevalent use of ADUs is for family members or others (such as caretakers) who are not charged rent. SCAG looked at other surveys and resources to determine the percentage of ADUs where people live rent free. Based on this review, SCAG estimated that 15 percent of ADUs are provided rent-free, and can therefore be assumed to be affordable to extremely low income households (0-30% AMI).<sup>4</sup>

In order to account for differences in housing costs, the SCAG geography was divided into five subregions, including Los Angeles County which was divided into two areas – the coastal jurisdictions and the inland jurisdictions. Table 1-22 presents SCAG’s affordability assumptions for ADUs in LA County’s inland jurisdictions, providing the basis for assigning affordability to projected ADUs in Burbank’s Housing Element Update. As shown, almost 70 percent of all ADUs and 54 percent of rented ADUs are estimated by SCAG to be affordable to lower income households. Consistent with this analysis, a February 2020 rent survey conducted of 50 ADUs in and around Burbank documented a median rent of \$1,500, providing an affordable rental option for many one- and two-person lower income households.

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<sup>4</sup> While there is currently no empirical data on the number of ADUs that are rented for free in the SCAG region, three studies from the Bay Area and Portland have attempted to estimate the rate of non-rented ADUs: A 2012 UC Berkeley publication entitled “Scaling up Secondary Unit Production in the East Bay” indicates that approximately half of all ADUs are unpaid. A 2018 report entitled “Jumpstarting the Market for ADUs” surveyed ADUs in Portland, Seattle, and Vancouver and found that approximately 17% of ADUs were occupied by a friend or family member for free. And a 2014 analysis entitled “Accessory dwelling units in Portland, Oregon: evaluation and interpretation of a survey of ADU owners” found that “18% of Portland ADUs are occupied for free or extremely low cost.” Based on these surveys, SCAG conservatively assumed that 15% of ADUs will be available at rents affordable to Extremely Low-Income households.

**Table 1-22**  
**Affordability Assumptions for ADUs**  
**Los Angeles County – Inland Jurisdictions**

<b>Category</b>	<b>Affordability Assumptions for Rented ADUs</b> <b>85% of Total</b>	<b>Affordability Assumption for Non-Rented ADUs</b> <b>15% of Total</b>	<b>Affordability Assumption for all ADUs<sup>1</sup></b> <b>100% of Total</b>
Extremely Low Income	0%	100%	15%
Very Low Income	10%	0%	9%
Low Income	53%	0%	45%
Moderate Income	3%	0%	2%
Above Moderate Income	35%	0%	30%

Source: "SCAG Regional Accessory Dwelling Unit Affordability Analysis", December 2020.

<sup>1</sup> Combined by multiplying rented ADUs by 85% and non-rented ADUs by 15%.

### **Affordability of Burbank's Ownership and Rental Housing**

The affordability of housing in Burbank can be assessed by comparing market rents and sales prices with the amount that households of different income levels can afford to pay for housing. Compared together, this information can reveal who can afford what size and type of housing as well as indicate the type of households that would most likely experience overcrowding or overpayment.

For purposes of evaluating home purchase affordability, Table 1-23 presents the maximum affordable purchase price for moderate income households (120% AMI). Due to the high single-home median values and sales listings described earlier in this section, Table 1-23 compares the affordable purchase price with condominium sales prices in Burbank (documented earlier in Table 1-20). As illustrated below, the maximum affordable purchase price ranges from \$444,276 for a three-person household to \$533,632 for a four-person household. Average condominium sales in Burbank were \$545,158 for two-bedroom units and \$685,850 for three-bedroom units, leaving an affordability gap of \$100,000 or more. However, the lower end of the condo sales ranges started at \$300,000 for two bedrooms and approximately \$525,000 for three bedrooms. This falls within the affordable purchase price threshold and represents opportunities for moderate income households to purchase condominiums in Burbank.

**Table 1-23**  
**Los Angeles County Maximum Affordable Housing Cost**

<b>Moderate Income Affordable Housing Cost</b>	<b>2 Bedroom (3 Persons)</b>	<b>3 Bedroom (4 persons)</b>
Household Income @ 120% Median	\$83,500	\$92,750
Income Towards Housing @ 35% Income	\$29,225	\$34,462
Maximum Monthly Housing Cost	\$2,435	\$2,871
Less Expenses:		
Utilities <sup>1</sup>	(\$146)	(\$172)
Taxes (1.10% of sales price)	(\$406)	(\$488)
Insurance (0.10% of sales price) <sup>2</sup>	(\$37)	(\$44)
HOA Fees & Other Maintenance	(\$250)	(\$250)
Monthly Income Available for Mortgage	\$1,596	\$1,917
Supportable Mortgage @ 3.5% interest	\$355,421	\$426,906
Homebuyer Downpayment (20%)	\$88,855	\$106,726
<b>Maximum Affordable Purchase Price</b>	<b>\$444,276</b>	<b>\$533,632</b>
<b>Burbank Average Condo Sales Price</b>	<b>\$545,158</b>	<b>\$685,850</b>

Source: Karen Warner Associates.

<sup>1</sup> Utility costs based on 2020 HACoLA schedule and assumes gas appliances.

<sup>2</sup> Estimated from quotes from Progressive Insurance

<sup>3</sup> Condo prices from Keyser Marston Associates, Inclusionary Housing Financial Analysis, August 2020.

In terms of rental affordability, Table 1-24 presents the maximum affordable rents for very low, low and moderate income households by household size, and compares with average apartment rents in Burbank (as documented in the rent survey presented in Table 1-20). As shown, average rents in Burbank are well above the level of affordability for very low income households. Even low and moderate income households face an affordability gap, ranging from a modest \$50-\$100 per month for a one-bedroom unit, to approximately \$300 for a two-bedroom unit and up to \$1,000 for a three- bedroom unit. While the rent survey does identify some units at the low end of the rent range at levels affordable to low and moderate income households, the supply of such units is limited. These market conditions are consistent with data from the census (see Table 1-24) which documents approximately three-quarters of Burbank's lower income renter households as experiencing overpayment (>30% income on rent), and ½ experiencing extreme overpayment (>50% income on rent).

**Table 1-24**  
**Maximum Affordable Rents - Los Angeles County<sup>1</sup>**

<b>Income Level<sup>2</sup></b>	<b>1 Bedroom (2 person)</b>	<b>2 Bedroom (3 person)</b>	<b>3 Bedroom (4 person)</b>
Very Low Income	\$999	\$1,122	\$1,236
Low Income	\$1,676	\$1,882	\$2,081
Moderate Income	\$1,728	\$1,942	\$2,147
<b>Burbank Average Rents</b>	<b>\$1,776</b>	<b>\$2,187</b>	<b>\$3,147</b>

Source: Karen Warner Associates, 2020.

<sup>1</sup> Maximum rent reflects deduction of utility allowance per LACDC 2020 utility schedule.

<sup>2</sup> Income levels reflect the 2020 Official State Income Limits published by State HCD.



## Assisted Housing At-Risk of Conversion

State Housing Element law requires an analysis of the potential for currently rent-restricted low-income housing units to convert to market rate housing, and to propose programs to preserve or replace any units “at risk” of conversion. This section presents an inventory of all assisted rental housing in Burbank, and evaluates those units at risk of conversion during the eight-year 2021-2029 planning period.

### Assisted Housing Inventory

As presented in Table 1-25, Burbank has a sizable stock of 1,954 units of assisted rental housing. The inventory includes all multi-family units assisted under federal, State and local programs, including HUD, State/local bond programs, density bonus and inclusionary programs. Burbank has a large senior citizen population and nine low-rent senior housing complexes totaling 1,225 units.

As of March 2021, there were 1,372 deed-restricted affordable rental units in Burbank. The City monitors these affordable units on an annual basis by: maintaining contact with owners/management to ensure long-term affordability covenants are met; maintaining and updating the list of all assisted housing developments; communicating with Section 8 tenants regarding status of HUD contract renewal; providing tenant education for Section 8 recipients in the event of property owner withdrawal from Section 8 program; and promoting fair housing opportunities through owner/tenant workshops.

### At-Risk Projects

According to the California Housing Partnership Corporation At-Risk Database, prior to 2020, there were three lower-income senior rental projects (Wesley Tower, Pacific Manor, and Harvard Plaza) in Burbank at risk of converting to market rate before 2029. However, the monitoring of the three buildings in 2020 found that Wesley Tower’s affordability requirements were extended to 2049 and Pacific Manor’s affordability requirements were extended to 2036. Management for Harvard Plaza has also refinanced the building’s loan and has extended the project’s affordable units to 2040. And while the affordability controls related to the tax credit financing on Media Village expire in 2029, the local redevelopment set-aside funds contributed to this project require affordability be maintained in perpetuity.

**Table 1-25**  
**Assisted Rental Housing Inventory**

Project Name	Total Units	Affordable Units (Accessible Units)	Applicable Programs	Potential Expiration
<b>Senior Housing Projects</b>				
Harvard Plaza	149	149 VL (149)	Section 202, Section 8	Aug 2040
Pacific Manor	167	166 VL (166)	236(j)(1), HOME, Sec 8	2036
Verdugo Towers	119	119 VL (119)	Sec 202, Sec 8, RDA Set-Aside	Perpetuity
Wesley Towers	97	97 VL (5)	Section 202, Section 8	2049
Media Village/Silverwinds	144	29 VL, 115 Low (144)	RDA Set-Aside	Perpetuity
Senior Artists Colony	141	29 VL, 14 Low (141)	HOME, RDA Set-Aside, MHP	Perpetuity
Olive Plaza	183	46 Mod (183)	Density Bonus	Perpetuity
Olive Court	163	162 Low (163)	RDA Set-Aside	Perpetuity
Park Avenue	62	62 Mod (62)	RDA Set-Aside	Perpetuity
<b>Total</b>	<b>1,225</b>			



<b>Special Needs Projects (*owned by BHC)</b>				
Casa Providencia	18	17 VL (17)	Section 811, HOME, MHP	Perpetuity
CARE Cottages* Transitional Housing (women/children)	5	3 VL, 2 Low	RDA Set-Aside	2061
Linden House* Transitional Housing (at-risk youth)	4	3 VL, 1 Mod	HOME, RDA Set-Aside	Perpetuity
Home Front* Transitional Housing (families)	7	4 ELI, 2 VL, 1 Mod	HOME, RDA Set-Aside	Perpetuity
Veterans Bungalow* Supportive Housing	11	ELI, VL, Low	HOME, MHP	2069
Jerry's Promise* Transitional Housing (families)	3	1 ELI, 2 VL	HOME, RDA Set-Aside	Perpetuity
<b>Total</b>	<b>48</b>			
<b>Burbank Housing Corporation (BHC) Projects</b>				
<b>Elmwood Focus Neighborhood</b>				
100 Block of Elmwood Ave.	65	5 ELI, 14 VL, 23 Low, 23 Mod	HOME, RDA Set-Aside	Perpetuity
<b>Verdugo/Lake Focus Neighborhood</b>				
237, 241-23, 257 W. Verdugo 220 W. Tujunga	30	2 VL, 26 Low, 2 Mod	CDBG, HOME RDA Set-Aside	Perpetuity
261 W. Verdugo Ave.	8	2 VL, 4 Low, 2 Mod	RDA Set-Aside	Perpetuity
275 W. Verdugo	34	3 ELI, 12 VL, 12 Low, 7 Mod	RDA Set-Aside	Perpetuity
<b>Golden State Focus Neighborhood</b>				
3000 Thornton	4	3 Low, 1 Mod	HOME, RDA Set-Aside	Perpetuity
3030 Thornton	1	1 Low	RDA Set-Aside	Perpetuity
2331 N. Fairview	3	3 Low	HOME	Perpetuity
2325 & 2335 N. Fairview	7	1 VL, 6 Low	HOME, RDA Set-Aside	Perpetuity
2321 N. Fairview & 2323 N. Catalina	14	1 VL, 6 Low, 7 Mod	Set-Aside	Perpetuity
2219 & 2329 N. Niagara	6	2 VL, 2 Low, 2 Mod	HOME	Perpetuity
2234 Catalina	7	2 ELI, 2 VL, 3 Low	HOME, RDA Set-Aside	Perpetuity
2223-2235 Catalina	20	4 ELI, 7 VL, 7 Low, 2 Mod	RDA Set-Aside	Perpetuity
2300 Niagara	3	1 VL, 2 Low	HOME	Perpetuity
2300 Fairview	3	2 ELI, 1 Low	HOME, Set-Aside	Perpetuity
<b>Peyton/Grismer Focus Neighborhood</b>				
1721 Elliott	7	3 VL, 1 Low, 3 Mod	CDBG, HOME	Perpetuity
1801-1815 Grismer, 1729-1735 Elliott	70	14 VL, 19 Low, 37 Mod (5)	RDA Set-Aside	Perpetuity
Keeler/Elliott -Habitat homeownership	8	8 VL	RDA Set-Aside	Perpetuity
<b>Lake/Alameda Focus Neighborhood</b>				
157 & 159 W. Linden, 160 W. Elm Ct.	9	5 VL, 4 Low	HOME, Set-Aside	Perpetuity
<b>Total</b>	<b>299</b>			
<b>Other Affordable Rental Units</b>				
Rental Rehabilitation (scattered site)	71	27 Low	RDA Set-Aside	15 years
1301 Hollywood Way	35	3 Low	Density Bonus	Perpetuity
Empire Landing	276	28 Low	Inclusionary	Perpetuity
<b>Total</b>	<b>382</b>			
<b>GRAND TOTAL</b>	<b>1,954</b>	<b>1,372 Affordable (1,152 Accessible) units</b>		

Source: Burbank Community Development Department, Housing and Economic Development Division, March 2021.

## Regional Housing Needs

State law requires all regional councils of government, including SCAG, to determine the existing and projected housing needs for its region, known as the Regional Housing Needs Assessment, or RHNA process.

### Existing Housing Needs

#### *Overcrowding*

The State defines an overcrowded housing unit as one occupied by more than 1.01 person per room (excluding kitchen, porches, and hallways). A unit with more than 1.51 occupants per room is considered severely overcrowded. The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately-sized housing units.

Table 1-26 shows the incidence of overcrowding in Burbank and Los Angeles County by tenure, as measured by the Census ACS 2014-2018 data. As shown in the table, overcrowding was a more serious problem for renters than owners. Of the total renter occupied households in the City, 7.4 percent were living in overcrowded conditions (more than 1 persons per room), while only 2.4 percent of total owner-occupied households were living under these conditions. Countywide overcrowding was more than both the percentage of Burbank, with 16.5 percent for renters and 5.6 percent for owners.

**Table 1-26**  
**Overcrowded Households**

	<b>Burbank</b>		<b>Los Angeles Co.</b>
	<b>Households</b>	<b>Percent</b>	<b>Percent</b>
<b>Renters</b>			
Overcrowding (1-1.5 persons/room)	1,114	4.6%	8.9%
Severe Overcrowding (>1.5 persons/room)	679	2.8%	7.5%
Total Overcrowding (>1 persons/room)	1,793	7.4%	16.5%
<b>Owners</b>			
Overcrowding (1-1.5 persons/room)	283	1.6%	4.1%
Severe Overcrowding (>1.5 persons/room)	128	0.7%	1.5%
Total Overcrowding (>1 persons/room)	411	2.4%	5.6%

Source: Census ACS 2014-2018.

#### **Overpayment**

Housing affordability problems occur when housing costs become so high in relation to income that households are faced with paying an excessive portion of their income for housing, leaving less income remaining for other basic essentials. Housing overpayment occurs when a household spends more than 30 percent of its income on housing costs; severe overpayment refers to spending greater than 50 percent of income on housing. As presented in Table 1-27, of the total renter households in the City, 56.4 percent

were paying over 30 percent of their total household income on housing. This compares to 58.3 percent countywide. The table also identifies one-quarter (25.3%) of renters in Burbank as spending between 30-50 percent of their total income on housing, with almost an additional one-third (31.1%) spending more than half their income (severe overpayment) on housing.

**Table 1-27**  
**Housing Overpayment**

Overpayment	Burbank		Los Angeles Co.
	Households	Percent	Percent
<b>Renters</b>			
Overpayment (30%-50% Household Income)	5,861	25.3%	27.3%
Severe Overpayment (>50% Household Income)	7,207	31.1%	31.0%
Total Overpayment-Renters (>30% Household Income)	13,068	56.4%	58.3%
<b>Owners<sup>1</sup></b>			
Overpayment (>30%-50% Household Income)	3,053	17.6%	19.8%
Severe Overpayment >50% Household Income	2,403	13.9%	16.6%
Total Overpayment- Owners (>30% Household Income)	5,456	31.5%	36.3%

Source: Census ACS 2014-2018.

<sup>1</sup> Owner households includes those with and without a mortgage.

Housing overpayment is a critical need among lower-income households, who are disproportionately affected by this burden compared to other households. Of Burbank's renter households earning lower incomes (<80% AMI), 80 percent faced overpayment, with 50 percent of lower-income renter households facing extreme overpayment. Table 1-28 shows that the City's lower-income homeowners are also impacted, with 64 percent overpaying and 45 percent severely overpaying.

Elderly renter household also face a housing cost burden. According to Table 1-28, over two-thirds (67%) of elderly households were overpaying and 40 percent were severely overpaying. The level of overpayment among small and large family renters (37 percent and 48 percent respectively) falls slightly below the level of overpayment experienced among all the City's renter households.

**Table 1-28**  
**Housing Overpayment by Household Type and Tenure**

Household Type	Renter Overpayment		Owner Overpayment	
	> 30% Income	> 50% Income	> 30% Income	> 50% Income
% Lower Income Overpaying	80%	50%	64%	45%
% Elderly Overpaying	67%	40%	22%	15%
% Small Families Overpaying	37%	25%	12%	3%
% Large Families Overpaying	48%	22%	14%	11%

Source: HUD, CHAS DataBook, 2011-2015.

Note: >50% Household Income is a subset of >30% Household Income.

Overpayment is most pronounced among lower income renter households. As shown in Table 1-29, a significant majority of renter households earning less than \$50,000 in Burbank face either overpayment or severe overpayment. The highest percentage of renter households paying more than 30 percent of their income on housing was the \$20,000-\$34,999 income level at 95 percent. The impact of housing overpayment on Burbank's lower income households is significant, with the community's special needs populations – seniors, persons with disabilities, and female-headed households with children - most vulnerable to losing their housing due to an inability to pay.

**Table 1-29**  
**Lower Income Renter Overpayment**

Income Level	Overpayment (30-50% HH Income)		Severe Overpayment (>50% HH Income)		Total (>30% HH Income)	
	Households	% Renter Income Level	Households	% Renter Income Level	Households	% Renter Income Level
Less than \$20,000	579	13.1%	3,571	80.6%	4,150	90.7%
\$20,000-\$34,999	593	19.0%	2,374	75.9%	2,967	94.9%
\$35,000 to \$49,999	1,724	58.1%	854	28.8%	2,578	86.9%
\$50,000 to \$74,999	1,809	47.0%	408	10.6%	2,217	57.6%
\$75,000 to \$99,999	825	26.7%	0	0	825	26.7%
\$100,000 or more	331	5.8%	0	0	331	5.8%
Total	5,861	25.3%	7,207	31.1%	13,068	56.4%

Source: SCAG Pre-Certified Local Housing Data, August 2020; Census ACS 2014-2018.

## Projected Housing Needs

California's Housing Element law requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups, as determined by the jurisdiction's Council of Governments. This "fair share" allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction's projected share of regional housing growth across all income categories. Regional growth needs are defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted number of households, as well as the number of units that would have to be added to compensate for anticipated demolitions and changes to achieve an "ideal" vacancy rate.

The regional growth allocation process begins with the Department of Finance's (DOF) projection of statewide housing demand for the planning period, which is then apportioned by regional councils of government throughout the state. SCAG is responsible for assigning these regional housing needs, known as the Regional Housing Needs Assessment (RHNA) for Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial counties, and the jurisdictions within each county. The main determining factors in SCAG's methodology are: household growth (based on Connect SoCal growth forecast), job accessibility, and transit accessibility. After a RHNA total is calculated, a social equity adjustment is applied to determine the four income categories (very low, low, moderate, and above moderate-incomes).

The State has allocated 1.34 million new housing units to the SCAG regions as part of the 6<sup>th</sup> cycle RHNA. This level of housing growth represents the largest allocation the region has ever received, which results

in much higher RHNA allocations for SCAG cities and counties. At its September 3, 2020 meeting, SCAG's Regional Council adopted the Connect SoCal on which the RHNA is based. On March 4, 2021, the Regional Council adopted the final RHNA allocations to local jurisdictions.

SCAG has forecast the housing needs by income category for each jurisdiction within the six-county region for the 2021-2029 Housing Element planning period of October 2021 through October 2029. The RHNA represents the minimum number of housing units each community is required to provide "adequate sites" through zoning and is one of the primary threshold criteria necessary to achieve HCD approval of the Housing Element.

Burbank's RHNA housing needs for the 2021-2029 planning period was forecast at 8,772 net units, distributed among the four income categories as shown in Table 1-30.

As presented in the Resources and Housing Plan sections of the Housing Element, Burbank will continue to provide sites for a mix of multi-family and mixed use housing, as well as accessory dwelling units, supported by a variety of programs (funding permitting) to enhance affordability, to accommodate its RHNA and contribute towards addressing the growing demand for housing in the Southern California region.

**Table 1-30**  
**Regional Housing Needs Assessment (RHNA) for Burbank**

<b>Income Level</b>	<b>Percent of Area Median Income</b>	<b>Total RHNA</b>	<b>Percentage of Units</b>
Very-Low Income <sup>1</sup>	<50%	2,553	29.1%
Low Income	50-80%	1,418	16.2%
Moderate Income	80-120%	1,409	16.1%
Above Moderate Income	>120%	3,392	38.7%
<b>Total</b>		<b>8,772</b>	<b>100.0%</b>

Source: SCAG 6<sup>th</sup> Cycle Final RHNA.

<sup>1</sup> Local jurisdictions must consider Extremely Low Income households as part of the Very Low Income. The Burbank Housing Element assumes 50% of the Very Low Income housing needs for Extremely Low Income households.

## HOUSING CONSTRAINTS

The provision of adequate and affordable housing can be constrained by a number of factors. This section assesses the various governmental, market, infrastructure and environmental factors that could possibly act as constraints to housing development and improvement in Burbank.

### **Governmental Constraints**

State law requires that housing elements identify and analyze potential and actual governmental constraints to the maintenance, improvement, or development of housing for all income levels, including housing for persons with disabilities. As a means of providing information and transparency to the public, all zoning and development standards and development fees are posted on the City's website.

### **Land Use Controls**

The Land Use Element and the Zoning Code—which implements the Land Use Element—directly impacts the amount, size, type, location and thus, cost of residential development. The control over land use is designed to ensure that new housing is compatible with adjacent uses and built to the standards of quality and livability of the City's neighborhoods. Land use designations and zoning requirements affect both the construction of new units and the rehabilitation of existing dwellings.

Please refer to Table LU-3, Residential Unit Capacity Measure One Consistency for maximum density allowed for each of the residential and commercial land use designations. The Land Use Element permits a broad range of housing types and densities that address the housing needs of residents. Residential densities range from up to seven and 14 dwelling units per acre (du/ac) in the Low Density Residential land use category (R-1, R-1-H, and R-2 zones) to 43 du/ac in the High Density Residential category (R-4 zone). Residential opportunities are also in various commercial areas and specific plan areas of the City and range from 27 to 87 du/ac.

### ***Zoning Standards***

The City's Zoning Code sets forth the standards for residential development. These include density, setbacks, lot area, lot coverage, height and parking standards. Table 1-31 presents Burbank's development standards for single-family development, and Table 1-32 presents multi-family development standards. For the 2021-2029 Housing Element, the following zoning tables represent a point-in-time analysis of land use controls constraints. These zoning development standards will change over time and these tables may not reflect those changes in the future. One of the programs included in the Housing Element is to update the City's multi-family development standards to better facilitate residential development feasibility.

The City also has a Planned Development zone that permits a variety of housing and commercial uses and provides flexibility in development standards, subject to a public hearing before both the Planning Board and City Council. The City has in the past used Planned Development zoning as a tool to facilitate mixed use and residential development in its commercial zones. One of the City's primary goals in developing/updating the Downtown TOD, Golden State, and Media District specific plans is to establish clear and objective development standards that create greater certainty for developers and eliminate the need for Planned Development zoning for projects that meet these standards. Developers would however still maintain the option of going through the Planned Development process to address the unique aspects of a project.

**Table 1-31**  
**Single-Family Development Standards**

Development Standard	R-1 and R-1-H Zones
<b>Density</b>	
Minimum lot area	6,000 square feet
Minimum lot width	50 feet
Minimum lot depth	100 feet
Minimum dwelling unit size	850 square feet
<b>Maximum height</b>	
To top plate	20 feet
To top of roof and architectural features	30 feet
Maximum number of stories for all structures	2; 3 stories if the third story is enclosed within a pitched roof (maximum height requirements apply)
<b>Maximum floor area ratio</b>	0.4 for lot area up to 7,500 square ft. plus 0.3 for lot area over 7,500 square ft. and 0.2 for lot area over 15,000 square ft.
<b>Maximum lot coverage</b>	50%
<b>Minimum yard setbacks</b>	
Front	Average front yard setback on the blockface
Rear	15 feet
Interior side	10% of lot width - no less than 3 ft and no more than 10 ft
Street-facing side	1 <sup>st</sup> story: no less than 10% of lot width, or between 5-10 ft 2 <sup>nd</sup> story: 20% of lot width, but between 6-20 ft
<b>Minimum number of off-street parking spaces</b>	
Main dwelling <= 3,400 sq ft floor area	2 spaces
Main dwelling >3,400 sq ft floor area	3 spaces
Source: Burbank Municipal Code, 2020.	

As illustrated in Table 1-32, both the R-3 and R-4 zones are structured to provide incentives for combining lots, allowing for an increase in density on larger lot sizes.

Burbank's zoning makes allowances for development with fewer than four units. The zoning standards allow for the use of tandem parking for these smaller projects, which is not allowed for larger projects, and do not require any guest parking to be provided for smaller projects. These relaxed standards facilitate the development of small lots by increasing design flexibility. However, City staff report that particularly on smaller parcels, current development standards may preclude the achievement of maximum zoned densities. The Housing Element includes a program to review and update the City's multi-family development standards, including re-evaluation of parking, setbacks, height and other standards to enable compact, well-designed multi-family product types.

**Table 1-32**  
**Multi-Family Development Standards**

Development Standard	R-2	R-3	R-4
Density/minimum gross square footage of lot area per dwelling unit			
< 12,000 sq. ft. lots	1 unit/3,000 sq. ft.	1 unit/2,400 sq ft	1 unit/2,000 sq. ft.
12,000 - 23,999 sq. ft. lots		1 unit/2,000 sq. ft.	1 unit/1,400 sq. ft.
>= 24,000 sq. ft. lots		1 unit/1,600 sq. ft.	1 unit/1,000 sq. ft.
Lot size and dimensions			
Minimum lot area	6,000 square feet		
Minimum lot width	50 feet		
Minimum lot depth	100 feet		
Maximum lot coverage			
< 500' from single family zoned parcel	60%		
> 500' from single family zoned parcel	70%		
Maximum height			
< 500' single family zoned parcel	27 feet to top plate 35 feet to top of roof and architectural features		
> 500' single family zoned parcel	35 feet to top plate 50 feet to top of roof and architectural features		
Maximum number of stories for all structures			
< 500' single family zoned parcel	2		
> 500' single family zoned parcel	3		
Minimum yard setbacks			
Front minimum	25 feet		15 feet
Rear minimum	5 feet		
Interior side minimum	5 feet		
Street-facing side minimum	10 feet		
Upper story setback for any yard abutting or adjacent single-family zoned parcel	5 additional feet		
Buffer area for side or rear yard abutting or adjacent single family zoned property	20 feet		
Parking			
Minimum number of off-street tenant parking spaces	2 spaces per unit	1.25 spaces per efficiency unit (studio unit that is 500 square feet or less) 1.75 spaces per 1-bedroom unit or studio unit > 500 square feet 2 spaces per unit with 2 or more bedrooms	
Minimum number of off-street guest parking spaces	1 guest space per 4 units, minimum of 2 spaces (projects with 3 or fewer units are exempt)		
Open space and landscaping			
Min. common open space/unit	150 square feet		
Min. private open space/unit	50 square feet		
Min. % lot area that must be landscaped	25%		15%
Min. % common open space area that must be landscaped	20%	15%	

Source: Burbank Municipal Code, 2020.



### ***Specific Plans for Future Residential Growth***

The *Burbank2035* General Plan Plan Realization Element calls for the City to review and update its existing specific plans through a public process to ensure they reflect the current vision for each of the areas. The General Plan also call for preparation of a new specific plan for the Golden State Commercial/Industrial Area to provide a framework for future development in the area consistent with the Land Use Element. The following three specific plans will provide for the majority of housing growth opportunities in Burbank during the Housing Element planning period and beyond.

**Downtown Burbank Metrolink Station TOD Specific Plan.** The City is currently updating a 20-year old specific plan for the Downtown area known as the Burbank Center Specific Plan. The existing Specific Plan currently limits the zoning and land use of this planning area and has an outdated geographic boundary. Over the 20 years since the Plan's adoption, the planning area has grown into a major transit hub and employment center that can accommodate additional housing supply while both helping to protect existing neighborhoods and building an expanding downtown neighborhood. The new "Downtown Burbank Metrolink Station TOD Specific Plan" integrates both the 1997 Burbank Center Specific Plan and 2012 North San Fernando Boulevard Master Plan, and incorporates surrounding areas of both plans into one comprehensive planning document. The approximately 662-acre Specific Plan analyzes opportunities for new housing and other in-fill development opportunities, and focuses on intensifying uses around the Downtown Metrolink Station. As shown in the Housing Element sites inventory, opportunity sites identified as part of the planning process for the Downtown TOD Plan can accommodate over 3,400 new high density housing units.

**Golden State Specific Plan.** The *Burbank2035* General Plan called for the City to prepare a new specific plan for the Golden State District to provide a framework for future development. The approximately 600-acre Golden State Specific Plan (GSSP) area is located south and east of the Hollywood Burbank Airport. It includes land zoned for industrial, commercial and residential uses, and encompasses two existing Metrolink stations, a proposed High Speed Rail station, and the Hollywood Burbank Airport. The GSSP will provide opportunities for new housing and other in-fill development, as well as improvements to the planning area's infrastructure. The draft GSSP provides sites to accommodate over 2,600 dwelling units, as reflected in the Housing Element sites inventory.

**Media District Specific Plan.** The Media District Specific Plan (MDSP) was adopted in 1991 in response to the development of several high-rise office buildings in the 1980s and the potential effects that similar future development could have on surrounding residential neighborhoods. The MDSP is generally located in southwestern Burbank around the intersection of SR 134 and Olive Avenue, and includes several of the City's largest employers - Warner Bros Studios, Disney Studios and Providence St. Joseph Medical Center. The City has applied for funding through SCAG's Sustainable Communities Program to update the MDSP to re-evaluate the plan's goals and policies and to identify new opportunity sites for development accessible by publicly accessible transportation. City staff estimates the area may be able to accommodate up to 2,000 housing units.

The Program EIRs that will be prepared for all three specific plans will include analysis and mitigation measures that will help accommodate future housing production and assist developers by streamlining the environmental review and permitting process for individual housing and mixed use projects. The City intends to take full advantage of the CEQA streamlining provisions in order to encourage housing production more quickly and efficiently consistent with objective development standards.

## Local Ordinances

State law now requires jurisdictions to analyze in their Housing Elements any locally adopted ordinances that directly impact the cost and supply of residential development. Burbank has an inclusionary housing ordinance, density bonus ordinance, condominium conversion ordinance and growth management ordinance, all of which are analyzed in the following section.

### *Inclusionary Housing*

In March 2006, the Burbank City Council adopted an Inclusionary Housing Ordinance as a means of increasing the supply of affordable housing in conjunction with market rate housing development. The City's ordinance requires developers of housing with five or more units to provide at least 15 percent of the units as affordable to very low-, low- and moderate-income households as follows:

- For rental projects, five percent of units are required for very low-income households and 10 percent for low-income households
- For ownership projects, 15 percent of units are required for low- and moderate-income households

As a means of providing incentives to address the City's goals for lower-income and special needs housing, the City's ordinance also offers inclusionary "credits" as follows:

- If Very Low Income rental units are provided in lieu of required Low Income rental units, a credit of 1.25 units for every 1 unit is provided.
- If Low Income owner units are provided in lieu of required Moderate Income owner units, a credit of 2 units for every 1 unit is provided.
- If more than the required number of affordable rental or ownership units are provided for large families (3+ bedrooms), or fully accessible units (in excess of California Building Code Chapter 11A requirements) are provided for the physically disabled, a credit of 1.5 units for every 1 unit is provided.

Developers may elect to pay an in-lieu fee rather than provide the affordable units within the project. As shown in Table 1-33, the City's in-lieu fee structure is tiered, providing reduced fees for smaller projects where the economic impact of inclusionary requirements tends to be the greatest.

**Table 1-33**  
**Inclusionary Housing In-Lieu Fee**

<b>Project Size (# of Units)</b>	<b>Ownership Projects (per square foot)</b>	<b>Rental Projects (per square foot)</b>
14+ units	\$20.07	\$10.27
10 to 13 units	\$16.46	\$8.42
5 to 9 units	\$11.24	\$5.75

Source: City of Burbank, 2020.

The City has established an Affordable Housing Trust Fund for deposit of in-lieu fee revenues. Monies from the trust fund must be used to increase and improve the supply of housing affordable to very low, low and moderate-income households in the City. Permissible uses include, but are not limited to, assistance to housing development corporations, equity participation loans, grants, pre-home ownership co-investment, pre-development loan funds, participation leases or other public-private partnership

arrangements. The fund may be used for the benefit of both rental and owner-occupied housing.

Developers may also be permitted to fulfill inclusionary requirements by providing affordable units at an off-site location in Burbank. Off-site affordable units may be provided through new construction, substantial rehabilitation, and adaptive re-use. Donation of land to the City to construct the required affordable units is another off-site alternative. Developers are permitted to use these options by right.

To offset the potential costs associated with the provision of affordable units, Burbank's inclusionary ordinance offers a variety of development concessions to construct affordable units on-site within the proposed project. A developer may request one or more concessions, subject to the discretion of the City, and based on demonstration that the proposed project is financially infeasible without the incentives. Permitted development concessions mirror those specified within the City's density bonus ordinance, and are described in the following section. As of March 2021, there have been approximately 120 affordable units created (or entitled) through the Inclusionary Housing Program, with most recent projects also taking advantage of density bonus incentives.

The City is currently in the process of updating its Inclusionary Housing Ordinance as market conditions have changed since the original Ordinance was adopted over 15 years ago. One of the changes being contemplated is to allow apartment developers multiple options to fulfill Inclusionary Housing production requirements, including allowing moderate income units until the City has fulfilled 100% of the current unmet need for moderate income units under the RHNA. Changes to the Ordinance will be evaluated which are complementary to current state density bonus law and in-lieu housing fee amounts will also be updated.

### ***Density Bonus***

In conjunction with adoption of the Inclusionary Housing Ordinance in 2006, the Burbank City Council updated its density bonus ordinance to conform to the new requirements of Government Code Section 65915 and to coordinate with the incentives offered under the Inclusionary Housing Program. Density bonus law has undergone several amendments since that time, and rather than incrementally update the City's ordinance, the City's Code includes automatic incorporation by reference of future amendments to State density bonus law. In summary, applicants of residential projects of five or more units may apply for a density bonus and additional concession/incentive(s) if the project provides for construction of one of the following:

- A minimum 10% of the total units of a housing development for lower-income households; or
- A minimum 5% of the total units of a housing development for very low-income households; or
- A senior citizen housing development, or mobile home park that limits residency based on age requirements for housing for older persons; or
- A minimum 10% of the total dwelling units in a common interest development for moderate income households.

The amount of density bonus the City grants is consistent with the most current State law, but generally ranges from 20 to 50 percent above the specified General Plan density. Developers may choose to use the affordable units required by Burbank's Inclusionary Housing Ordinance to meet the minimum thresholds for the State density bonus law. However, in that case, the units must meet both requirements or the more stringent of the two requirements.

In addition to the density bonus, eligible projects may receive one to four additional development concessions/incentives, based on the applicant demonstrating that it is not financially feasible to build the

project without the concessions. Pursuant to State statutes, the number of concessions a project may be eligible for is based upon the proportion of affordable units and level of income targeting.

Burbank has had numerous projects take advantage of State density bonus law, and projects providing inclusionary housing units on-site automatically meet the affordability threshold to qualify for density bonuses under State law. Additionally, the City's Land Use Element provides for the following bonuses for transit-oriented developments:

*Policy 1.2: With discretionary approval, allow for density and intensity limits specified in Burbank2035 to be exceeded for transit-oriented development projects within transit centers as identified in the Mobility Element. Density and intensity limits may be exceeded by no more than 25%.*

Together with the update of the Inclusionary Housing Ordinance, the City is preparing an update of the Density Bonus Ordinance to reflect the most recent State law. Part of this update, for future Council consideration, will include establishing a streamlined approach to the menu of available incentives and concessions, as well as streamlining the appeals process.

### **Condominium Conversions**

The City's condominium conversion regulations are structured both to facilitate the creation of affordable homeownership options, and to provide protections to tenants in buildings proposed for conversion. The City processes condominium conversions through an Administrative Use Permit, subject to compliance with current City Building, Housing, and Fire Codes, and additional development standards for parking and storage. Property owners are required to give tenants a minimum of 180 days written notice of the intention to convert prior to termination of tenancy and provide tenants with the first right of purchase.

Tenants are protected from unreasonable rent increases in the year before a conversion that might force them out of their apartments and thus preclude them from receiving relocation compensation. Disabled persons living in a building that undergoes condominium conversion are entitled to have necessary mobility improvements made in their new dwelling at the sub-divider's expense. Since 2008, there have been no applications for condominium conversions.

### **Growth Management Ordinance**

Burbank voters adopted a Residential Growth Management Ordinance in 1989, known as Measure One, which prohibits the City from increasing the maximum allowed number of residential units beyond the approved maximum build out in the 1988 Land Use Element without voter approval. The maximum residential unit capacity provided under the 1988 Land Use Element is 63,704 units. The purpose of the ordinance was to coordinate the rate of residential growth with the availability of public facilities, infrastructure and services planned for under the General Plan. The City Council has extended Measure One to be effective until January 1, 2030.

While the ordinance may appear to be a constraint upon future housing development, in fact, it is not. The *Burbank2035* Land Use Element identifies both maximum and estimated residential build out. Both are well below the 63,704 unit maximum established under Measure One. The *Burbank2035* General Plan, adopted in February of 2013, allows for a maximum development capacity of 61,647 units, with an estimated build out of 50,219 units<sup>5</sup>. Measure One does not place a limit on the amount or rate of housing development that can occur so long as it conforms to the General Plan. Burbank's most recent Department of Finance tally of housing units is 45,069 as of 2021. Based on this housing unit count, the City is 18,635 housing units below Measure One's upper threshold of 63,074 units. The 18,635-unit gap

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<sup>5</sup> *Burbank2035* General Plan Final Environmental Impact Report.

between what currently exists and what Measure One allows for is more than sufficient to accommodate the City's assigned RHNA and sites buffer. Additionally, Measure One is not an annual growth cap and similarly does not cap the rate of housing units that can be approved in any given year. The ordinance does not affect the local and state provisions of density bonuses for affordable housing, nor does it affect the development of accessory dwelling units; the latter of which the City has included as part of its multi-pronged housing efforts to meet the state-mandated local housing production numbers. As a result, the Measure One cap does not in any way impede the City's ability to meet the RHNA plus buffer and associated housing element goals.

## Provision for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and objective development standards to encourage the development of various types of housing for all economic segments of the population. Table 1-34 summarizes the zones in which particular housing types are permitted.

**Table 1-34**  
**Housing Types by Residential and Commercial Zone Categories**

Housing Types Permitted	Zones					
	R-1/ R-1-H	R-2	R-3	R-4	C-2, C-3, C-4	M-1/ M-2
Single-Family	P	P	P	P	--	--
Multiple-Family	--	P	P	P	--	--
Residential above commercial					CUP	--
Planned Residential Development	CUP	CUP	CUP	CUP	--	--
Manufactured Housing	P	P	P	P	--	--
Accessory Dwelling Units	P	P	P	P	--	--
Community Care Facilities (<= 6)	P	P	P	P	--	--
Community Care Facilities (7+)	--	--	--	CUP	CUP (C-3, C-4)	--
Transitional Housing <sup>1</sup>	P	P	P	P	CUP	--
Supportive Housing <sup>1</sup>	P	P	P	P	P/CUP <sup>2</sup>	--
Emergency Shelters <sup>3</sup>	--	--	--	--	--	P (M-2) CUP (M-1)
Single Room Occupancy (SRO)	--	--	CUP	CUP	CUP	--

Source: Burbank Municipal Code, 2020.

Notes: "P" = Permitted; "CUP" = Conditional Use Permit; and "--" = Not Permitted

<sup>1</sup> Transitional and supportive housing is subject to those restrictions that apply to other residential uses of the same type in the same zone. For example, such housing structured as single-family is permitted in the R-1 and R-1-H zones, whereas housing structured as multi-family is limited to the R-2, R-3 and R-4 zones, and housing located above commercial is conditionally permitted in the C-2, C-3 and C-4 zones.

<sup>2</sup> Supportive Housing that meet specific criteria specified in Article 11 (commencing with Section 65650), within Chapter 3 of Division 1 of Title 7 of the Government Code are allowed by right. All other Supportive Housing not meeting the criteria specified in Government Code Article 11 Section 65650 are subject to a CUP.

<sup>3</sup> Emergency shelters are also allowed in the Burbank Center Commercial Manufacturing Zone (BCCM) with a Conditional Use Permit.

### ***Manufactured Housing/Mobile Homes***

The Burbank Zoning Code defines manufactured housing as follows: “mobile home (Manufactured Home) means a dwelling unit built in a factory in one or more sections, transported over the highways to a permanent occupancy site, and installed on the site either with or without a permanent foundation.” Pursuant to State law, manufactured housing is also permitted in all multiple family residential zones. The City has established design and location criteria for manufactured homes to protect neighborhood integrity and provide compatibility with surrounding uses. These criteria include:

- Homes must be manufactured after June 15, 1976 and must be manufactured to the specifications of the National Manufactured Housing Construction and Safety Standards Act of 1974.
- Homes must be installed on a permanent foundation system approved by the Building Official.
- Exterior siding must be provided as necessary to screen an otherwise non-enclosed under-floor area. Such siding must extend to within six inches of the ground surface on all sides of the home and must be made of a non-reflective material that simulates wood, stucco, or masonry.
- Roofing materials may not consist of continuously rolled metal roofing or any reflective roofing material.

### ***Accessory Dwelling Units***

Accessory dwelling units (also known as second units or "granny" flats) are attached or detached dwelling units that provide complete independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking and sanitation. Accessory dwelling units (ADUs) can be a valuable addition to a community's housing stock, and can assist older homeowners to maintain independence, provide housing for extended family members, and be used as rentals to supplement the income of the primary householder. They are also a low impact way to add to the housing stock without using additional land or infrastructure.

The State legislature has passed a series of bills aimed at encouraging single-family homeowners to add ADUs to their property by requiring local jurisdictions to adopt regulations to facilitate their production and streamline their approval. The State passed legislation in 2017 and again in 2019 to further assist and support the development of ADUs, including “by right” approval for units less than 850 square feet for a one-bedroom and 1,000 square feet for a two-bedroom unit. These projects must be approved at the staff level to help streamline the permit process.

- In February 2020, the Burbank City Council adopted Ordinance 20-3,932 amending the Zoning Code to allow ADUs and Junior ADUs in all residential zones to be consistent with State laws. The Ordinance also established new development standards for both ADUs and Junior ADUs. Highlights of the ordinance include:
  - New definition for Junior ADUs;
  - Allowance for ADUs and Junior ADUs in all residential zones;
  - On-site parking requirements and allowed exceptions consistent with new State law;
  - Complete applications approved ministerially within a 60-day review period;
  - New detached accessory dwelling units shall not exceed 850 square feet, except for those with more than one bedroom, which shall not exceed 1,000;

- ADUs attached to the existing primary dwelling unit shall not exceed 50% of the main dwelling size, or 850 or 1,000 square feet based on number of bedrooms;
- Additional standards for setbacks, height and application review.

The guidelines, standards and application requirements for ADUs are provided on the City's website. The website also shows a map illustrating all properties within ½ mile from public transit. ADUs on these properties are not required to provide additional parking.

The City has been successful in facilitating the production of ADUs, having issued over 380 building permits for ADUs between 2017 and May 12, 2021, and an additional 200+ applications submitted in 2020 with building permits pending. Pursuant to AB 671, the Housing Element is now required to include a program to incentivize affordable ADU rentals. Burbank's Housing Element sets forth the following ADU incentives:

- Encourage architectural design firms to submit ADU plans that can be pre-approved and customizable at minimal cost to facilitate streamlined review and permitting
- Establish a set of pre-approved ADU plans that can be downloaded from the City's website
- Provide expedited development review for ADUs smaller than 500 square feet
- Reduce development processing fees from \$2,197 to \$1,638, and by up to 50% for ADUs that incorporate accessibility features

### ***Community Care Facilities***

Small community care facilities (those serving six or fewer clients) are allowed by right in all zones that allow residential uses subject to the same development standards and permit processing standards as other residential uses in those zones, pursuant to the California Lanterman Developmental Disabilities Services Act. Large community care facilities (seven or more residents) require a Conditional Use Permit (CUP) in the R-4, C-3 and C-4 zones, as is the case for similar uses of properties in these zones. The CUP establishes conditions to ensure compatibility of the use within the neighborhood context, and does not regulate the user or establish undue conditions that serve as a constraint. In their review of Burbank's Housing Element, the State Department of Housing and Community Development (HCD) has identified the City's exclusion of large community care facilities from lower density residential zone districts as a potential constraint on housing for persons with disabilities. To address this concern, the City has included a program in the Element to expand such facilities to all residential zone districts to ensure State law requirements related to fair housing and care facilities are met. Pursuant to State law, there is no distance separation requirement for community care facilities.

### ***Transitional and Supportive Housing***

Transitional housing is defined in the Burbank Zoning Code as:

"Buildings configured as rental developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined time, which shall be no less than six months." (*Health and Safety Code Section 50675.2(h)*)

Supportive housing is defined in the Burbank Zoning Code as:

"Permanent affordable housing with no limit on length of stay that is occupied by the target population as defined in Health and Safety Code Section 53260(d), and that is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or

her health status, and maximizing his or her ability to live, and where possible, work in the community.” (*Health and Safety Code Section 50675.14(b)*)

Target population is defined in the Burbank Zoning Code as:

“Adults with low income having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services under the Lanterman Developmental Disabilities Services Act (Division 4.5 of the Welfare and Institutions Code, commencing with Section 4500) and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people.” (*Health and Safety Code Section 53260(d)*)

Consistent with applicable State law, the City has amended the Zoning Code to treat transitional and supportive housing as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. For example, such housing structured as single-family is permitted in the R-1 and R-1-H zones, whereas transitional and supportive housing structured as multi-family is limited to the R-2, R-3 and R-4 zones, and such housing located above commercial is conditionally permitted in the C-2, C-3 and C-4 zones.

In addition, pursuant to AB 2162, the recent Zoning Code amendment includes provisions to allow supportive housing by-right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family housing, if the proposed housing development meets specified criteria in Article 11 (commencing with Section 65650), within Chapter 3 of Division 1 of Title 7 of the Government Code. Supportive housing located within one-half mile of a public transit stop is exempt from on-site parking requirements.

### ***Emergency Shelters and Low Barrier Navigation Centers***

Emergency shelter is defined in the Burbank Zoning Code as:

“An establishment operated by an Emergency Shelter Provider that provides homeless people with immediate, short-term housing for no more than six months in a 12 month period, where no person is denied occupancy because of inability to pay.”

To facilitate the development of emergency housing and comply with State law (Senate Bill 2), the City amended the Zoning Code in 2011 to address emergency shelters. Emergency homeless shelters are designated as a permitted use in the M-2 zone and conditionally permitted in the M-1 and BCCM (Burbank Center Commercial Manufacturing) zones. The City further amended the Zoning Code in 2021 in compliance with AB 139 to limit the required parking for emergency shelters to staff working in the shelter, and not in excess of parking required for other residential or commercial uses within the same zone.

Many of Burbank’s industrial areas are characterized by light industrial, research and development, media related, and office uses. These zones are characterized by larger buildings and warehouses, many of which are suitable for conversion to a shelter, as well as numerous underutilized properties suitable for redevelopment. The availability of these buildings for adaptive reuse and the relatively lower property values in industrial areas would reduce the cost to establish an emergency shelter. The zoning map shows 99.3 acres of land zoned M-1, 481.9 acres M-2 and 122.4 acres BCCM. The industrial development standards are the least restrictive of all zones in the City, and are appropriate to facilitate emergency shelters.

Low Barrier Navigation Centers are defined as “a Housing First, low-barrier, service enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case



managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” AB 101 requires cities to allow a Low Barrier Navigation Center development by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. The requirements of this bill are effective through the end of 2026, unless extended. If the City receives an application for these uses, the City will process them as required by State law. A program has been included in the Element to develop by-right procedures for processing low barrier navigation centers.

### ***Single Room Occupancy (SRO)***

The City defines SROs as:

“Housing composed of individual efficiency dwelling units, where each unit has a minimum floor area of 150 square feet and a maximum size of 500 square feet. To qualify as an SRO, no more than ten percent of the units may contain individual kitchens and bathrooms. Any unit not developed with individual kitchens and bathrooms must have access to common areas containing kitchen and bathroom facilities. SROs are not linked to any on-site or off-site services, including but not limited to life skills counseling, childcare, or job training and placement.”

SROs are conditionally permitted in the R-3, R-4, C-2, C-3 and C-4 zones.

### ***Farm Employee Housing***

The Census identifies 30 Burbank residents employed in agriculture, forestry, fishing and hunting, and mining occupations, representing only 0.03 percent of the local labor force. Therefore, given the minimal number of farmworkers in the community, the City has not identified a need for specialized farmworker housing beyond overall programs for housing affordability.

### **Reasonable Accommodation**

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties to accommodate residents with mobility impairments. The City of Burbank allows homeowners to build ramps into single-family dwellings to allow first floor access for physically disabled residents. In both single family and multiple family zones, the Burbank Zoning Code allows such ramps to project into the required front and side yard setbacks eliminating the need to obtain a zoning variance. The City also provides \$7,500 grants to income-qualified households for accessibility improvements, such as ramps, widened doorways and lowered countertops.

The City has written Reasonable Accommodation Administrative Procedures (2014) to provide reasonable adjustments to its rules, policies, practices and procedures to enable residents with a disability or developers of housing for people with disabilities to have an equal opportunity to access housing in the City. A request for reasonable accommodation may be made by any person with a disability, his/her representative or a developer or provider of housing for the disabled when the application of a zoning law, building code provision or other land use regulation, policy or practice acts as a barrier to fair housing opportunities for the disabled. The ADA Office within the City of Burbank’s Management Services Department engages residents in the interactive process under the Fair Employment and Housing Act (FEHA) and the Americans with Disabilities Act (ADA) upon referral from the Community Development Department of an individual requesting a reasonable accommodation. The ADA Coordinator engages the

resident in the FEHA/ADA interactive process and requests a qualified medical professional to complete the City's ADA Medical Provider Form. The ADA Medical Provider Form is used to establish a qualifying disability, provide functional limitation in relation to the disability, and provide a nexus between the request and the functional limitations. Upon receipt of the completed ADA Medical Provider Form, the ADA Office conducts a site visit to take measurements and ensure conditions of the site align with medical documentation. Upon completion of the site visit, the ADA Office works with the Community Development Department to determine whether the request can be reasonably accommodated. As stated in the City's Administrative Procedures, factors to be considered in making a determination regarding the reasonableness of any request for Reasonable Accommodation shall include, but are not limited to the following:

- The need for the requested accommodation or modification, including alternatives that may provide an equivalent level of benefit;
- Whether the requested modification would impose an undue financial or administrative burden on the City;
- Whether the requested modification would constitute a fundamental alteration of the City's general plan, applicable specific plan, zoning or subdivision program, or applicable housing program (i.e., Section 8 housing);
- Whether there are preferable and/or feasible alternatives to the requested accommodation that may provide an equivalent level of benefit; or
- Any other factor that may have a bearing on the request.

In their review of the City's Housing Element and Reasonable Accommodation Procedures, the State Department of Housing and Community Development (HCD) identified inconsistencies in the City's findings for denial and the following guidance provided by the Department of Housing and Urban Development (HUD) and Department of Justice (DOJ):

- For an accommodation to be denied, the requested accommodation must cause an undue financial and administrative burden or it would fundamentally alter the nature of the provider's operations

A program has been included in the Housing Element for the City to update its Reasonable Accommodation Procedures consistent with the guidance provided by HUD/DOJ.

For new construction and substantially rehabilitated housing, the City's building code requires new housing to comply with the federal Fair Housing Act, Title 24 of the State Building Code and American with Disabilities Act (ADA) which requires a specific percentage of accessible units and specific accessibility requirements. In addition, residential projects assisted using State or federal funds must comply with more stringent accessibility requirements, depending on the specific source of funds. To encourage accessory dwelling units to incorporate accessibility features, many of which are occupied by seniors, the Housing Element includes a program for the City to establish and promote a program to waive 50 percent of building permit and planning fees for accessory dwelling units that are ADA compliant.

### **Definition of a Family**

The California courts have invalidated the following definition of "family" when included in Zoning Ordinances: (a) an individual, (b) two or more persons related by blood, marriage or adoption, or (c) a group of not more than a certain number of unrelated persons as a single housekeeping unit.

Court rulings state that defining a family does not serve any legitimate or useful objective or purpose recognized under the zoning and land planning powers of the city, and therefore violates rights of privacy under the California Constitution. In 2013, the City examined the current definition of family to determine if any modifications might be needed to ensure compliance with State and federal laws, to ensure that it is not discriminatory and to ensure consistency with the revised definitions and use allowances for various housing facility types. Following a review of the California Health and Safety Code, as well as related court cases, the City found that the existing definition is consistent with State law.

The City defines “family” as “a group of persons who maintain a single common household, but who otherwise are not a Community Care Facility as defined herein.” This definition of family is broad since it covers any group living arrangements. Community Care Facilities are defined separately in the Municipal Code and are therefore excluded from the definition of family.

## **Site Improvements**

Burbank is a fully built-out community. All housing developments consist of infill projects in previously developed neighborhoods. These areas are fully improved with streets, alleys, sidewalks, and all public utility infrastructure. Depending upon a project’s location and age of surrounding development and infrastructure, a developer may be required to provide various upgrades to serve their project.

Often, developers are required to dedicate land to the City for the purpose of widening a street or alley to the standard width. The City’s standards are 20 feet for alleys, and typically 60 feet of right-of-way for local residential streets (including a 36-foot street and 12 to 15 feet on each side for parkway and sidewalk). However, the City Zoning Code allows the number of units to be calculated based on the lot size prior to any dedications. Most dedications are minimal; given the age of the City, most street rights-of-way are already at the standard width and no dedication is required. The most common types of dedications are two feet six inches from the rear of a property for the purpose of widening an alley, or corner dedications on corner lots for the purpose of increasing a corner radius. Such dedications have minimal to no effect on the design of a project and are not a constraint to housing development.

Although all parcels in Burbank have access to public utility infrastructure, in some cases the infrastructure is older and in need of replacement or insufficient to meet the needs of a particular project. Pursuant to General Plan Land Use Policy 2.3, new development is required to pay for their share of upgrading the utility infrastructure as needed to serve their project. This may include installing larger water mains, new water meters, new or larger sewer lines, and new electrical transformers, new transmission lines and/or substations. In addition, these infrastructure upgrades may include upgrades to traffic signals and other such improvements.

For larger projects requiring environmental review, developers are responsible for funding any infrastructure improvements that are required to mitigate project impacts that are not part of a capital improvement program covered by the development impact fees. Consistent with applicable State law, the City’s development fees will ensure that the developers pay the cost attributable to the increased demand for the affected public facilities reasonably related to the development project in order to refurbish the existing facilities to maintain the existing level of service and achieve an adopted level of service that is consistent with the City’s General Plan (California Government Code Section 66001(g)).

The additional costs associated with infrastructure upgrades are typically anticipated by developers and factored into the cost of a project from the beginning. Developers are made aware of the requirements and additional expenses early in the application process. These expenses are typical to all cities and do not pose an unwarranted constraint to housing development. Housing costs in Burbank are driven primarily by location, demand and market forces, and are not dictated by the number of improvements

that a developer is required to provide. For-profit developers will price their units as high as the market will bear regardless of the cost of constructing the project.

## Development Fees

The City imposes processing fees as part of its responsibility to regulate development. The fees partially cover the actual costs required for processing and providing services and facilities. In addition, developers are required to pay development impact fees on a per-unit basis. These fees fund capital improvements related to fire, police, parks, and libraries and correlate the increased demands on these services that would result from the addition of new housing units to the community. Table 1-35 identifies planning and development fees for residential development. The City's inclusionary housing and density bonus ordinances provide for development impact fee waivers on affordable units and fee deferrals on market rate units until issuance of a certificate of occupancy. Recognizing that many residents and businesses were struggling financially due to the COVID-19 pandemic, the City did not adopt any fee increases or new fees in 2020, with the existing Fee Schedule adopted in June 2019 remaining in effect.

**Table 1-35**  
**Summary of Development Fees**

Type of Request	Fee <sup>1</sup>
Variance	
Single-Family Residential	\$3,395.20
Multiple Family Residential	\$6,414.70
Pre-Development Review (Multi-family)	\$1,980
Development Review (Multi-family)	\$6,903.40
Conditional Use Permit	
Single-Family	\$3,640.50
Zone Map Amendment	\$10,255.40
Zone Text Amendment	\$12,502.70
General Plan Amendment	\$8,784.70
Subdivision Map	\$12,733.60
Additional per lot for Tentative Map	\$60.50
Parcel Map	\$5,108.40
Additional per lot for Parcel Map	\$60.50
Planned Development	\$8,241
Accessory Dwelling Unit Permit	\$2,197 <sup>2</sup>
Hillside Development Permit	\$3,584.70
Reversion of Acreage	\$5,864.10
Administrative Use Permit for Condominium Conversion	\$2,870.80
Certificate of Compliance	\$1,087.90
Park Facilities Fee	\$150/bedroom
Development Impact Fees	
Transportation	\$0 for residential
Community Facilities:	
Single-family	\$2,854.05/unit
Multi-family	\$2,111.65/unit

Source: City of Burbank, 2020.

<sup>1</sup>Amount includes both Planning and Public Works fees. <sup>2</sup>ADU permit fee reduced to \$1,638 in 2021.

As a means of assessing the cost that fees contribute to development in Burbank, the City has calculated the total Building, Planning and Engineering fees associated with development of a prototypical apartment project consisting of 93 units, including 6 studio units, 41 one-bedrooms, 41 two-bedrooms, and 5 three-bedrooms. As indicated in Table I-36, development fees for this project run approximately \$11,900 per unit, with School District, Development Impact and Mechanical/Electrical/Plumbing Fees representing the highest cost fees. Based on an average construction cost of \$373,000/unit for a medium density (62 unit/acre) apartment project in Downtown Burbank,<sup>6</sup> Burbank's development fees constitute just three percent of unit development costs.

**Table 1-36**  
**Development Fees: Prototypical Multi-family Project<sup>1</sup>**

Fee Type	Total Fee <sup>2</sup>	Per Unit Fee
Development Review Permit	\$6,903	\$74
Planned Development Permit	\$8,241	\$89
Electrical, Plumbing, Mechanical Permits	\$156,872	\$1,687
Plan Check	\$39,207	\$422
Building Permit	\$57,550	\$618
Development Impact Fees (Parks, Library, Fire, Police)	\$200,508	\$2,156
Park Facility Development Fee	\$21,280	\$228
School District Fees (\$4.08/sf ft)	\$534,896	\$5,752
Sewer Facility Charge	\$62,031	\$667
Water Fees	\$19,959	\$215
<b>Total Development Fees</b>	<b>\$1,107,447</b>	<b>\$11,905</b>

Source: City of Burbank, 2021.

<sup>1</sup>Fees based on Phase 1 of First Street Village Project. <sup>2</sup>Amount includes both Planning and Public Works fees.

Development fees for single family development are based on development valuation. Development fees for a prototypical single- family development are approximately \$7,000. The single-family prototype is a 2,000 square foot two story home located in an R-1 neighborhood.

In summary, Burbank's planning and development fees do not serve as a constraint to the production housing. As noted above, housing costs in Burbank are driven by market forces and are not typically dependent on the cost of development. As such, application and development impact fees do not significantly increase the cost of housing. Furthermore, as an incentive for the provision of on-site affordable housing units, the City will be updating its inclusionary in-lieu fees to reflect full cost recovery, and offers deferral of development impact fees as an incentive through the density bonus ordinance. And pursuant to AB 641, the City allows developers of affordable housing projects with a minimum of 49 percent very low and low income units to defer payment of development fees until issuance of a certificate of occupancy.

### **Local Processing and Permit Procedures**

The project evaluation and review process required by the Burbank Municipal Code contributes to the cost of housing incurred by developers. Different types of projects must go through different approval

<sup>6</sup> *Inclusionary Housing: Financial Evaluation*, Keyser Marston Associates, Sept 2020.

processes with different time frames. The following section describes the review processes for single-family, multi-family and mixed use projects.

### ***Single-family Homes***

In January 2017, the City Council adopted new single-family development standards and design guidelines for all R-1 (Single-Family Residential) and R-1-H (Single-Family Residential Horsekeeping) zoned properties, including the Hillside area. The primary purpose of the regulations are to: a) address concerns with bulk and mass of single-family home additions and new construction, and b) provide options for architectural variety while maintaining neighborhood compatibility. The design guidelines (also referred to as neighborhood compatibility process) have been incorporated into discretionary approval processes for: 1) Hillside Development Permits; and for 2) Single-Family Special Development Permits (Non-Hillside), now required for homes larger than .35 Floor Area Ratio (FAR) to .40 FAR; additions over 500 square feet to existing homes with an FAR less than .40; or homes over 3,000 square feet. Instead of creating a separate design review board or process, the intent is to incorporate this staff-level neighborhood compatibility review into the Single-Family Special Development Permit and/or the Hillside Development Permit review process.

Projects requiring a Single-Family Special Development Permit have been taking on average anywhere from 12-16 months for the discretionary review, impacted in large part by staff shortages and, for a period of time, a learning curve from the newness of regulations. There are relatively few new single-family homes built in Burbank, and no single-family home sites, hillside or otherwise, are identified in the site inventory. All new single-family homes are individual custom homes built on single lots in otherwise developed neighborhoods.

### ***Multi-family Development***

The following outlines the steps in the Development Review (DR) process for multi-family residential projects:

1. **Optional Pre-Development Review Application :** For medium to large scale multi-family projects (or mixed use residential projects, discussed below), applicants are provided the opportunity to submit a “Pre-DR” application for preliminary review by City staff, including all City departments/divisions involved in the subsequent development review process (including Building and Safety, Public Works, Burbank Water & Power, Fire Department, Parks and Recreation, and others as needed) to provide preliminary feedback and guidance before an application is filed and to discuss the application process. This saves time once the application is filed by addressing potential problems early in the process and avoiding later delays. As of fiscal year 2021-2022 the fee for a Pre-Development Review application is \$1,822. Moreover, this fee is credited toward the cost if a development review project is subsequently submitted.
2. **Application Submittal and Review for Completeness:** Upon submittal of an application, plans, and fees, the application is reviewed for completeness within 30 days and the applicant is notified of any deficiencies in the application.
3. **Project Review:** Once the application is deemed complete, the project is reviewed by various City departments as part of a regularly scheduled Interdepartmental Review Committee “IDRC” meeting. Planning staff then compiles written comments and conditions from the IDRC and provides to the applicant. Subsequent meetings directly with the applicant, project planner, and other City departments, as needed, are provided at the applicant or City staff’s request.

4. **Community Meeting:** During the project review by City staff and prior to a final decision on a project, the City hosts the Development Review community meeting where all residents and property owners within a 1,000-foot radius of the site are invited to learn about the project, ask questions, and/or voice concerns or support for the project. A project sign is posted on the property in addition to the mailed notice, and the community meeting is open to all interested members of the public. The project applicant is required to attend this meeting and present their project to the public. As noted in the Burbank Municipal Code, the purpose of these meetings is to provide information to the public about the proposed project, receive comments and hear any concerns about the project, and allow the community to communicate directly with the applicant such that the applicant can be responsive to the community's concerns and make modifications to the project as appropriate.

Unless otherwise exempt from discretionary review pursuant to State law, all new proposed multifamily dwelling units are subject to the DR process, which includes the required community meeting. A community meeting is not required for non-discretionary projects. A community meeting is typically not held until staff has determined a project's substantial compliance with applicable zoning and development standards; as such, community meetings do not have a direct impact on approval certainty. Depending on the nature of the comments provided at a community meeting, a project applicant may make design modifications to their project while still progressing through the review process. Additionally, staff may dedicate additional time following the meeting in follow up with members of the public who are still seeking more information or have further concerns. Typically, the community meeting itself adds minimal time to the overall review timeline as the meeting occurs after a public notification period of 10 business days.

Following a community meeting and once an approval is granted for a staff-level DR project, a 15-day appeal period commences in which an appeal can be filed (BMC Section 10-1-1910 and Section 10-1-1907.2). If a project reviewed at the administrative/ staff level is appealed, additional time is necessary to prepare for a public hearing at the Planning Board level. If a decision of the Planning Board is appealed, an additional hearing is required where the City Council will make the final decision. The maximum number of public hearings that could result from a project reviewed at the administrative/staff level is two hearings. Project appeals are not a direct result of the community meeting process, as the appeal provision applies to all discretionary projects generally.

Additionally, the City adheres to the requirements of Senate Bill 35 for streamlined and ministerial approval process for qualifying projects if requested by the project applicant. A checklist and submittal requirements are available on the City's website through a Notice of Intent application. Projects that pursue and qualify for the streamlined review process will be subject to a more expedited process than non-SB 35 projects consistent with Government Code section 65913.4 and associated State streamlined ministerial approval process guidelines.

5. **Director Decision:** Following the staff review and community meeting, the Community Development Director makes a decision to approve or require modifications to the multifamily project based upon the project's compliance with the Municipal Code and applicable project findings.

The multi-family review process is typically completed in 12-16 months and varies based on the complexity of the project. If the applicant submits a parcel or tract map application with the Development Review application, the two applications are processed together, saving time for the developer. Environmental review is also conducted simultaneously with application processing to further shorten processing time.

There is no formal design review or architectural review process for multi-family residential projects and no public hearing required unless the Community Development Director's decision is appealed. The Director may require design changes to a multi-family project in order for the project to be more compatible with the surrounding neighborhood. Typically, a project application is approved subject to making the required changes, which avoids delays in the approval process. These design changes are typically minor and are completed by the applicant between Development Review approval and plan check submittal.

Three key factors will provide for shortened processing times for multi-family projects in the future. First, the Planning Division is in the process of hiring additional Planning staff that will aid in dispersing the current planning case load. Additionally, the Planning Division's caseload for discretionary projects substantially increased in 2017 when development standards for the R-1, single-family residential zones were updated. This update required many single-family projects to go through a discretionary review process where it wasn't previously required, further constraining already limited staff resources. In March 2022, the City Council adopted updates to the single-family zoning standards to allow more by-right review of remodels, additions, and some new single-family construction. These updated regulations are expected to result in an approximately 40 percent reduction in single-family discretionary projects under review in the City. The decrease in single-family discretionary projects, in combination with adding more staff, will allow City staff to process other entitlements, including multi-family Development Review, more quickly.

Second, the City will be updating and simplifying its multi-family development standards to improve ease of use and enhance development feasibility (refer to Housing Element Program #17). Currently, DR review typically requires multiple rounds of revisions as staff works with the project applicant to meet zoning standards. Providing greater clarity through an update to objective development standards for new multi-family projects will help reduce the extent of back-and-forth required, leading to shorter review times.

Third, the City will be updating and streamlining the current project appeals process as established in the Burbank Municipal Code. Revisions for City Council consideration will include:

- Ending the appeal of housing decisions made by the Community Development Director on housing projects at the Planning Board, by making them the final decision-making body and not eligible for appeal to the City Council.
- Updating the appeal application form to specify that appellants need to clearly identify the findings/criteria that are the basis of the appeal, making it mandatory for an appellant to specify the applicable Code sections and reasons for the appeal.
- Adding standard language to public notices and agendas to require that the issues raised by an appellant during the hearing are limited to only those topics that are specified in the appeal form.

## **Mixed Use Projects**

For mixed use projects in commercial areas, a Conditional Use Permit is currently required in addition to Development Review. The application process is generally the same, except that a public hearing is required before the Planning Board, who then makes the decision to approve or deny the project. The Conditional Use Permit process is typically completed in 12-16 months. The Planning Board must make the typical Conditional Use Permit findings that the proposed project would be compatible with surrounding uses and would not have a detrimental impact on surrounding properties. The community meeting process described above is the same for a mixed use project.



Some mixed use projects choose to go through the Planned Development process to provide additional flexibility in development standards and address unique aspects of a particular project. The application process for a Planned Development is generally the same as that for a Conditional Use Permit, except that two public hearings are required, one with the Planning Board and one with the City Council. The Planning Board serves as a recommending body, and the City Council makes the final decision to approve or deny the project. Since projects using the Planned Development process are typically larger and more complex, the Planned Development application process is typically completed in 3 to 4 years. A Planned Development is a legislative action that creates unique zoning for a particular property.

The majority of future mixed use development will occur within the Downtown TOD, Golden State, and Media District specific plans. These plans will establish clear and objective development standards that create greater certainty for developers. The Housing Element provides program goals that seek to facilitate more affordable and workforce housing by adopting Specific Plans that allow housing developments of up to 100 units that comply with applicable City Density Bonus and Inclusionary Housing regulations and the objective development standards to be considered for by-right approval without the need for further discretionary review including a Conditional Use Permit or Planned Development permit request. Project's greater than 100 units would still be required to go through a discretionary review process and developers would still have the option of City approval of a Planned Development to address the unique aspects of a project.

## **Building Code**

The City has adopted the 2019 edition of the California Building Standards Code (California Code of Regulations, Title 24) which establishes minimum construction standards necessary to protect the public health, safety and welfare. Adoption of the Code is required of all jurisdictions in California and went into effect January 1, 2020.

Certain areas in Burbank are characterized by steep hillsides, heavy vegetation and narrow streets. These geographical and topographical conditions, combined with the City's climate, exacerbate the potential for fires and other hazards to persons and property. Additionally, the City lies within an earthquake zone, and specific design and construction approaches are required to safeguard persons and structures from hazards from earthquakes. Amendments to the City's building codes (as indicated in Title 9, Division 1 of the Municipal Code) provide a higher level of safety for the public during and immediately after a major earthquake. Specifically some of the amendments adopted by the City are designed to prevent fires, girder/roof collapse, collapse from excessive deflections, failure of sheer walls, chimney failure, and structural damage to design elements, diaphragms, and concrete footings. Certain other amendments related to building materials and specifications are required due to the fact that the City is highly urbanized, has dense residential areas, and in some areas has smaller residential lots ranging in size from 2,500 to 6,000 square feet.

## **Market Constraints**

Market constraints and other non-governmental constraints to the provision of housing are primarily economy-driven and generally outside direct City control. Analyzing and understanding these non-governmental constraints enables the City to influence and offset their negative impacts through responsive programs and policies.

### **Price of Land**

The availability and price of land represents a significant market constraint to housing production throughout most of Southern California. In a built-out city like Burbank, developers not only acquire the site but typically must also demolish older structures or invest in bringing an older development up to current housing standards. High land costs in Burbank are a result of the desirability of the community as a residential area and the scarcity of available land. Due to the lack of vacant land, future residential development rests upon the recycling of existing developed areas, thereby adding costs for demolition of existing structures and site clean-up to the already high cost of the land.

Based on a survey of sales of multi-family zoned land in Burbank, property acquisition costs average around \$140 per square foot, equating to over \$6 million for a one acre parcel.<sup>7</sup> Assuming development at the City's maximum R-4 density of 43 units/acre, land costs would contribute over \$140,000 per unit. While Burbank cannot control costs driven by market conditions, it can continue to offer increased densities and reduced parking requirements, such as within the proposed Downtown Burbank Transit Oriented Development (TOD) Specific Plan and proposed Golden State Specific Plan areas, to effectively reduce the per unit cost of land.

### **Cost of Construction**

In addition to land and site development costs, a major cost associated with the development of housing is the cost of building materials, which have increased faster than the rise in inflation in recent years. Over the past three years (2017-2020), the cost of raw materials (lumber, concrete, steel, etc.) have increased by 20 percent, compared to a 7.5 percent rise in inflation. This particularly impacts the cost of high-density construction, including costly non-combustible steel-frame construction materials. Labor costs have also risen dramatically, and are compounded by a shortage of qualified construction workers.

A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) can result in lower development costs. As part of the City's inclusionary housing and density bonus programs, the City allows for affordable units to be smaller in size (maintaining the same number of bedrooms) and have different features and interior finishes than market rate units, provided all project units are comparable in construction quality and exterior design. Another factor related to construction costs is the number of units built at one time. As that number increases, overall costs generally decrease as builders are able to take advantage of the benefits of economies of scale.

### **Availability of Financing**

The availability of financing affects a person's ability to purchase or improve a home, and the cost of borrowing money for residential development is incorporated directly into the sales price or rent. Interest

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<sup>7</sup> *Inclusionary Housing: Financial Evaluation*, Keyser Marston Associates, Sept 2020.

rates are determined by national policies and economic conditions, and there is very little a local government can do to affect these rates.

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in the community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to those institutions. Through analysis of Home Mortgage Disclosure Act (HMDA) data on the disposition of residential loan applications, an assessment can be made of the availability of residential financing within a community. Table 1-37 summarizes HMDA data for both Burbank and Los Angeles County, providing information on the approval status of all home purchase, refinance and home improvement applications during 2019.

- Of the total 759 completed applications for home purchase loans in Burbank, 92 percent were approved and 8 percent were denied, exceeding the 87 percent approval rate County-wide. Review of mortgage loan denial rates by Burbank's census tracts does not identify any tract with denial rates ten points or above the 8 percent citywide average.
- The volume of applications for refinance loans in Burbank was nearly triple that of home purchase loans, with 85 percent of the total 2,133 applications receiving approval and 15 percent denied. This approval rate is significantly higher than the regional average of 73 percent approvals.
- The number of applications for home improvement loans in Burbank was 468, with 64 percent of applicants receiving approval and 36 percent being denied, a higher denial rate than County-wide. Home improvement loans typically have higher denial rates because homeowners may already have high debt-to-income ratios on their home mortgage or refinance loans.

**Table 1-37**  
**Status of Home Purchase and Home Improvement Loans**

Loan Type	Completed Loan Applications	Loans Approved		Loans Denied	
		Burbank	L.A. County	Burbank	L.A. County
Conventional Home Purchase Loans					
# Applications	759	695		64	
% Approval/Denial		92%	87%	8%	13%
Refinancing					
# Applications	2,133	1,806		327	
% Approval/Denial		85%	73%	15%	27%
Home Improvement Loans					
# Applications	468	301		167	
% Approval/Denial		64%	69%	36%	31%

Source: Home Mortgage Disclosure Act Data, 2019. Compiled by Karen Warner Associates.

Note: Approved loans include: loans originated and applications approved but not accepted. Denial rate based on applications that went through complete underwriting process, and exclude applications withdrawn or files closed for incompleteness.

## Requests to Develop at Densities Below Those Permitted

New State Housing Element law now requires the non-governmental constraints analysis to evaluate developer requests to build at densities below the density identified in the Housing Element sites inventory. Table 1-38 below presents the developed densities in recent multi-family and mixed use projects in the City. As illustrated by this table, the City has approved and the market supports projects at the upper end of the density range, with many recent projects taking advantage of density bonus incentives.

**Table 1-38**  
**Comparison of Zoned and Built Densities**

<b>Project</b>	<b>Zoning</b>	<b># Units</b>	<b>Acreage</b>	<b>Permitted Density</b>	<b>Built Density</b>	<b>Density Bonus</b>
La Terra	PD	573	7.08	87 du/acre	81 du/acre	No
First Street Village	PD	275	2.99	87 du/acre	94 du/acre	Yes
624-628 S. San Fernando	BCC-3	42	0.71	43 du/acre	59 du/acre	Yes
601 E. Cedar Avenue Apts	R-4	46	0.799	43 du/acre	56 du/acre	Yes
Naomi Apartments	R-4	8	0.31	27 du/acre	25 du/acre	No

Source: Burbank Community Development Department, Planning Division, March 2021.

## Length of Time between Application Approval and Building Permit Issuance

New Housing Element law now also requires an examination of the length of time between receiving approval for a housing development and submittal of an application for building permits. The time between application approval and building permit issuance is influenced by a number of factors, including: required technical or engineering studies; completion of construction drawings and detailed site and landscape design; securing construction and permanent financing; and retention of a building contractor and subcontractors. On the City's side, staffing levels can impact the timing of building permit issuance, and particularly during Burbank's transition to online-only review processes during the COVID-19 pandemic, the learning curve resulted in longer review processes. The City intends to continue with on-line project reviews when City Hall reopens, which ultimately will lead to more efficient and quicker reviews. The City's Planning Division has been authorized to hire additional Planning staff to assist with application processing.

On March 4, 2020, Governor Newsom proclaimed a state of emergency due to COVID-19. The Legislature observed that the pandemic slowed the processing of approvals, permits, and entitlements for housing development projects, resulting in the premature expiration of some entitlements. AB 1561, effective January 1, 2020 finds, "A uniform statewide entitlement extension measure is necessary to avoid the significant statewide cost and allocation of local government staff resources associated with addressing individual permit extensions on a case-by-case basis." Under this legislation, any housing entitlement that would expire between March 4, 2020 and December 31, 2021 is to be extended by 18 months.

## Environmental and Infrastructure Constraints

Burbank is exposed to various environmental hazards, but none that would substantially constrain the development of affordable residential units. Similarly, infrastructure issues do not pose a major constraint to new housing development in the City.

### Seismic and Geologic Hazards

The City's geology and close proximity to the Verdugo fault, Hollywood fault, Griffith fault, Sierra Madre fault, as well as other active regional faults, such as the San Andreas fault potentially expose residents to various seismic hazards. These include ground shaking, liquefaction, and landsliding.<sup>8</sup> Much of Burbank, particularly areas west of the Golden State Freeway (I-5), is subject to liquefaction. However, if groundwater continues to be extracted in the upper Los Angeles River area and annual rainfall remains at normal levels, groundwater levels are expected to remain deeper than 50 feet. Factors contributing to landslide potential are steep slopes, unstable terrain, and proximity to earthquake faults. Landslides and mudslides are limited to properties at the base of undeveloped or unimproved slopes in the Verdugo Mountains, north of Sunset Canyon Drive.

Seismic hazards are reduced through implementation of comprehensive hazard-mitigation programs, such as the City's Hazard Mitigation Plan (2011), the *Burbank2035* General Plan Safety Element, and Municipal Code requirements regarding geologic and seismic hazards. The City has also established Hillside development standards to protect the public health and safety with regard to slope stability and to ensure that buildings are located in the most geologically stable portions of the hillside or ridgeline. The Municipal Code requires a structural analysis, inspection, and compliance with the California Building Code (CBC) for all residential buildings.<sup>9</sup> Compliance with City building and seismic code requirements, which follow guidance from the National Earthquake Hazards Reduction Program (NEHRP), reduce geologic and seismic hazard risk to acceptable levels.

### Flood Hazards

Portions of Burbank are designated as 100-year and 500-year flood zones. These areas are primarily located along the Lockheed Channel and the Burbank Western Channel.<sup>10</sup> To ensure against damage to existing development in these areas, the City participates in the Federal Emergency Management Agency's Flood Insurance Program. In addition, Municipal Code standards prohibit new development from increasing flood hazards.

### Wildfire Hazards

According to the California Department of Forestry and Fire Protection (CalFire), the northeastern portion along and in the Verdugo Mountains is in a Very High Fire Hazard Severity Zone and the historical record indicates that wildfire risk in and around the City is high.<sup>11</sup> The most recent fire to impact Burbank was the

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<sup>8</sup> California Department of Conservation. n.d. Fault Activity Map of California. <https://maps.conservation.ca.gov/cgs/fam/>

<sup>9</sup> Burbank, City of. Municipal Code. Accessed March 2021.

[https://www.codepublishing.com/search/?cmd=getdoc&DocId=423&Index=%2fvar%2flib%2fdtsearch%2fhtml%2fCA%2fBurbank&HitCount=2&hits=f097+10127+&SearchForm=D%3A%5Cinetpub%5Cwwwroot%5Cpublic\\_html%5CCA%5CBurbank%5CBurba nk\\_form.html](https://www.codepublishing.com/search/?cmd=getdoc&DocId=423&Index=%2fvar%2flib%2fdtsearch%2fhtml%2fCA%2fBurbank&HitCount=2&hits=f097+10127+&SearchForm=D%3A%5Cinetpub%5Cwwwroot%5Cpublic_html%5CCA%5CBurbank%5CBurba nk_form.html)

<sup>10</sup> FEMA. Accessed February 2021. <https://msc.fema.gov/portal/search#searchresultsanchor>

<sup>11</sup> California Department of Technology. California Fire Hazard Severity Zone Viewer. 2020. <https://gis.data.ca.gov/datasets/789d5286736248f69c4515c04f58f414>

La Tuna Fire, which started September 1, 2017. It burned approximately 7,194 acres and 10 structures in the Verdugo Mountains; spanning Burbank, Glendale, and Sunland-Tujunga neighborhood.<sup>12</sup>

Because the City has prohibited further subdivision of land in the hillside areas of the Verdugo Mountains, future development in the hillside areas is limited to infill development on existing lots in established neighborhoods. In addition, current mitigation in place for the City includes: upgrades to fire access roads to Verdugo Mountains; increased awareness of fire safety to residents in the Very High Fire Hazard Severity Zone; provision of periodic brush clearance around communication towers; identification of procedures and evacuation routes; development of financial assistance programs; and implementation of fuel reduction/management, including demonstration projects in the Fire Hazard Severity Zone.

## **Airport Safety**

The Safety Element (Chapter 7) of the *Burbank2035* General Plan discusses potential air crash hazards associated with Hollywood Burbank Airport. Policies to reduce impacts include requiring the City to maintain consistency with the Los Angeles County Airport Land Use Plan, procedures for aircraft related emergencies, and coordination of disaster response with the Hollywood Burbank Airport Fire Department. The City also ensures that land uses, densities, and building heights within Airport Land Use Compatibility Zones are compatible with safe operation of Hollywood Burbank Airport. Los Angeles County Airport Land Use guidelines do not allow residences in Runway Protection Zones (RPZ) and regulation of building heights along the Approach Surface.<sup>13</sup> The RPZ's for the Hollywood Burbank Airport are located at the north, east, south, and west outer edges of the airport.

## **Airport Noise**

The Hollywood Burbank Airport is also a source of noise in portions of the City. Major airport noises include the take off and landings generally from runway locations. General aviation jet aircrafts are to use the National Business Aircraft Association's noise abatement procedures. Additionally, the Airport implemented a Residential Acoustical Treatment Program (RATP) that insulates qualified residential units in Burbank.<sup>14</sup> The City will continue to register noise complaints with the airport's Noise Abatement Office to ensure awareness of noise problems.

## **Infrastructure**

Deficient water, sewer, storm drain, and solid waste infrastructure could also pose constraints to development. Senate Bill 1087, effective January 2006, requires water and sewer providers to grant priority for service allocations to proposed developments that include residences affordable to lower income households. Pursuant to these statutes, upon adoption of this Housing Element, the Community Development Department will immediately deliver the document to Burbank Water and Power, along with a summary of the regional housing needs allocation.

Burbank Water and Power provides both water and energy service in Burbank. In accordance with State mandates, Burbank Water and Power has developed an Urban Water Management Plan (UWMP), which is updated every five years. Based on current projections in the UWMP, water supply would meet

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<sup>12</sup> Wildfires in Los Angeles County - Los Angeles Almanac. <http://www.laalmanac.com/fire/fi07.php>

<sup>13</sup> LA County. Airport Land Use Commission Comprehensive Land Use Plan. 2004. [https://planning.lacounty.gov/assets/upl/data/pd\\_alup.pdf](https://planning.lacounty.gov/assets/upl/data/pd_alup.pdf)

<sup>14</sup> Hollywood Burbank Airport. Noise Rules Summary. Accessed March 2021. <https://hollywoodburbankairport.com/noise-environment/noise-rules-summary/>

consumption demands.<sup>15</sup> However, as necessary, the Burbank City Council may choose to implement ordinances to ensure no increase in projected water demands occur.<sup>16</sup>

The Burbank Water Reclamation Plant provides wastewater treatment for the City. A 2006 study determined that the wastewater system is adequate and that the City should focus on pipeline capacity improvements. A Sanitary Sewer Management Plan has been prepared and updated in July of 2020 as an assessment of reliability and system conditions and includes a Sanitary Sewer Overflow Emergency Response Plan.<sup>17</sup> As necessary, individual residential developers may need to pay their fair share of development fees and/or implement improvements to local wastewater conveyance infrastructure.

Burbank Solid Waste Collection is responsible for serving all single-family residential units, 60% of the multi-family residential units in the City and 10% of all commercial/industrial customers in the City. The City owns and operates the Burbank Landfill, which has an expected closure date of 2150. The City currently sends its residential waste to multiple landfills and is not exclusively dependent on the City's landfill.

With respect to stormwater infrastructure, new development would be required to comply with National Pollutant Discharge Elimination System (NPDES) requirement, which prohibit peak hour increase in stormwater runoff. In addition, the city has a Municipal Storm Water and Urban Runoff Discharges Manual and Low Impact Development Standards Manual to identify Best Management Practices (BMP) for construction and Standard Urban Storm Water Mitigation Plan Requirements.<sup>18</sup>

The Environmental Impact Report which analyzed the Housing Element update found that adequate infrastructure and public service capacity are available to serve the projected residential development allowed under the Element. No specific parcels during the 2021-2029 planning horizon are constrained by infrastructure availability and all sites identified in the sites inventory can be served by existing and planned infrastructure.

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<sup>15</sup> City of Burbank. 2015. Burbank Water and Power (BWP) 2015 Urban Water Management Plan. <https://www.burbankca.gov/Home/ShowDocument?id=35747>

<sup>16</sup> City of Burbank. 2015. Burbank Water and Power (BWP) 2015 Urban Water Management Plan. <https://www.burbankca.gov/Home/ShowDocument?id=35747>

<sup>17</sup> City of Burbank. Sewer Maintenance and Emergency Overflows. Accessed February 2021. <https://www.burbankca.gov/departments/public-works/water-reclamation-and-sewer/sewer-maintenance-emergency-overflows>

<sup>18</sup> City of Burbank. 2015. Municipal Storm Water and Urban Runoff Discharges Manual and Low Impact Development Standards Manual <https://www.burbankca.gov/home/showpublisheddocument?id=35261>

## HOUSING RESOURCES

This section describes and analyzes resources available for the development, rehabilitation and preservation of housing in Burbank. This includes the availability of land resources, financial resources available to support the provision of affordable housing, administrative resources available to assist in implementing the City's housing programs, and resources for energy conservation.

### Availability of Sites for Housing

A major component of the Housing Element is the identification of sites for future housing development and evaluation of the adequacy of these sites for fulfilling the City's fair share of regional housing needs, which is based on the SCAG Regional Housing Needs Assessment (RHNA). Because Burbank is a built-out community with few remaining vacant residential sites, the City plans to accommodate the level of housing growth for the City by using a combination of the methods listed below, which are further described in the following narrative:

- Pending and entitled residential projects with occupancy post June 30, 2021
- Housing Opportunity sites in the Downtown TOD Specific Plan and Golden State Specific Plan
- Accessory dwelling units
- Rehabilitation of market rate rental units and providing as long-term affordable housing using the City's committed assistance

Table 1-39 is a summary of the residential unit potential from the above methods and provides a comparison with Burbank's 2021-2029 RHNA.

**Table 1-39**  
**Summary of Potential Housing Units**

Areas/Projects	Total Net Units	Income Distribution			
		Very Low	Low	Moderate	Above Moderate
2021 – 2029 RHNA Targets	8,772	2,553	1,418	1,409	3,392
Projects with Entitlements	1,845	91	6	83	1,665
Projects Pending Entitlement	490	27	138	29	296
Opportunity Sites (Zoning in place)	3,624	1,995	1,072	280	277
Accessory Dwelling Units (ADUs)	1,600	384	704	32	480
Committed Assistance	10	10	--	--	--
Site Capacity with Zoning in Place	7,569	4,427		424	2,718
RHNA Surplus/(Shortfall)	(1,203)	456		(985)	(674)
Rezone Sites (Increase of units from proposed Specific Plans)					
Downtown TOD sites	627	321		--	306
Golden State Specific Plan sites	1,815	745		535	535
Total Rezone Sites	2,442	1,066		535	841
Total Site Capacity	10,011	5,493		959	3,559



As shown in Table 1-39, the City has a total capacity for 7,569 units on sites with zoning in place, reflecting a shortfall in 1,203 units needed to address the RHNA. To accommodate this shortfall, the Housing Element includes a housing program to amend the General Plan and adopt the Downtown Transit-Oriented-Development Specific Plan (Downtown TOD), the Golden State Specific Plan (GSSP), and the Media District Specific Plan (does not currently include any potential opportunity sites). The adoption of these Specific Plans will provide the necessary zoning, development standards, and processing procedures to facilitate the production of housing required to accommodate the City's housing needs for all income levels during the Housing Element 2021-2029 planning period.

In terms of evaluating the adequacy of these sites to address the affordability targets established by the RHNA, Housing Element statutes provide for the use of "default densities" to assess affordability. Based on its population and location within Los Angeles County, Burbank falls within the default density of at least 30 units per acre for providing sites affordable to very low-and low-income households; sites suitable for moderate density households can be provided on sites zoned for at least 16 units per acre. The City has used these default density thresholds as a guide in allocating its sites inventory by income category, as presented in Table 1-39.

### Projects in Process

Several large residential projects in various stage of entitlement will contribute towards addressing Burbank's housing needs. Projects under construction with occupancy projected to occur prior to June 30, 2021 are discussed in the Evaluation of Accomplishments Under the Current Housing Element (**Appendix C**). Only those projects with occupancy in the 2021-2029 planning cycle are credited towards the sites inventory, as presented in Table 1-40. Of the total 2,335 net units anticipated, 118 will be deed restricted for very low income households, 144 for low income, and 112 for moderate income households. The affordability of these units was determined based on requirements under the City's Inclusionary Housing Ordinance, Density Bonus provisions, Planned Development permits and SB 35 streamlined processing. Exhibit 1-4 shows the location of these entitled and pending projects.

The following provides a brief description of several of Burbank's larger projects:

- **La Terra (777 First Street)** is a mixed use project in downtown Burbank consisting of 573 apartment units, a 307-room hotel, and 1,067 square feet of ground floor retail space on a vacant 7-acre site. Twelve percent (69 units) of the apartments will be restricted as affordable to moderate income households as required under the Planned Development permit.
- **First Street Village (315 N. First Street)** will combine 16 separate parcels on three blocks in downtown Burbank to develop 275 apartment units, a combined total of up to 21,265 square feet of ground floor retail/restaurant, and subterranean parking garages. Five percent of the apartments (14 units) will be restricted to moderate income households as required under the Planned Development permit.
- **624-628 San Fernando Boulevard** is a mixed 42-unit apartment and commercial project. The project will provide four very low-income units in exchange for a 35% density bonus, with one additional low-income unit being provided pursuant the City's inclusionary housing ordinance.
- **Premier on First (103 E. Verdugo)** proposes to construct 154 new multi-family rental units, retail, restaurants, and either a hotel or office building on a 1.1-acre site in the downtown. The most recent proposal was for 154 units, with a 22.5% density bonus and 24 lower income units.
- **Former Fry's Electronics site (2311 N. Hollywood Way)** has received entitlements for a new mixed use development on an approximately 10.43-acre site. The project site currently includes the

recently closed Fry's Electronics Store. The project includes 151,800 square feet of office uses, 9,700 square feet of commercial uses, and 862 residential units – including 80 very low income being provided as part of a density bonus.

- **Bob Hope Center (3201 W. Olive)** is a proposed mixed use project consisting of ground floor retail and 123 residential units on an approximately 1.41 acre site in the Media District Specific Plan area. The project will include 15% very low income units, and is requesting a 50 percent State Density Bonus.
- **3700 Riverside Drive** will provide 49 condominium ownership units, four of which will be affordable to very low income households as part of a density bonus agreement.
- **2814 W. Empire Avenue** proposes redevelopment of an existing restaurant in the Golden State Specific Plan with 148 units of 100% affordable housing. The applicant has applied for a SB 35 streamlining process as well as a preliminary application seeking vested rights pursuant to SB 330, Housing Crisis Act of 2019. Additionally, the applicant is seeking a density bonus (to allow 98 additional units – which are included in the total 148 units) along with other concessions and waivers.

**Table 1-40**  
**Projects with Entitlements or Pending Entitlements**  
*(Occupancy Post June 30, 2021)*

Project Name	Total Units	Net Units	Income Distribution			
			Very Low	Low	Moderate	Above Moderate
Entitled Projects (1,845 net units)						
Former Fry’s Electronic Site	862	862	80			782
La Terra	573	573			69	504
First Street Village	275	275			14	261
3700 Riverside Drive	49	49	4			45
610-615 E. Cedar Avenue	46	32	3	5		24
624-628 San Fernando Blvd	42	42	4	1		37
Naomi Apartments	8	6				6
530 E. San Jose Avenue	4	2				2
565 E. Cypress Avenue	3	2				2
214 N. Orchard Drive	2	2				2
Projects with Pending Entitlements (490 net units)						
Premier on First (Site #1)	77	77	4	8		65
Premier on First (Site #2)	77	77	4	8		65
Bob Hope Center	123	123	13			110
4100 Riverside Drive	44	44	3	4		37
529-537 E. Palm Avenue	24	19	3			16
2720 Thornton Avenue	4	2				2
2814 W. Empire Avenue	148	148		118	29	1
Total Net Units	2,361	2,335	118	144	112	1,961

Source: Burbank Community Development Department, July 2022.

Status for Projects Pending Entitlement:

Premier on First (Sites 1 & 2): Developer working with staff to refine project to incorporate State density bonus.

Bob Hope Center: In July 2022, property owners submitted a density bonus application for development of 144 units, including 15 units designated as affordable to very low income households.

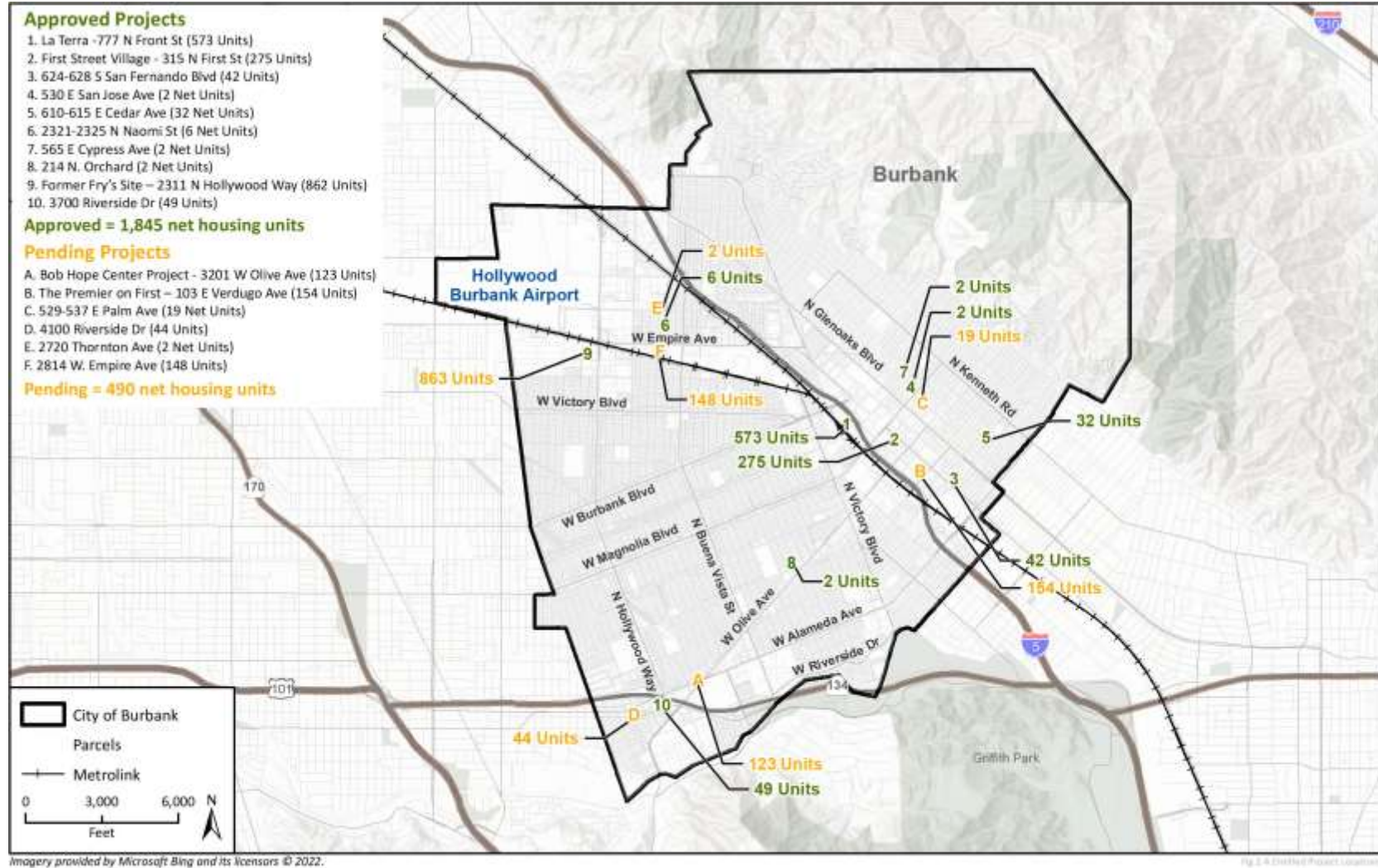
4100 Riverside Drive: Applicant working with staff to determine project scope to move forward with applicable entitlements.

529-537 E. Palm Avenue: Applicant working with staff to complete entitlement review process. Plan check review expected Q1 2022.

2720 Thornton Avenue: Project submitted for plan check in April 2022.

2814 W. Empire. Applicant submitted SB330 Preliminary Application and SB35 Notice of Intent to the City in June 2021. SB 35 Notice of Intent has been deemed complete pending completion of tribal agreement.

## Exhibit 1-4 Projects with Entitlements or Pending Entitlements



## **Housing Opportunity Sites**

The City has identified nineteen (19) opportunity sites that have the greatest potential to accommodate the RHNA housing growth allocated for Burbank. As presented in Table 1-41, twelve (12) of the opportunity sites are located in the proposed Downtown TOD Specific Plan area and seven (7) sites are located in the proposed Golden State Specific Plan (GSSP) area. The locations of these sites are shown in Exhibit 1-5. The Housing Element update has been developed in coordination with the preparation of the proposed Specific Plans, which are scheduled for adoption in 2022 after the Housing Element update is adopted.

These opportunity sites were selected based on a combination of: property owner and/or developer interest in acquiring and assembling underdeveloped parcels into larger development sites; underutilization of the site; economic obsolescence of the existing use; adequacy of infrastructure; and site proximity to various resources. These resources include proximity to transit, grocery stores, medical facilities, jobs, and open space. The sites selected for inclusion in the Housing Element were those most suitable for residential development during the 2021-2029 planning period; other sites within these Specific Plans that were more suitable for commercial use or where factors didn't support redevelopment within the eight year planning period were not included in the Sites Inventory. Within the Golden State Specific Plan, seven housing opportunity sites have been included in the Housing Element with a realistic capacity of 2,651 housing units, in comparison to the total 4,153 units and 2.1 million square feet of commercial provided for under the draft Plan. In the Downtown TOD Specific Plan, the Housing Element includes twelve housing opportunity sites from the specific plan area with a realistic capacity of 3,415 units, in comparison to the 5,656 units and 4 million square feet of commercial provided for under the draft Plan. Each of the Specific Plans have calculated development potential based on the realistic conditions that housing is more likely than commercial space to be built on the identified mixed-use opportunity sites, as supported by the Downtown TOD and GSSP market studies and recent development projects such as the Fry's site mixed-use development and numerous other examples presented in Table I-42. And while the majority of Burbank's mixed use projects are developed with residential as the primary use and commercial as an ancillary use, the City's Zoning Code calculates residential density and commercial FAR independent of each other so that the inclusion of commercial does not diminish a site's residential capacity.

The opportunity sites also promote a key City goal to address Burbank's significant jobs-to-housing imbalance, exacerbated in recent years by rapid employment growth and limited new housing production. Recognizing the need for housing affordable to Burbank's workforce, the City Council in 2019 set a goal to facilitate the building of 12,000 residential units by 2035. Much of this housing growth will be focused in the Downtown TOD and GSSP Specific Plan areas near the City's major employment and transit hubs.

**Table 1-41**  
**Potential Housing Units on Opportunity Sites**  
**Current General Plan and Proposed Specific Plan Rezone**

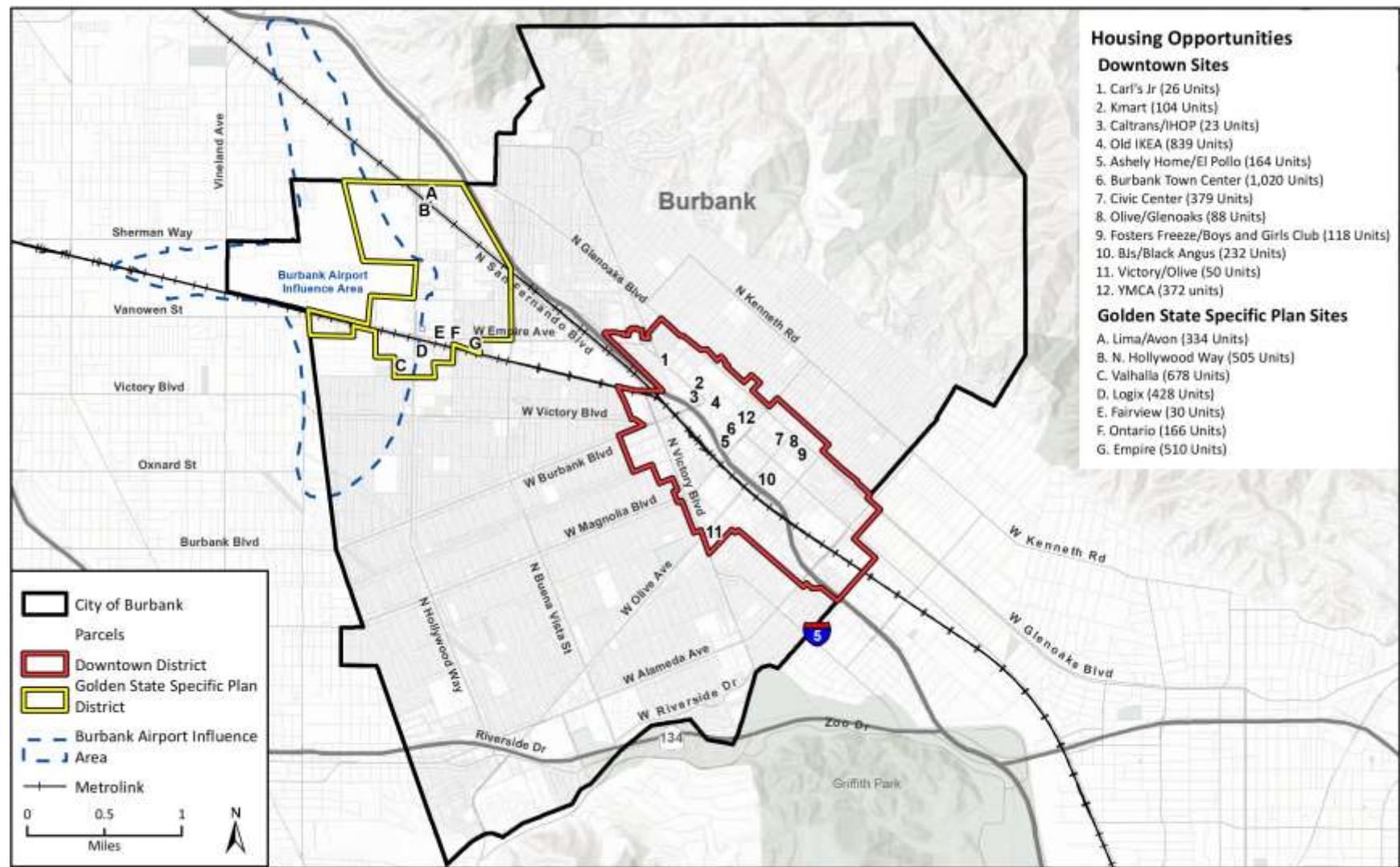
Housing Opportunity Sites	General Plan Land Use	Acres	Realistic Development Capacity	Current General Plan Total Net Units	Proposed Specific Plan Total Net Units
<b>Downtown TOD Sites</b>					
TOD 1-Carl's Jr.	High Density Residential	1.3	70%	26	26
	Corridor Commercial				
TOD 2-Kmart	Corridor Commercial	6.4	60%	104	104
TOD 3-Caltrans/IHOP	Corridor Commercial	2.9	70%	23	23
TOD 4-Old IKEA	Downtown Commercial	13.8	70%	839	839
TOD 5-Ashley/El Pollo	Downtown Commercial	2.7	70%	164	164
TOD 6-Burbank Town Center	Downtown Commercial	16.8	70%	1,020	1,020
TOD 7-Civic Center	Institutional	6.2	70%	0	379
TOD 8-Olive/Glenoaks	High Density Residential	1.6	70%	88	88
TOD 9-Fosters Freeze/ Boys and Girls Club	Downtown Commercial	1.9	70%	81	118
	High Density Residential				
TOD 10-BJs/Black Angus	High Density Residential	3.8	70%	232	232
TOD 11-Victory/Olive	North Victory Com./Ind.	2.9	70%	50	50
TOD 12-YMCA	Downtown Commercial	2.7	70%	161	372
<b>Downtown TOD Total</b>		<b>63.0</b>	<b>--</b>	<b>2,788</b>	<b>3,415</b>
<b>Golden State Specific Plan Sites</b>					
GSSP 1-Lima/Avon	Golden State Com./Ind.	4.0	70%	74	334
GSSP 2-N. Hollywood Way	Golden State Com./Ind.	5.3	80%	113	505
GSSP 3-Valhalla	Golden State Com./Ind.	8.1	70%	151	678
GSSP 4-Logix	Golden State Com./Ind.	4.5	80%	96	428
GSSP 5-Ontario	Regional Commercial	1.7	80%	80	166
GSSP 6-Fairview	Regional Commercial	0.7	80%	30	30
GSSP 7-Empire	Regional Commercial	6.4	80%	292	510
<b>GSSP Total</b>		<b>30.7</b>	<b>--</b>	<b>836</b>	<b>2,651</b>
<b>Total Opportunity Sites</b>		<b>93.7</b>		<b>3,624</b>	<b>6,066</b>

Note:

1. Current General Plan maximum densities: High Density Residential (43 du/ac.); Corridor Commercial (27 du/ac.); Regional Commercial (58 du/ac.); Downtown Commercial (87 du/ac.); Institutional (0 du/ac.); North Victory Commercial/Industrial (27 du/ac.); and Golden State Commercial/Industrial (27 du/ac.)
2. Changes to maximum density resulting from proposed Specific Plans: TOD 7 (Institutional to 87 du/ac.); TOD 9 (High Density Residential to 87 du/ac.); TOD 12 (Downtown Commercial); GSSP 1, GSSP 2, GSSP3, GSSP 4 (Golden State Commercial/Industrial to 120 du/ac); GSSP 5(Regional Commercial to 120 du/ac.); and GSSP 7 (Regional Commercial to 100 du/ac.).



## Exhibit 1-5 Housing Opportunity Sites



## **Sites Inventory Methodology and Assumptions**

This section describes the methodology and assumptions used to develop the Housing Element Adequate Sites Inventory (**Appendix D**). It provides justification for development on non-vacant sites, an overview of proposed development standards under the Downtown TOD and Golden State (GSSP) Specific Plans, review of the factors used in estimating the realistic housing potential during the 2021-2029 planning period, and the methodology for distributing the potential housing units by income category for each selected site. The section concludes with a discussion of development on small and large sites, and use of sites from the prior Housing Element.

### **Suitability of Non-Vacant Sites**

As with many communities in highly urbanized Los Angeles County, the City of Burbank is built-out, and therefore, much of Burbank's future development will occur on non-vacant land. Because non-vacant sites comprise more than half of Burbank's site inventory, Government Code Section 65583.2(g)(2) requires that the City analyze the extent to which existing uses may constitute an impediment to additional residential development during the planning period of the housing element. Substantial evidence, such as past experience in converting existing uses to higher density residential development, market trends and conditions, and regulatory or other incentives to encourage redevelopment must show that the existing use is not an impediment and will likely discontinue during the planning period.

Table 1-42 presents residential development trends in Burbank and documents that nearly all recent development involves redevelopment of existing uses, including retail, office, parking lots, and in one instance, intensification of existing residential. Projects are being developed to their maximum densities, and in many instances pursuing density bonuses to further maximize development potential. Various incentives are being utilized which facilitate redevelopment (density bonus, SB 330 and SB 35 streamlining), with additional development incentives to be adopted as part of the Downtown TOD and GSSP Specific Plans (refer to section that follows on Specific Plan Standards). With seventeen multi-family and mixed use projects totaling over 2,300 units in the project pipeline (see Table 1-40), the market demand for housing in Burbank is such that existing uses have not impeded residential redevelopment. Two additional projects within the GSSP have submitted SB 35 applications within the last several months and would contribute 469 units of affordable housing to the area (3000 W. Empire and 3001 W. Empire).

Market studies prepared for both the GSSP and Downtown TOD Specific Plans provide further evidence of the strong demand for housing. The GSSP economic analysis<sup>19</sup> documents rising residential rents and falling vacancies, and overall higher rents in Burbank/North Glendale than most of the surrounding submarkets. The GSSP area lacks new multi-family rental housing options with modern amenities and updated features. The study concludes that Burbank's rental market has a more limited supply of rentals than the surrounding markets in the greater San Fernando Valley, and given the City's robust and growing employment base, is well positioned for absorption of new multi-family rental housing.

The market study for the Downtown TOD<sup>20</sup> reports that Burbank ranks high in terms of housing costs and has one of the lowest vacancy rates in Los Angeles County, making it difficult for Burbank's workforce of over 130,000 to find housing with just 45,000 existing residential units in the City, and resulting in significant unmet demand for housing. Within the Downtown TOD, many properties are underutilized and ripe for redevelopment, with the area exhibiting strong market fundamentals conducive to redevelopment and intensification of uses, including residential development. Real estate values in the City support construction costs for new residential product given Burbank's reasonable land costs and sufficient development intensities. And while population growth has been stagnant, current market interest, activity and planned projects suggest a healthy rate of growth is destined to occur within the Downtown TOD Specific Plan area.

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<sup>19</sup> AECOM, "Golden State District Economic Analysis, Existing Conditions Report", (April 2017).

<sup>20</sup> Kosmont Companies, "Burbank Downtown TOD Specific Plan, Real Estate Market Analysis", (October 2020).



**Table 1-42  
Burbank Development Projects and Trends**

Recent Projects	Description	Zoning	Acres	# Units	Proposed Residential Density	Max Allowable Density	% Proposed to Max Density	Current or Prior Use	Net Units	Affordability	Notes
<b>ENTITLED PROJECTS</b>											
<b>La Terra</b> 777 Front St	Mixed Use (573 apt. units, 307-room hotel, 1,067 sf retail)	Rezoned from AD (Auto Dealership) to PD 17-01	7 acres	573	81 du/acre	87 du/acre	93%	Vacant, interim periodic uses	573	Mod: 69 AMod: 504	Affordable units established as part of review of Planned Development permit request
<b>First Street Village</b> 315 N. First St	Mixed Use (275 apt units, 21,265 sf retail/ restaurant)	Rezoned from BCC-2 to PD 14-01	2.99 acres	275	94 du/acre	87 du/acre	108%	1-story commercial/ retail buildings (plumbing service, advertising, auto body), built 1927 to 1979	275	Mod: 14 AMod: 261	16-parcel lot consolidation Affordable units established as part of review of Planned Development permit request
<b>601-615 E. Cedar Ave.</b>	MF residential	R-4, High Density Residential	0.8 acres	46	57 du/acre	43 du/acre	133%	14-MF resid. Units	32	VL: 3 L: 5 AMod: 24	35% density bonus
<b>624-628 San Fernando Blvd</b>	Mixed use (42 apt units and 14,800 sf commercial use)	BCC-3	0.71 acres	42	59 du/acre	43 du/acre	137%	2 office buildings (11,194 sq ft) and surface parking	42	VL: 4 L: 1 AMod: 37	35% density bonus and 1 low inc. unit per inclusionary housing ord. 4-parcel lot consolidation
<b>Former Fry's Electronics Site</b> 2311 N. Hollywood Way	Mixed Use (862 units, 151,800 sf office, 9,700 sf commercial uses)	C-3	10.43 acres	862	82 du/acre	58 du/acre	141%	Former 100,000 sq ft retail store	862	VL: 80 AMod: 782	Utilized SB330 application for streamlined review, 42.5% density bonus increase
<b>3700 Riverside</b>	Mixed Use (49-unit condo, 2,000 sf restaurant/ retail)	MDC-3	0.61 acres	49	80 du/acre	58 du/acre	138%	Car wash, parking lot, office	49	VL: 4 AMod: 45	35% Density bonus
<b>PENDING ENTITLEMENT PROJECTS</b>											
<b>Premier on First</b> 103 E Verdugo Ave	Mixed Use (154 rental MFU, retail, restaurants, hotel or office.	Proposed rezoning - M-2/C-3 to C-2 or PD	1.1 acres	154	140 du/acre	87 du/acre	161%	Parking lot/ patron	154	VL: 8 L: 16 AMod: 130	Seeking 22.5% density bonus

Recent Projects	Description	Zoning	Acres	# Units	Proposed Residential Density	Max Allowable Density	% Proposed to Max Density	Current or Prior Use	Net Units	Affordability	Notes
<b>Bob Hope Center<sup>1</sup></b> 3201 W. Olive Ave	Mixed Use (123 units, ground floor retail)	MDC-3	1.41 acres	123	87 du/acre	58 du/acre	150%	Vacant	123	VL: 13 AMod: 110	Seeking 50% State density bonus
<b>4100 Riverside</b>	Mixed Use (44 dwelling units, ground floor commercial)	MDC-3 (Media District Commercial) and MDR-4 (Media Dis. Residential)	0.70 acres	44	63 du/acre	58 du/acre & 31 du/acre	109%	Store and office	44	VL: 3 L: 4 AMod: 37	Early in review process/pre-DR stage - affordability assumption based on inclusionary ordinance.
<b>2814 W Empire Ave</b>	148-unit residential building	M-2 (no change to zoning, GP allows for residential use)	0.84 acres	148	176 du/acre	58 du/acre	303%	Vacant commercial building with surface parking	148	L: 118 M: 29 AMod: 1	SB 35 application, SB 330 application, Density Bonus
<b>NOTICE OF INTENT TO SUBMIT AN SB 35 APPLICATION</b>											
<b>3000 W Empire Ave</b>	340-unit residential building	M-2 (General Industrial)	1.97	340	173 du/acre	58 du/acre (Regional Comm. GP land use)	298%	Single-story commercial/industrial building	340	L: 271 M: 68 AMod: 1	Notice of intent filed to submit SB 35 application, Density Bonus
<b>3001 W Empire Ave</b>	131-unit residential building	M-2 (General Industrial)	0.68	131	191 du/acre	58 du/acre (Regional Comm. GP land use)	335%	Surface parking lot	131	L: 104 M: 26 AMod: 1	Notice of intent filed to submit SB 35 application, Density Bonus
<b>Income categories: VL - Very Low Income; L - Low Income; Mod - Moderate Income; AMod - Above Moderate Income</b>											
<sup>1</sup> In July 2022, the property owners at 3201 W. Olive submitted a density bonus application for development of 144 units, including 15 units designated as affordable to very low income households.											

The City's Economic Development team is creating Opportunity Site flyers for each of the nineteen sites with pertinent information (i.e., allowable FAR, density per acre, opportunity site designation, and future options for project streamlining) about each property that it will post on its website. The flyers are compiled into a Development Opportunities booklet, which is updated annually and actively marketed to developers and real estate brokers via trade shows, real estate publications and in-person meetings. Economic Development staff attends a variety of real estate and broker focused events throughout the year to meet with targeted developers that are interested in pursuing mixed-use housing developments in Burbank. This approach has proven to be highly successful, with projects moving forward on numerous sites as a result of the City's marketing efforts, including La Terra, Fry's site mixed use development and the First Street Village mixed use projects.

In addition to the documented strong residential market, development trends supporting redevelopment of existing uses, and the City's pro-active marketing of sites, Appendix D includes a detailed narrative describing the factors supporting redevelopment of each opportunity site and provides evidence that the existing use does not serve as an impediment to residential development over the next eight years. Moreover, it shows that there is interest among the current property owners and developers for mixed-used and residential projects in the highly-developed Downtown TOD Specific Plan and GSSP areas. For example, a major development group has recently acquired the Burbank Town Center for redevelopment purposes, and has been in ongoing discussions with City staff about the pending Downtown Burbank TOD Specific Plan as it relates the Town Center site. While they are still defining the scope of their project, their goal is to develop housing in line with the City's Housing Element goals, which would create opportunities for new housing well in excess of the 1,020 units identified in the Housing Element for this site.

Numerous programs in the Housing Element will facilitate residential development on non-vacant sites through concessions and incentives, expedited processing, marketing and financial assistance. These include programs #5, #8, #9, #10, #11, #17, #19, #20 and #22. The Opportunity Site exhibits in Appendix D identify, which of these program(s) will promote residential development on each individual site.

### ***Specific Plan Standards***

The proposed Downtown TOD Specific Plan and the GSSP will be the mechanism to implement the Housing Element policies and programs to promote development of the opportunity sites. Both Specific Plans are currently being developed and will include land use and development standards and incentives to encourage housing development to the fullest potential.

Although in draft form, the City is currently developing the following standards and incentives for inclusion into the proposed Downtown TOD Specific Plan and with similar consideration given to the GSSP.

**Land Use Standards.** The preliminary Downtown TOD Specific Plan land use standards include the type of uses allowed within the various zoning designations. Eleven of the 12 opportunity sites allow live-work residential, residential above commercial, and multi-family residential uses by right for projects that provide up to 100 units. The exception is TOD 11-Victory/Olive that is located south of the I-5 and within 500 to 1,000 feet of the Burbank Power Plant, which allows residential uses subject to a Conditional Use Permit (CUP) with a covenant agreement acknowledging the presence and operation of the Power Plant.

**Development Standards.** Development standards for the Downtown TOD Specific Plan establish the requirements of lot size, maximum densities and intensity of uses, building height, floor area ratio, setback limits, number of parking spaces, open space, and other requirements. Maximum residential densities

for the opportunity sites range from 27 units per acre to 87 units per acre. Maximum building heights up to seven stories/85 feet if over 500 feet from R-1 or R-2 lots are allowed and as high as 19 stories/205 feet in the Downtown District if development incorporates additional community benefits<sup>21</sup>. Parking requirements for all sites will be based on the alternative parking standards specified under State Density Bonus law, with potential further reductions in exchange for provision of community benefits or as part of a specific density bonus program being developed as part of the specific plans.

**Incentives.** As entitled and pending projects have shown, incentives such as density bonus and streamlining the approval process under SB 35 application have encouraged housing development at affordable levels. The City will continue to promote these current incentives, as well as proposing the following incentives for the Downtown TOD Specific Plan and GSSP:

- Zoning updated so that residential uses are allowed on all parcels, except those within 500 feet of the Burbank Power Plant, where residential uses are prohibited.
- Simple, form-based, objective development standards to enable approval via ministerial review for projects with 100 units or less. Projects over 100 units subject to streamlined discretionary review.
- Property owners of parcels currently subject to Planned Development (PD) permits and/or Development Agreements (DA) that prohibit residential development are allowed to amend the PD or DA to facilitate for residential development.
- Menu of community benefits to enable developers/applicants to implement or finance community benefits in exchange for additional residential density, per City's TOD Density program (applies to parcels within the Downtown Core and within the GSSP that are within a one-half mile of the Metrolink Station) and Exceptional Project program (applies to parcels outside the Downtown Core). Upfront incorporation of community benefits streamlines the approval process, especially for projects subject to discretionary review.
- Consolidation of smaller parcels is encouraged by allowing higher density on larger, combined parcels.
- Residential density may be transferred between parcels under the same ownership or from parcels owned by the City. Undeveloped density of parcels developed under the provisions of the Specific Plan may also be transferred to other sites within the Specific Plan area.
- 100 percent residential development is allowed on all parcels within the Plan areas, except those within 500 feet of the Burbank Power Plant, on parcels fronting San Fernando Blvd., and on parcels fronting on Hollywood Way, where retail ground floors are required. All other mixed-use parcels may develop with retail ground floors or residential ground floors.
- Minimum parking requirements for residential uses will be adjusted to match standards allowed under density bonus law including new parking maximums and minimums. The updated parking standards will establish a range of parking maximums and minimums to allow developers to meet market demand for parking.
- Increasing the allowed density on properties that are within a one-half mile of existing Metrolink Stations, the proposed High Speed Rail Station, and the Hollywood Burbank Airport.

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<sup>21</sup> A community benefits program is a tool to ensure that new development and growth contribute positively to Downtown's quality of life by increasing affordability; expanding access to open space; improving Downtown's streetscape; implementing bicycle, pedestrian, and improvements; and protecting Downtown's and adjacent neighborhoods.

## Realistic Development Capacity Analysis

As required by Housing Element statute, local governments must analyze available sites based on their realistic residential development capacity. In other words, the development density that can actually be achieved on a site might be less than the maximum residential densities permitted by the underlying General Plan land use and Zoning. Therefore, to establish realistic capacity, jurisdictions must consider cumulative development standards such as maximum lot coverage, height, open space, parking, on-site improvements (sidewalks or easements), and floor area ratios in the calculations. In addition, Burbank also considered the current market conditions for residential development and typical densities of recent residential projects in the City. Based on these factors for realistic capacity, Table 1-41 presents the total net units for each of the 19 housing opportunity sites based on current General Plan land use and the assumed realistic densities. It shows a total realistic capacity for 3,624 housing units on the Downtown TOD and GSSP opportunity sites under the current General Plan. With the implementation of Housing Program No. 5: Housing Opportunity Sites and Rezoning Program (adopting the Downtown TOD Specific Plan and the Golden State Specific Plan), the total realistic capacity will increase to 6,066 units. Please refer to **Appendix D** for additional details regarding each opportunity site in the Residential Sites Inventory.

### Capacity Assumptions

Housing element statute (Gov. Code section 65583.2(c)(2)) requires adjustment factors be used to calculate housing capacity. Table 1-43 presents the adjustment factors used to assume the opportunity site's realistic capacity, which range from 60 to 80 percent of the maximum allowable residential densities in the proposed Downtown TOD Specific Plan and GSSP areas.

**Table 1-43**  
**Capacity Adjustment Factors - Opportunity Sites**

Capacity Factor	Adjustment	Reasoning
Land Use Controls and Site Improvements	95%	For net acreage due to on-site improvements (sidewalks, easements)
Realistic Capacity of Site	85%	Adjustment based on past trends for residential development in mixed use zones, and programs to incentivize development in this zone
Typical Densities	90%	Many entitled and pending housing projects are builtout to exceed maximum residential density
Infrastructure Availability	No Adjustment	No constraints, adequate infrastructure
Environmental Constraints	No Adjustment	No environmental constraints

**Applicable Land Use Controls and Site Improvements.** The current General Plan and Zoning Code allows residential uses on opportunity sites, with the exception of TOD 7-Civic Center, which is designated as Institutional in the General Plan. The Housing Element includes the Housing Opportunity Sites and Rezone

program that will develop the Downtown TOD Specific Plan and rezone the Civic Center opportunity site from Institutional to Downtown Commercial Burbank TOD Specific Plan, thus allowing residential uses to a maximum residential density of 87 units per acre. Based on an analysis of the current zoning code and anticipated development standards in the specific plans, there is no cumulative impact on the maximum development potential of the opportunity sites. However, the capacity factor was adjusted to 95 percent to account for sidewalks and easements.

**Realistic Capacity of Site.** Since all the opportunity sites are currently or formerly developed, the land will be redeveloped to accommodate the additional housing units. As previously discussed, the entitled or pending residential development projects on non-vacant land are considered feasible and realistic for redevelopment based on market studies for the two specific plans. The residential components of these proposed projects can be developed to 100 percent of the site. While many of the proposed mixed use sites will include both residential and non-residential uses, the proposed development standards of maximum height limits and setback requirements, as well as incentives will allow the development envelope to include the maximum residential densities on each site. In addition, as described earlier in this section, only those sites identified as most suitable for residential development within the 2021-2029 planning period have been included in the Housing Element sites inventory, providing a realistic capacity for 6,066 new housing units, compared to a total of 9,809 housing units and 6.1 million square feet of commercial provided for under the draft Specific Plans.

Table 1-44 on the following pages presents development trends on mixed use sites over the past five years. As shown, of the eighteen projects identified, eleven are either mixed use or 100% residential, and seven are 100% commercial projects. All mixed use projects contain a much higher proportion of their square footage dedicated to residential rather than commercial use. With just two exceptions (910 S. Mariposa and 3401 Empire), all 100% commercial projects are occurring on sites less than an acre in size. In contrast, the mixed use and residential projects are mostly occurring on larger sites comparable in size to the Housing Opportunity sites identified within the TOD and GSSP specific plans. According to staff, commercial projects are predominately occurring on smaller sites where there isn't an opportunity to consolidate with adjacent parcels. The Housing Opportunity sites, on the other hand, are characterized by groupings of physically and/or economically underutilized parcels well suited for consolidation into larger sites for development with mixed use or 100% residential projects.

As shown in Table 1-43, an 85 percent adjustment factor has been applied to the realistic capacity of the Housing Opportunity sites to reflect their potential for development with non-residential uses. However, as previously stated, the sites selected for inclusion in the Housing Element are those most suitable for residential development, the Downtown TOD and GSSP market studies support housing over commercial in these areas, and recent development projects on mixed use sites comparable in size to the Housing Opportunity sites are predominately developed with residential and mixed use projects.

**Typical Density.** The list of Burbank's recent housing projects presented in the previous Table 1-42 demonstrates that the use of development incentives results in the number of housing units that exceed the maximum allowable units of the underlying zone. The average residential density of entitled and pending housing projects is approximately 140 percent of the underlying zone's maximum allowable density. For example, the proposed Fry's Electronic mixed use project includes 862 residential units of which 80 units will be available to very low income households. This will ultimately result in a residential density of 82 units per acre or 141 percent of the maximum allowable residential density of 58 units per acre. In addition, the residential densities of the La Terra and First Street Village projects, which will include only moderate and above moderate income units, will reach 93 percent and 108 percent of the

allowable densities, respectively. Therefore, given the residential density patterns of entitled and pending projects, an assumed adjustment of 90 percent is considered conservative.

**Total Capacity.** Housing units for each opportunity site in the Site Inventory was first calculated on an overall realistic capacity assumption of 70 percent, which was based on the three capacity adjustment factors ( $95\% \times 85\% \times 90\% = 73\%$  and rounded down to 70%) in Table 1-42. An additional adjustment of plus or minus 10 percent was applied to the 70 percent assumption depending on the market demand for housing or commercial development at that specific location. This approach provides for a conservative estimate of development potential, as many of the identified sites can achieve significantly higher residential capacity.

**Table 1-44  
Development Trends on Mixed Use Sites**

Project	Description	Parcel Size	Residential Use (Sq. Ft.)	Commercial Use (Sq. Ft.)	% Building Residential	Zoning	# Units	Proposed Residential Density	Maximum Allowable Density	% of Maximum Density
<b>Mixed Use and Residential Projects</b>										
Talaria Apts 3401 W. Olive Ave	Mixed Use (241 apt. units, commercial amenities)	3.86 acres	381,050	42,950	90%	Planned Development	241	62.5 du/acre	58 du/acre	108%
La Terra 777 Front St	Mixed Use (573 units, 307-room hotel, 1,067 sf retail)	7 acres	529,727	213,417	73%	Rezoned from AD to PD	573	81 du/acre	87 du/acre	93%
First Street Village 315 N. First St	Mixed Use (275 apt units, 21,265 sf retail/ restaurant)	2.99 acres	247,483	17,996	93%	Rezoned from BCC-2 to PD	275	94 du/acre	87 du/acre	108%
624-628 San Fernando Blvd	Mixed use (42 apt units and 14,800 sf commercial use)	0.71 acres	56,075	14,535	79%	BCC-3	42	59 du/acre	43 du/acre	137%
Former Fry's Electronics 2311 N. Hollywood Way	Mixed Use (862 units, 151,800 sf office, 9,700 sf commercial uses)	10.43 acres	647,203	161,500	80%	C-3	862	82 du/acre	58 du/acre	141%
Premier on First 103 E Verdugo Ave	Mixed Use (154 units, retail, restaurants, hotel or office.	1.1 acres	150,770	177,777	46%	Proposed rezoning from M-2/ C-3 to C-2 or PD	154	140 du/ac	87 du/acre	161%
Bob Hope Cntr 3201 W. Olive Ave	Mixed Use (123 units, ground floor retail)	1.41 acres	123,000	5,000	96%	MDC-3	123	87 du/acre	58 du/acre	150%



Project	Description	Parcel Size	Residential Use (Sq. Ft.)	Commercial Use (Sq. Ft.)	% Building Residential	Zoning	# Units	Proposed Residential Density	Maximum Allowable Density	% of Maximum Density
3700 Riverside	Mixed Use (49-unit condo, 2,000 sf restaurant/ retail)	0.61 acres	80,582	2,141	97%	MDC-3	49	80 du/acre	58 du/acre	138%
4100 Riverside	Mixed Use (44 units, retail)	0.70 acres	62,694	22,013	74%	MDC-3 and MDR-4	44	63 du/acre	58 du/acre & 27 du/acre	109% MDC-3 233% MDR-4
3000 W Empire Ave	340-unit residential building	1.97 acres	233,183	0	100%	M-2	340	173 du/ac	58 du/acre	298%
3001 W Empire Ave	131-unit residential building	0.68 acres	93,908	0	100%	M-2	131	191 du/ac	58 du/acre	335%
<b>100% Commercial Projects</b>										
921 W. Olive Ave	Medical office building	5,000 sf	0	1,653	0%	C-2	n/a	n/a	n/a	n/a
2501 W. Olive Ave	Gas station and convenience store	10,840 sf	0	1,342	0%	MDC-3	n/a	n/a	n/a	n/a
1200 N. Hollywood Way	Restaurant drive-thru	16,500 sf	0	880	0%	C-2	n/a	n/a	n/a	n/a
1719 N San Fernando Blvd	Commercial building	16,607 sf	0	7,400	0%	NSFC	n/a	n/a	n/a	n/a
3100 Damon Way	Office building	21,301 sf	0	51,809	0%	M-2	n/a	n/a	n/a	n/a
910 S. Mariposa St	Office building	43,560 sf	0	17,238	0%	M-1	n/a	n/a	n/a	n/a
3401 Empire Ave	Dome Media services facility	1.95 acres	0	28,668	0%	M-2	n/a	n/a	n/a	n/a

## **Allocation of Housing Units by Income Category**

To evaluate the adequacy of the potential housing units in relation to the affordability targets established by the RHNA, Housing Element statutes provide for the use of “default densities” to assess affordability. Based on Burbank’s population and its location within Los Angeles County, the City is within the default density of 30 units per acre or higher as appropriate for accommodating the jurisdiction’s share of regional housing need for lower-income households; sites suitable for moderate density households can be provided on sites zoned for at least 16 units per acre. The City has used these default density thresholds as a guide in allocating its sites inventory by income category, as presented in the previous Table 1-38.

There are seven opportunity sites (TOD 2-Kmart, TOD 3-Caltran/IHOP, TOD 11-Victory/Olive, GSSP 1-Lima/Avon, GSSP 2-N. Hollywood Way, GSSP 3, Valhalla, and GSSP 4-Logix) and part of one site (TOD 1-Carl’s Jr.) with a current maximum residential density of 27 units per acre, and thus moderate and above moderate income housing units are allocated to these opportunity sites. The distribution between moderate and above moderate income units is assumed at 50/50. The other opportunity sites have maximum residential densities ranging from 58 to 120 units per acre, well above the 30 unit per acre default density, and therefore can be designated as suitable for development with lower income units. The distribution between the very low and low income units is 65/35 respectively, to reflect Burbank’s RHNA distribution among lower income units. However, in order to allocate units more consistent with the City’s RHNA distribution, some of these higher density sites have been allocated to moderate and above moderate income households.

## **Site Size**

Per State law, sites smaller than half an acre or larger than 10 acres are not considered adequate to accommodate lower income housing need unless it can be demonstrated that sites of equivalent size were successfully developed during the prior planning period, or other evidence is provided that the site can be developed as lower income housing.

While the City’s site inventory does not include any opportunity sites that total less than one-half acre, individual parcels that comprise several sites are less than one-half acre. The City has recent and ongoing experience facilitating small-lot consolidation, with the five projects presented in Table I-45 all involving the aggregation of multiple small parcels. In each of these instances, property owners were able to acquire adjacent small parcels that were either physically underdeveloped and/or economically underutilized to create a viable site which was then developed to a higher economic use. Four of the five projects took advantage of density bonuses and provided affordable units. As presented in the Site Exhibits in Appendix D, Opportunity Sites containing small parcels share similar characteristics of physical and/or economic underutilization (TOD sites 1,2,4,6,7,8,9,11,12 and GSSP sites 1,2,3,7), and in several instances are already under common ownership. With the increased densities and economic incentives to be provided under the TOD and GSSP specific plans, these small parcels will be ripe for consolidation and development.

**Table 1-45**  
**Examples of Small Lot Consolidation**

<b>Project Address</b>	<b># Units/ Affordable Units</b>	<b># / Size of Combined Parcels</b>	<b>Planning Entitlement</b>	<b>Other Incentives/Waivers</b>
624 - 628 San Fernando Blvd	42/ 4 VLI, 1 LI	Four (1,750 sf, 4,950 sf, 6,280 sf, 18,000 sf)	CUP, DR, Lot Line Adjustment, and Density Bonus	35% increase in the allowed base density and eight other waivers
601 - 615 E. Cedar Ave.	46/ 2 VLI, 6 LI	Four (8,600 sf, 8,600 sf, 8,600 sf, 9,030 sf)	Development Review (DR) with Density Bonus	35% increase in the allowed base density and waivers from setbacks, heights and number of stories
3700 Riverside	49/ 4 VLI	Three (3,625 sf, 4,220 sf, 18,600 sf)	CUP, DR, and Density Bonus	35% increase in the allowed base density and waivers from setbacks
2321 N. Naomi	8	Two (7,000 sf and 6,700 sf)	DR and Lot Line Adjustment	None
529 - 537 E. Palm Ave.	24/ 4 LI	Two (7,750 sf and 7,750 sf)	DR with Density Bonus	50% increase in the allowed base density and waivers from heights, number of stories and landscaped open space

Source: Burbank Community Development Department, Planning Division, March 2022.

Income categories: VLI -Very Low Income; LI - Low Income

The City facilitates small-lot consolidation in several ways. First, the City's multi-family zoning districts provide for higher densities on larger, combined parcels, with the highest density tier for parcels of 24,000 square feet or larger; the GSSP and Downtown TOD Specific Plans will similarly include tiered densities to encourage lot consolidation. Second, the City provides for an expedited, administrative lot line adjustment process that property owners can complete prior to submitting a formal development application (BMC Section 11-1-109). And third, as shown in Table I-45, the City has a track record of granting both density bonuses and waivers from development standards to facilitate development. To supplement these actions, a Lot Consolidation program has been included in the Housing Element. As part of the program, the City will first conduct outreach to property owners to identify meaningful incentives to facilitate lot consolidation and redevelopment. The City will then develop specific incentives such as flexible development standards and a streamlined permit processing.

Additionally, two opportunity sites (TOD 4-Old IKEA and TOD 6-Burbank Town Center) are each over 10 acres and are included in the lower income Site Inventory. As shown in the entitled and pending projects listed in Table 1-40, the City has a current example of a 10.4-acre site south of the Hollywood Burbank Airport formerly developed with a Fry's Electronics store that was approved by the City Council in 2021 for development with 862 units, including 80 units for very low income households.

The Fry's site is similar to the Old IKEA and Burbank Town Center sites in several ways. All three represent sites where the existing retail uses were no longer economically viable due to the declining market for conventional brick and mortar retail stores throughout the region. Each of these sites have similar assets

supportive of residential use including: a) being located within ½ mile of major transit facilities that provide increased accessibility to local and regionally serving public transit connections; and b) being located in the midst of a major center of employment. Given the many existing amenities in the Downtown, the Old IKEA and Town Center sites are particularly attractive for residential development, as confirmed by both the sites' property owners pursuing development of major residential/commercial mixed use projects. And while the 13.8-acre Old IKEA and 16.8-acre Town Center sites are larger than the 10.4-acre Fry's site, the projects being proposed for each of these three sites include a mix of residential and commercial uses, so that the acreage dedicated to residential is just a portion of the total site acreage. The Fry's site is being proposed for development at 82 units/acre under a density bonus in exchange for the provision of ten percent (80) very low income units; the Old IKEA and Town Center sites are permitted to develop at densities up to 87 units/acre (though realistic capacity has been calculated at 70% of the maximum), with affordable units provided pursuant to the City's inclusionary housing requirements and potential density bonus requests. In summary, the similarities between these sites demonstrate that the Burbank housing market supports development on large, 10+ acre sites with the on-site inclusion of affordable units.

### **Sites Identified in Previous Housing Elements**

Government Code Section 65583.2(c) specifies that a non-vacant site identified in the previous planning period or a vacant site that has been included in two or more previous consecutive planning periods cannot be used to accommodate the lower income RHNA unless the site is subject to a policy in state housing element law requiring rezoning within three years of the beginning of the planning period to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households.

Two sites included in this Housing Element Site Inventory for lower-income housing were also in the previous Burbank Housing Element (5<sup>th</sup> Cycle).<sup>22</sup> These sites are identified as The Premier on First and 529-537 E. Palm Avenue. Both of these housing projects are pending entitlement and include lower-income housing units. The Premier on First includes eight very low and 16 low income units and the 529-537 E. Palm Avenue includes one very low and one low-income unit. The City will monitor the pending entitlement of these projects, and pursuant to Government Code Section 65583.2(c), if projects are not approved as indicated, will allow for by-right approval of any future projects on these sites that set-aside at least 20 percent of units as affordable to lower income households (refer to Housing Element Program 7).

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<sup>22</sup> While the 2720 Thornton Avenue housing project was included in the previous Housing Element, the two new units are affordable to above moderate income households and are not included in the lower-income site inventory.

## Accessory Dwelling Units

Accessory dwelling units (ADUs) are small, self-contained dwelling units that provide a kitchen, bathroom and sleeping area. The unit can be attached to the main home with a separate entrance or can be a small detached unit in the rear yard or above a garage. Because of their small size, ADUs typically rent for less than apartments, and can provide affordable rental options for smaller households, and can provide rental income for the homeowner.

ADUs are becoming an integral segment of Burbank's housing stock, with 542 building permits issued over the most recent three-year period 2019-2021, an average of 181 ADU permits per year, with 322 ADU permits issued in 2021 alone.<sup>23</sup> The City has instituted an all-electronic submittal process and has contract staff dedicated to ADU processing and is now able to process ADU permits quickly and efficiently, in contrast to when the City initially began implementing its ADU ordinance in 2017 and 2018 and had significant backlogs and time delays. Pursuant to AB 671, the Housing Element includes *Program #6a Promote Accessory Dwelling Units* to further incentivize the production of affordable ADUs, including pre-approved ADU plans, expedited review for small ADUs, and reduced development processing fees from \$2,197 to \$1,638, with further reductions for ADUs that incorporate accessibility features.

Given Burbank's strong track record in providing ADUs, combined with additional incentives, the sites inventory projects a minimum of 200 new ADUs to be produced annually, or 1,600 over the 2021-2029 planning period. The projected affordability of these ADUs is based on SCAGs *Regional Accessory Dwelling Unit Affordability Analysis* (December 2020), with actual affordability to be reported based on ADU rental information collected at the time of building permit issuance. Housing Element *Program #6b Track and Monitor Accessory Dwelling Units* commits the City to review of ADU production and affordability every two years: if actual production and affordability is far from projected trends (more than 25% below projections) and impacts the City's ability to address its RHNA, the City will rezone an additional site(s) to offset any lower income RHNA shortfall; if actual production and affordability is near projected trends, the City will conduct expanded marketing and outreach.

## Committed Assistance

Government Code Section 65583.1(c) permits jurisdictions to rely on existing units to fulfill up to 25 percent of their residential sites requirement (RHNA) in the Housing Element, pursuant to specified criteria. The following activities may be eligible:

- Substantial rehabilitation of substandard rental housing
- Conversion of multi-family rental or ownership units from non-affordable to affordable
- Preservation of at-risk housing

To qualify, a community must provide "committed assistance" to specified projects within the first three years of the planning period through a legally enforceable agreement. Units must be provided at affordable rent levels to very low and/or low income households, with affordability terms ranging from 20 – 55 years. As presented in Table C-2 in Appendix C, Burbank has fulfilled a portion of its regional share for lower income households (115 units) during the prior planning period, rendering the City eligible to utilize the alternative sites program.

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<sup>23</sup> Between January 1 – May 13, 2022, the City received 33 new applications and issued 85 building permits for ADUs. Extrapolating this rate over a one-year period equates to 236 permits, demonstrating the continued demand for ADUs in the community.

Through the City's ongoing partnership with the Burbank Housing Corporation, the City is committed to providing financial assistance towards the acquisition, rehabilitation, and conversion of multi-family rental units from non-affordable to affordable. Within the first three years of the housing element planning period (by October 2024), the City will commit \$5 million toward the conversion of ten market rate units to permanent affordable housing, and is seeking to apply credits towards the City's RHNA obligations. (Refer to **Appendix E - Adequate Sites Program Alternative Checklist** for documentation on compliance with the statutes).

### **Availability of Infrastructure and Public Services**

Given that Burbank is a built-out city, the necessary infrastructure is already in place to support future development. All land designated for residential and mixed use development is served by sewer and water lines, streets, storm drains and telephone, cable and electric power and gas lines. All sites are adjacent to existing public roadways and are serviceable by police and fire departments. However, as with any older community, much of the City's infrastructure is aging and will require select improvements or replacement. Upgrades and improvements are accomplished as needed on an on-going basis consistent with the City's Capital Improvement Program (CIP). Development impact fees help offset the costs of infrastructure upgrades and the development of new infrastructure. The Environmental Impact Report which analyzed the Housing Element update found that adequate infrastructure and public service capacity are available to serve the projected residential development allowed under the Element. No specific parcels during the 2021-2029 planning horizon are constrained by infrastructure availability and all sites identified in the sites inventory can be served by existing and planned infrastructure.

State law requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower income households. Pursuant to these statutes, upon adoption of this Housing Element, the Community Development Department will send the element to BWP and the Public Works Department, along with a summary of the regional housing needs allocation.

Additional family housing in Burbank—especially affordable housing—will benefit the local school district. Over the past several years, Burbank Unified School District reports they have been in a declining enrollment environment.<sup>24</sup> Expanding the supply of housing for young families will help to boost school enrollment.

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<sup>24</sup> Between 2016-2020, the District's resident-based enrollment decreased by approximately 5.3 percent (a decrease of 745 students); during the same period, there was an increase in the number of inter-district permits that the District issued to address the decrease and sustain necessary average daily attendance. Source: Draft Environmental Impact Report for the Burbank Housing and Safety Element Update, November 2021.

## Financial Resources

The extent to which the City of Burbank can achieve the housing goals and objectives set forth in the Housing Element is in large part dependent upon the availability of financial resources for implementation. Due to both the high cost of developing and preserving housing and limitations on the amount and uses of funds, a variety of funding sources will be required to achieve the City's housing goals. An important consideration in the use of these funds, however, is the requirement to pay prevailing wage, estimated to increase the costs of construction anywhere from around 10 percent to 35 percent

The primary source of funds for affordable housing activities in Burbank was previously derived from the Redevelopment Agency housing set-aside fund. The elimination of redevelopment agencies in the State of California prompted the creation of the Successor Agency to the Redevelopment Agency of the City of Burbank governed by the Oversight Board. The duties of the Successor Agency are primarily to make payments on the former Redevelopment Agency enforceable obligations and to wind down the activities of the former Redevelopment Agency. With the passage of AB 1484 in June 2012, the Supplemental Educational Revenue Augmentation Funds (SERAF) borrowed by the State from Redevelopment Agencies Low and Moderate-Income Housing Funds were required to be repaid and deposited into each Successor Agency's Housing Asset Fund. As of fiscal year 2020/21, the City had a balance of \$1.6 million in the Housing Asset Fund. The last debt repayment to the Successor Housing Agency will be in 2022/23, resulting in approximately \$5 million available during the planning period to support affordable housing.

An additional source of funds available to Burbank is the Affordable Housing Trust Fund. The fund was established in conjunction with the Inclusionary Housing Ordinance adopted by City Council in 2006 for deposit of in-lieu fee housing revenues. Monies from the trust fund must be used to increase and improve the supply of housing affordable to very low-, low- and moderate-income households. The City has had one recent contribution to the Trust Fund of approximately \$90,000, with most of the recent larger projects electing to take advantage of density bonus incentives and provide inclusionary housing units on-site. The in-lieu fee amount will be updated in conjunction with the update to the Inclusionary Housing Ordinance to reflect current market conditions.

As a federal entitlement jurisdiction, Burbank also receives HOME and Community Development Block Grant (CDBG) funds directly from the Department of Housing and Urban Development (HUD). The City's annual HOME entitlement is approximately \$625,000 and annual CDBG funds approximately \$1,050,000. While HOME funds are directed entirely towards affordable housing activities, CDBG funds are typically directed towards community development activities and services to Burbank's lower income populations, including emergency homeless services and rapid re-housing.

The Burbank Housing Authority receives close to \$9 million annually for implementation of the Section 8 housing choice voucher programs. Through the Continuum of Care, the Housing Authority has secured approximately \$500,000 in annual Permanent Supportive Housing Vouchers to provide rental assistance to individuals and families who meet the definition of chronic homelessness.

The Building Homes and Jobs Act (SB 2, 2017), established a \$75 recording fee on real estate documents to increase the supply of affordable housing through creation of a Permanent Local Housing Allocation (PLHA). Burbank has submitted its PLHA Plan to HCD, and is projected to receive \$2.8 million in PLHA funds between 2020-2023, with additional funding allocations in future years. The City anticipates allocating a majority of PLHA funds to assist in providing emergency, transitional and supportive housing, consistent with the priorities established in Burbank's Homelessness Plan.

Table 1-46 below identifies a variety of funding programs currently available on a competitive basis to leverage local funding for affordable housing activities including new construction, acquisition/rehabilitation, preservation of at-risk housing and homebuyer assistance, among others.

**Table 1-46**  
**Financial Resources Available for Housing Activities**

Program Name	Description	Eligible Activities
Metro Affordable Transit Connected Housing (MATCH) Program  <i>www.matchfundla.com</i>	Loans for development projects within 1/2 mile of high frequency transit node: 1. Predevelopment loans for affordable housing providing 100% of units at or below 60% AMI (min. 49 unit project size) 2. Loans for 20+ unit apartments with market rents affordable to low-income households with capacity to be redeveloped with at least double the existing units.	<ul style="list-style-type: none"> <li>▪ New construction</li> <li>▪ Substantial rehabilitation</li> <li>▪ Land Purchase</li> <li>▪ Acquisition of Existing Housing</li> </ul>
Low-income Housing Tax Credit (LIHTC)  <i>www.treasurer.ca.gov/ctcac</i>	Tax credits to enable developers of low-income rental housing to raise project equity through the sale of tax benefits to investors. 4% and 9% credits available, with 4% credits often coupled with tax-exempt bonds.	<ul style="list-style-type: none"> <li>▪ New construction</li> <li>▪ Acquisition/</li> <li>▪ Rehabilitation</li> </ul>
CalHFA Residential Development Loan Program <i>www.calhfa.ca.gov/multifamily/special/rdlp.pdf</i>	Loans to cities for affordable infill, owner-occupied housing developments. Links with CalHFA's Downpayment Assistance Program to provide subordinate loans to first-time buyers.	<ul style="list-style-type: none"> <li>▪ Site acquisition</li> <li>▪ Pre-development costs</li> </ul>
Workforce Housing Program  <i>cscda.org/Workforce-Housing-Program</i>	Government bonds issued to cities to acquire market-rate apartments and conversion to affordable for moderate/ middle income households, generally households earning 80% to 120% of AMI.	<ul style="list-style-type: none"> <li>▪ Acquisition of market rate apartments and conversion to affordable</li> </ul>
Golden State Acquisition Fund (GSAF)  <i>www.goldenstate-fund.com</i>	Short term loans (up to 5 years) to developers for acquisition or preservation of affordable housing.	<ul style="list-style-type: none"> <li>▪ Preservation</li> <li>▪ Site acquisition</li> </ul>

**State HCD Funding Sources**

Affordable Housing and Sustainable Communities Program  <i>www.hcd.ca.gov/grants-funding/active-funding/ahsc.shtml</i>	Provides grants and/or loans to projects that achieve Greenhouse Gas reductions and benefit Disadvantaged Communities through increasing accessibility of: <ul style="list-style-type: none"> <li>✓ Affordable housing</li> <li>✓ Employment centers</li> <li>✓ Key destinations</li> </ul>	<ul style="list-style-type: none"> <li>▪ New construction</li> <li>▪ Acquisition/Rehabilitation</li> <li>▪ Preservation of affordable housing at-risk</li> <li>▪ Conversion of non-residential to rental</li> </ul>
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**Table 1-46**  
**Financial Resources Available for Housing Activities**

Program Name	Description	Eligible Activities
<p>CalHome</p> <p><a href="http://www.hcd.ca.gov/fa/calhome">www.hcd.ca.gov/fa/calhome</a></p>	<p>Grants to cities and non-profit developers to assist individual homeowners with homebuyer assistance and rehabilitation and ADU/JADU assistance (construction, repair, reconstruction, or rehabilitation). Program also includes loans to developers for homeownership projects.</p>	<p><u>Homebuyer assistance:</u></p> <ul style="list-style-type: none"> <li>▪ Downpayment assistance</li> <li>▪ Rehabilitation</li> <li>▪ Acquisition/Rehabilitation</li> <li>▪ ADU/JADU</li> </ul> <p><u>Developer assistance:</u></p> <ul style="list-style-type: none"> <li>▪ Site acquisition, development</li> </ul>
<p>Infill Infrastructure Grant Program</p> <p><a href="http://www.hcd.ca.gov/fa/iig/">www.hcd.ca.gov/fa/iig/</a> <a href="http://www.hcd.ca.gov/grants-funding/active-funding/iigp.shtml">www.hcd.ca.gov/grants-funding/active-funding/iigp.shtml</a></p>	<p>Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc.) that supports higher-density affordable and mixed-income housing in infill locations.</p>	<ul style="list-style-type: none"> <li>▪ Parks and open space</li> <li>▪ Utility service improvements</li> <li>▪ Streets, parking structures, transit linkages</li> <li>▪ Traffic mitigation features</li> <li>▪ Sidewalks and streetscape improvements</li> </ul>
<p>Local Housing Trust Fund (LHTF) Program</p> <p><a href="http://www.hcd.ca.gov/grants-funding/active-funding/lhtf.shtml">www.hcd.ca.gov/grants-funding/active-funding/lhtf.shtml</a></p>	<p>Matching grants (dollar for dollar) to local housing trust funds that are funded on an ongoing basis from both private and public contributions or public sources.</p>	<ul style="list-style-type: none"> <li>▪ Rental &amp; ownership hsg.</li> <li>▪ Transitional housing</li> <li>▪ Emergency shelters</li> <li>▪ Min. 30% of allocation required to assist ELI</li> </ul>
<p>Multifamily Housing Program (MHP)</p> <p><a href="http://www.hcd.ca.gov/grants-funding/active-funding/mhp.shtml">www.hcd.ca.gov/grants-funding/active-funding/mhp.shtml</a></p>	<p>Deferred payment loans with 55-year term for cities, for-profit and nonprofit corporations, limited equity housing cooperatives and individuals, and limited partnerships. Three percent simple interest on unpaid principal balance.</p>	<ul style="list-style-type: none"> <li>▪ New construction, rehabilitation, or acquisition/rehab of permanent or transitional rental housing</li> </ul>
<p>National Housing Trust Fund Program</p> <p><a href="http://www.hcd.ca.gov/grants-funding/active-funding/nhtf.shtml">www.hcd.ca.gov/grants-funding/active-funding/nhtf.shtml</a></p>	<p>Deferred payment and forgivable loans for non-profit and for-profit developers and local public entities to support development of housing for extremely low-income households.</p>	<ul style="list-style-type: none"> <li>▪ New Construction</li> </ul>
<p>Predevelopment Loan Program</p> <p><a href="http://www.hcd.ca.gov/grants-funding/active-funding/pdip.shtml">www.hcd.ca.gov/grants-funding/active-funding/pdip.shtml</a></p>	<p>Provides predevelopment short term loans to cities and non-profit developers to finance the start of lower income housing projects.</p>	<ul style="list-style-type: none"> <li>▪ Predevelopment costs to construct, rehabilitate, convert or preserve assisted housing</li> </ul>

**Table 1-46**  
**Financial Resources Available for Housing Activities**

Program Name	Description	Eligible Activities
Supportive Housing Multi-Family Housing Program (SHMHP)  <i><a href="http://www.hcd.ca.gov/grants-funding/active-funding/shmhp.shtml">www.hcd.ca.gov/grants-funding/active-funding/shmhp.shtml</a></i>	Deferred payment loans to local governments, non-profit and for-profit developers for new construction, rehabilitation and preservation of permanent affordable rental housing that contains a min. 35% supportive housing units.	<ul style="list-style-type: none"> <li>▪ New construction</li> <li>▪ Rehabilitation</li> <li>▪ Acquisition/Rehabilitation</li> <li>▪ Conversion of non-residential to rental</li> <li>▪ Social services within project</li> </ul>
Transit-Oriented Development (TOD) Housing Program  <i><a href="http://www.hcd.ca.gov/grants-funding/active-funding/tod.shtml">www.hcd.ca.gov/grants-funding/active-funding/tod.shtml</a></i>	Low-interest loans available to developers as gap financing for rental housing developments near transit that include affordable units. Grants also available to cities for infrastructure improvements necessary for the development of specified housing developments.	<ul style="list-style-type: none"> <li>▪ Rental housing development</li> <li>▪ Infrastructure necessary to support specified housing development, or to facilitate connections between development and transit stations.</li> </ul>
Veterans Housing and Homeless Prevention Program (VHHP)  <i><a href="http://www.hcd.ca.gov/grants-funding/active-funding/vhhp.shtml">http.hcd.ca.gov/grants-funding/active-funding/vhhp.shtml</a></i>	Loans for development multi-family rental housing with min. 55 years affordability restrictions. Projects must include permanent supportive housing units and affordable units for Veterans and their families.	<ul style="list-style-type: none"> <li>▪ Multi-family rental housing that provides at least 25% or 10 units (whichever is greater) to Veterans. Min. 45% of these units for ELI Veterans.</li> </ul>

Source: Karen Warner Associates, 2021.

## Administrative Resources

In addition to the financial resources available for the creation and maintenance of affordable housing, several public and non-profit agencies are devoted to the task of addressing Burbank's affordable housing needs. These agencies play an important role in meeting residents' housing needs and are integral in implementing activities for acquisition/rehabilitation, preservation of assisted housing and the development of affordable housing.

**City of Burbank Community Development Department:** The Community Development Department is made up of five divisions: Administration; Building & Safety; Housing & Economic Development; Planning; and Transportation. The Burbank Housing Authority administers the City's Section 8 rental assistance program and former Redevelopment Agency housing assets. The Burbank Housing Authority and federal housing grants functions are all staffed within the Community Development Department, facilitating coordination among these agencies.

**Burbank Housing Corporation (BHC):** BHC is a non-profit housing developer actively involved in the purchase and management of affordable housing in the community. Chartered in 1997 with past assistance of the Burbank Redevelopment Agency, the Corporation's mission is twofold: 1) to develop, upgrade and preserve affordable housing opportunities for lower- and moderate-income Burbank households, and 2) to provide services to enrich the quality of life for residents, especially for children and youth. BHC owns and manages 300+ rental units, four activity centers, and two nationally accredited child development centers.

**Nonprofit Developers and Service Providers:** The City has a history of collaborating with affordable housing developers and service providers to accommodate the housing needs of Burbank residents. The following are housing developers and service providers with prior or current involvement in Burbank.

- Meta Housing Corporation is a Southern California-based developer of affordable and market-rate apartments for both families and seniors, developing more than 10,000 units since the firm's inception in 1969. The former Burbank Redevelopment Agency worked with Meta as the developer for the 141-unit, mixed-income Senior Artists' Colony. This project has won several national awards, including the National Association of Home Builder's gold award for multi-family housing and the National Endowment for the Arts Creativity and Aging award.
- Habitat for Humanity is a non-profit, (faith-based) organization that builds and repairs homes for very low-income families with the help of volunteers and homeowner/partner families. Habitat homes are sold to partner families at no profit with affordable, no interest loans. The former Burbank Redevelopment Agency worked with the San Fernando Valley Chapter of Habitat for Humanity to develop eight new homes for first-time homebuyers in the Elmwood neighborhood; and with the Greater L.A. Habitat Chapter to build seven new housing units and rehabilitate one unit in the Peyton Grismer focus neighborhood.
- Family Promise of the Verdugos (FPV) operates interim/emergency housing programs in Burbank and Glendale for homeless families and leases a housing unit from BHC to offer a Day Center to their program participants. FPV implements the Lifting People Up program to provide supportive services that assist with financial and career goals to the residents living in BHC Communities. In February 2019, BHC and FPV completed the rehabilitation of a three-unit property, Jerry's Promise, to provide transitional housing to homeless families in the FPV Shelter Program.
- Family Service Agency (FSA) provides professional mental health care, counseling and family support services. FSA operates and provides support services to residents in BHC's transitional

housing facilities for victims of domestic abuse, homeless families with children, and homeless young adults and emancipated youth.

- New Directions for Veterans (NDVets) offers veterans comprehensive services and housing, including transitional & permanent supportive housing, job assistance, substance abuse treatment, and mental health services. NDVets serve residents in BHC's newly completed project, the eleven unit Burbank Veteran Bungalows.
- The Burbank YMCA serves over 14,000 community members with programs focusing on youth development, healthy living and social responsibility. Targeted programs reach very low income and marginalized youth who do not pay any fee to participate. The YMCA has submitted a pre-application review to the City for a new YMCA Community Center facility at its current location in downtown Burbank to include 308 apartment units, including at least 66 affordable family units.

## Opportunities for Energy Conservation

The *Burbank2035* General Plan includes numerous goals, policies and programs to address sustainability and promote energy conservation. The Plan includes an Air Quality and Climate Change Element that addresses ways to reduce air pollution and greenhouse gas (GHG) emissions, protect people and places from air contaminants and odors, comply with statewide GHG emission reduction goals, and adapt to environmental conditions caused by a changing climate. The General Plan includes goals and policies in place to help promote energy conservation. The Open Space and Conservation Element sets forth the following goal: “Burbank conserves energy, uses alternative energy sources, and promotes sustainable energy practices that reduce pollution and fossil fuel consumption”. The City’s Greenhouse Gas Reduction Plan examines communitywide activities that result in GHG emissions and establishes strategies to reduce those emissions in existing and future development through both voluntary and mandatory actions.

The City provides the following information regarding sustainability on its website:

- Air Quality – information about the Clean Air Choices program through the South Coast Air Quality Management District.
- Green Building – the City of Burbank adopts the mandatory requirements in Chapters 4 and 5 of the California Green Building Standards Code. A link to the U.S. Green Building Council website is also provided.
- Water - the City adopts and enforces regulations on the use of water for landscape irrigation and in residential and business locations. All construction projects must comply with requirements in CAL Green and the California Plumbing Code. The City also has a water conservation page.
- Energy - The revised California 2019 Building Energy Efficiency Standards went into effect January 1, 2020, and improve upon the prior Energy Standards for new construction of, and additions and alterations to, residential and nonresidential buildings.

## Burbank Water and Power Programs

Burbank Water and Power has a variety of conservation and assistance programs for customers, including:

- Lifeline: offers income qualified customers an exemption from the monthly Customer Service Charge, the Utility User’s Tax, and a reduced rate on Electric Service.
- Residential Rebates & Programs:
  - Rebates for Energy Star rated appliances, AC unit replacement, or home upgrades;
  - Green Choice Program – Voluntary program for customers to opt-in to pay an additional 1.8 cents over their regular residential rate to support Renewable Energy in California;
  - Low income customers can exchange their refrigerator with a free Energy Star certified model;
  - Residents can select up to three free shade trees to help keep air conditioning costs lower;
- Other Rebates
  - Electric Vehicle and Charger rebates
  - Turf replacement rebates through SoCal Water\$mart
- Other Programs & Information
  - Information on how to save energy and water at home as well as guides for solar installation.

# HOUSING PLAN

The Housing Plan sets forth Burbank's programs to address the community's identified housing needs.

## Housing Programs

The goals and policies presented in the Introduction of the Element address Burbank's identified housing needs, and are implemented through a series of housing programs. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies, and are organized around Burbank's five housing goals. The City's Housing Element programs encompass existing programs; programs revised in response to the review of program accomplishments and the current and projected funding situations; and new programs added to address unmet housing needs and new statutory requirements. Burbank's 2021-2029 Housing Plan encompasses the following twenty-seven programs:

### Existing Housing and Neighborhood Conditions

1. Neighborhood Revitalization/Community Building
2. Community Preservation Program
3. Preserve and Protect Existing Housing and Tenants
4. Rental Assistance Vouchers

### Adequate Housing Sites

5. Housing Opportunity Sites and Rezone Program
- 6a. Promote Accessory Dwelling Units (ADUs)
- 6b. Track and Monitor ADUs
7. Monitoring No Net Loss and Development on Sites from Prior Planning Periods
8. Public/Private Partnerships on City Land

### Development of Affordable Housing

9. Facilitate Development of Affordable Housing on Non-Vacant Sites
10. Inclusionary Housing Ordinance
11. Density Bonus Ordinance
12. Affordable Homeownership Program
13. Employer Assisted Housing
14. Development Impact Fees for Affordable Housing
15. Sustainability and Green Building Design
16. Transitional and Supportive Housing

### Remove Constraints to Housing

17. Objective Development Standards
18. Updated Multi-family Development Standards
19. Development Fee Waivers
20. Lot Consolidation Program
21. Zoning Text Amendments for Special Needs Housing
22. Updated Project Appeal Procedures

### Equal Housing Opportunities

23. Fair Housing/ Affirmatively Furthering Fair Housing
24. Landlord - Tenant Services and Mediation
25. Homeless Housing and Services
26. Housing for Persons with Disabilities
27. Housing for Extremely Low Income Households

## Existing Housing and Neighborhood Conditions

### 1. Neighborhood Revitalization/Community Building

The City continues its partnership with the Burbank Housing Corporation (BHC) to invest in neighborhoods to upgrade the housing stock, provide long term affordable housing and provide neighborhood assets including childcare centers, after-school activity centers, and community gardens. The acquisition/rehabilitation component of the Neighborhood Revitalization program continues to be a major component of Burbank's affordable housing efforts. Based on funding available through the federal HOME program, the City's goal will be to acquire and rehabilitate an average of three housing units annually, for a total of 24 units over the eight-year planning period (7 extremely low, 13 very low, and 4 low income units). In addition, the City and BHC will explore site opportunities to partner with developers on larger projects using outside funding sources, such as low income housing tax credits.

**Objective:** Acquire and rehabilitate 24 housing units and preserve as long-term affordable housing.

**Agency/Department:** Community Development Department/Housing and Economic Development Division

**Funding Sources:** HOME; Low and Moderate Income Housing Asset Fund; State Permanent Local Housing Allocation (PLHA); other State and county funds

**Time Frame:** Ongoing

#### 1a. Committed Assistance

As detailed in the Resources chapter of the Element, the City has committed to providing financial assistance to purchase affordability covenants on market rate units in conjunction with the acquisition/rehabilitation of rental properties described in Program #1 above. The City will commit \$5 million toward the conversion of ten market rate units to permanent affordable housing, and is seeking to apply credits towards the City's RHNA obligations. (Refer to **Appendix E - Adequate Sites Program Alternative Checklist** for documentation on compliance with the statutes).

**Objective:** Acquire, rehabilitate and purchase affordability covenants on ten market rate rental units within the first three years of the Housing Element to qualify for RHNA credit.

**Agency/Department:** Community Development Department/Housing and Economic Development Division

**Funding Sources:** HOME; Low and Moderate Income Housing Asset Fund

**Time Frame:** By October 2024, enter into a legally enforceable agreement. Report to HCD on the status of purchasing affordability covenants no later than July 1, 2025, and to the extent an agreement is not in place, amend the Housing Element as necessary to identify additional sites.

### 2. Community Preservation Program

The City currently administers a residential code enforcement program through the Building & Safety Division. The City's goal is to focus on training of current code enforcement personnel to focus on community preservation efforts that emphasize ongoing outreach and education to property owners on property maintenance and other neighborhood preservation issues.

**Objective:** Preserve and protect Burbank's existing neighborhoods

**Agency/Department:** Community Development Department/Building & Safety Division

**Funding Sources:** General Fund

**Time Frame:** Implement Community Preservation Program by 2023

### **3. Preserve and Protect Existing Tenants and Housing**

Burbank carries out several anti-displacement programs aimed at protecting existing tenants. These include:

- Limiting rent increases and prohibiting evictions and non-renewal of leases without “just cause” for tenants that have resided in their units for more than 12 months, including relocation fees for eligible no fault evictions under the law (AB 1482);
- Banning the approval of development projects on sites that would eliminate existing units unless the units are replaced with affordable units (AB 330);
- Requiring any development on Housing Element sites occupied by lower income households within the last five years, or any site proposed for density bonus occupied by lower income households within the last five years, to be replaced with affordable units (AB 1397, SB 1818);
- Requiring tenant relocation fees and first right of refusal for existing tenants to return to the new development when state or federal funds are utilized;
- Providing rent mediation and other conflict resolution services through the Landlord-Tenant Commission;
- Providing rental assistance vouchers through the Burbank Housing Authority and providing preference on the wait list for residents spending more than half their incomes on rent (at-risk of displacement); and
- Assisting very low income households at risk of homelessness to increase their incomes, secure employment and maintain their housing through the new Lifting People Up program.

The City has conducted extensive education and outreach on the Tenant Protection Act (AB 1482) through the Landlord-Tenant Commission, and informs developers of the replacement housing requirements under SB 330, AB 1397 and density bonus law. In addition, information is posted on the City’s website, and the rental and just cause protections under the law have been shared with the community via an ongoing outreach strategy aimed to keep the community informed, including information on the education and mediation services of the Commission, and other landlord tenant related laws and topics. Staff coordinates outreach with Burbank’s Public Information Office and shares information via social media and printed material distributed to City offices such as the libraires, senior centers and Burbank Water and Power lobby.

**Objective:** Adopt a City Council goal as part of Burbank’s Affordable Housing Strategy that acknowledges and disseminates the rules and requirements of state and federal laws to protect existing tenants from displacement, including the current work of the Landlord Tenant Commission to educate tenants and landlords of their rights and responsibilities, and programs to assist households at risk of homelessness and displacement.

**Agency/Department:** Community Development Department/Planning Division, Housing and Economic Development Division, and Burbank Housing Authority

**Funding Sources:** General Fund and Burbank Housing Authority Funds

**Time Frame:** Adopt Council goal by 2023



#### 4. Rental Assistance Vouchers

The federal housing choice voucher program extends rental subsidies to extremely low and very low income households, including families, seniors and the disabled. The Burbank Housing Authority (BHA) administers the program, with a total of 1,116 vouchers available, including targeted vouchers for VASH (Veterans Affairs Supportive Housing) and Permanent Supportive Housing. Through the Family Self-Sufficiency Program, BHA assists families in obtaining employment to allow them to become self-sufficient. BHA distributes information on housing opportunities throughout the City, providing landlord apartment listings as available, as well as informational brochures to encourage landlords to participate in the housing choice voucher program.

As a means of affirmatively furthering fair housing (AFFH) to ensure vouchers are utilized throughout Burbank, the City will provide voucher holders with a map delineating higher resourced areas to encourage leasing in these areas. Furthermore, annual notice will be provided to landlords in higher resource areas about source of income protections under the FEHA and to educate them that Landlord Housing Incentive funds for security deposits and moving expenses may be available if a unit is leased to a voucher holder (2023).

**Objective:** Maintain current levels of assistance and continue to apply to HUD for additional funding as available

**Agency/Department:** Burbank Housing Authority

**Funding Sources:** HUD and other Federal funding

**Time Frame:** Ongoing

#### Adequate Housing Sites

#### 5. Housing Opportunity Sites & Rezone Program

In 2019, the City Council established a housing goal to build 12,000 new dwelling units through 2035, mainly along the I-5 freeway corridor, which includes the Downtown area, Airport District (Golden State), and parts of the Media District. This housing goal is intended to facilitate responsible development that results in new housing for all economic segments, included much needed workforce housing. In order to achieve this goal, the City is undertaking the following Specific Plans to provide the necessary zoning, objective development standards and processing procedures to facilitate the production of housing:

- Downtown TOD Specific Plan
- Golden State Specific Plan
- Media District Specific Plan

Adoption of these Specific Plans is projected to occur in fiscal year 2022-2023 after adoption of the Housing Element, resulting in a temporary shortfall of sites with zoning in place to address Burbank's regional housing needs (RHNA) for 985 moderate income and 588 above moderate income households. As permitted under Housing Element law, the City is addressing this shortfall by including a program in the Element to identify sites for rezoning within one year of the start of the planning period.<sup>25</sup>

As described earlier, the Specific Plans will incorporate numerous incentives for development on identified sites, including by-right processing for projects with 100 units or less and reduced parking consistent with density bonus law. The City's Economic Development team will develop promotional flyers

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<sup>25</sup> Because the City does not have a shortfall of sites with zoning in place to accommodate the RHNA for lower income households, the City is not subject to the adequate sites program requirement under Government Code section 65583(f) and 65583.2(h).

for each of the nineteen housing opportunity sites identified in the Specific Plans and will actively market the sites to developers via trade shows, real estate publications and in person meetings.

The specific plans will include plan-level environmental analysis that can be used to streamline the CEQA process on future development projects, thereby reducing time and costs and enhancing affordability.

**Objective:** Provide adequate sites to accommodate Burbank's RHNA allocation through adoption and update of Specific Plans and provide incentives for site development

**Agency/Department:** Community Development Department/ Planning Division

**Funding Sources:** Metro TOD Planning Grant; California High Speed Rail Authority; LEAP Grant; SCAG Sustainable Communities Grant; REAP Grant (Media Center Specific Plan)

**Time Frame:** Adopt Downtown TOD and Golden State Specific Plans in fiscal year 2022-2023, and Media District Specific Plan in 2023. Market opportunity sites to the development community starting in 2022. Conduct a mid-cycle review in 2025 to evaluate housing production levels in comparison to the RHNA, and if falling significantly short, commit to additional rezoning to increase capacity.

#### **6a. Promote Accessory Dwelling Units (ADUs)**

Between 2017-2019, the State adopted a series of additional requirements for local governments related to ADU ordinances. In response to these new ADU laws, the City has continually updated its ordinance to align with state law and better facilitate the production of ADUs and Junior ADUs. Burbank has been successful in these efforts, having issued an average of 181 building permits for ADUs between 2019-2021. The pace of ADUs has continued to accelerate, with 322 ADU permits issued in 2021 and 85 permits in the first four months of 2022. Furthermore, SCAG's affordability analysis estimates that in Los Angeles County, 70 percent of ADUs are provided at rents affordable to lower and moderate income households.

Pursuant to AB 671, the Housing Element is now required to include plans to incentivize and encourage affordable ADU rentals. In addition to the City's current streamlined ADU processing procedures, including electronic application submittals and a Frequently Asked Questions handout, the City will encourage architectural design firms to submit ADU plans that can be pre-approved and customizable at minimal cost to facilitate a more streamlined review and permitting of ADUs. The City will develop a set of at least three pre-approved and customizable plans that can be used to further facilitate ADU development that is consistent with the City's residential development standards, including at least one smaller sized, lower cost option. To further encourage the continued creation of smaller, lower cost ADUs, the City will seek to approve ADUs smaller than 500 square feet in  $\frac{3}{4}$  of the time prescribed by State law (currently 60 days). The City has reduced ADU processing fees from \$2,197 to \$1,638, with further reductions for ADUs that incorporate accessibility features which would result in a 50% reduction in building permit and planning fees. Finally, Burbank is working with a firm to establish an ADU calculator to estimate construction costs and rents that it will add to its ADU webpage to assist homeowners in evaluating the financial implications of developing an ADU.

**Objective:** Achieve the production of an average of 200 ADUs annually, for a total of 1,600 ADUs over the planning period, including 80% in high and highest resource neighborhoods.

**Agency/Department:** Community Development Department/Planning Division

**Funding Sources:** General Fund

**Time Frame:** Add ADU Cost Calculator to City website in 2022. By 2023, establish expedited

processing for smaller ADUs, reduced fees for ADUs that incorporate accessibility features, and pre-approved ADU plans. Annually monitor ADU production as part of Annual Performance Report (APR) on the Housing Element.

#### **6b. Track and Monitor Accessory Dwelling Units**

The City will track new accessory dwelling units to collect information on the use and affordability of these units. In order to establish baseline information on how ADUs are being used, the City will send out a questionnaire to all property owners issued an ADU building permit since 2018 to request information on occupancy and rent levels, and moving forward, will incorporate similar questions as part of the City's ADU application. Conduct a review every two years and report to HCD. If actual production and affordability is far from projected trends (more than 25% below projections) and impacts the City's ability to meet its RHNA, rezone an additional site(s) to offset any lower income RHNA shortfall; if actual production and affordability is near projected trends, conduct expanded marketing and outreach.

**Objective:** Establish an ADU tracking system to monitor production, affordability and location within high and highest resource neighborhoods

**Agency/Department:** Community Development Department/Planning Division

**Funding Sources:** General Fund

**Time Frame:** Conduct ADU survey and establish tracking system in 2022. Conduct review of production and affordability every two years (2023, 2025, 2027, 2029) and as appropriate, conduct expanded marketing and outreach within 6 months, or rezoning additional site(s) within one year.

#### **7. Monitoring No Net Loss and Development on Sites from Prior Planning Periods**

To ensure that the City monitors its compliance with SB 166 (No Net Loss), the City will develop a procedure to track:

- Unit count and income/affordability assumed on parcels included in the Sites Inventory
- Actual units constructed and income/affordability when parcels are developed
- Net change in capacity and summary of remaining capacity in meeting remaining Regional Housing Needs Allocation (RHNA)

Two sites included in the Housing Element Site Inventory for lower-income housing were also in the previous (5<sup>th</sup> cycle) Burbank Housing Element and have projects pending entitlement: The Premier on First and 529-537 E. Palm Avenue. The City will monitor the pending entitlement of these projects, and pursuant to Government Code Section 65583.2(c), if projects are not approved as indicated, will allow for by-right approval of any future projects on these sites that set-aside at least 20 percent of units as affordable to lower income households.

**Objective:** Develop a procedure to monitor the development of sites in the Housing Element Sites Inventory and ensure that adequate sites are available to meet the remaining RHNA by income category. Monitor development entitlements on prior Housing Element sites, and provide by-right development as required under State law.

**Agency/Department:** Community Development Department/Planning Division

**Funding Sources:** General Fund

**Time Frame:** Establish No Net Loss monitoring procedures in 2022. Ongoing monitoring of entitlements on prior Housing Element sites.

## 8. Public/Private Partnerships on City Land

Public/private partnerships involve collaboration between a government agency and private-sector company that can be used to finance, build and operate projects. To facilitate affordable housing development, the City is considering various options to leverage its land resources including but not limited to the sale and/or leasing of appropriate City-owned properties on a long-term basis to housing developers in exchange for a long-term commitment to maintain all or a portion of the units as affordable housing. As part of the Downtown TOD Specific Plan, the City is proposing expansion of the Civic Center and the introduction of approximately 375 units of housing as part of a larger mixed-use development on City-owned parcels. Since the fall of 2021, the City's Civic Center taskforce comprised of key City executives and land development staff have been working with a consultant team made up of land use planners, economists, urban designers, traffic engineers, and environmental consultants to develop a plan to consider a public private partnership ("P3") for the Civic Center. The Civic Center plan would include amongst other things, the development of housing, office, retail and a new library as well as on-site parking. During this period, the City has undertaken various studies including development of multiple Civic Center conceptual plans, parking analysis, capital cost estimates and an affordability assessment. This effort will culminate in a presentation by City staff and the consultants to the City Council in the last quarter of 2022. It is the intent of this effort to seek City Council authorization to prepare an RFP to solicit proposals from qualified developers to build out the Civic Center in a manner that addresses the various mix of residential, commercial, and civic uses. The RFP development, solicitation of proposals and negotiation would take approximately 12 months to complete in late 2023. It is anticipated that a Civic Center Project would be underway by the summer of 2025.

In the unlikely event that the City Council does not authorize staff to issue an RFP for the Civic Center project, the proposed density increase would still be considered under the TOD Specific Plan, and could be made available as part of a "transfer of development rights" (TDR) program to be used by a developer in another location within the specific plan.

<b>Objective:</b>	Partner with private developers to provide housing on publicly owned land
<b>Agency/Department:</b>	Community Development Department/Planning Division
<b>Funding Sources:</b>	Varied funding sources - local, state, and federal funds and/or City land contribution towards project
<b>Time Frame:</b>	Issue an RFP by 2023 and select a developer for the Civic Center Plan by 2024. Incorporate a TDR program within the Downtown TOD Specific Plan (2022).

## Development of Affordable Housing

### 9. Facilitate Development of Affordable Housing on Non-Vacant Sites

As Burbank's sites inventory relies on nonvacant sites to address the vast majority of its housing needs (just five parcels in the inventory are vacant), it will be important for the City to have an effective program to facilitate their development and enable the City to address its regional housing needs. At the same time, the City will promote the inclusion of affordable housing on each of these sites through its Inclusionary Housing Ordinance and other regulatory and financial incentives. The following are among the incentives the City will offer to promote development on its Housing Element sites:

- Develop promotional flyers for each site and actively market to developers through the City's Economic Development team via trade shows, real estate publications and in person meetings (see Program #5)

- Allow by right development processing for projects 100 units or less that comply with objective development standards to be adopted with the GSSP and Downtown TOD Specific Plans, and provide streamlined discretionary review for larger projects (see Program #17)
- Reduce parking requirements consistent with standards available under density bonus law, with potential further reductions in exchange for provision of community benefits (see Program #5)
- Pursue a public-private partnership for development of approximately 375 units, as well as a new library and other public improvements, on City-owned sites within the Civic Center area (see Program #8)
- Encourage the consolidation of smaller parcels into larger development sites by allowing greater densities and other flexible development standards (see Program #20)
- Waive development impact fees on affordable units (see Program #19)
- Provide gap financing for affordable housing projects (with special consideration for projects that set aside units for extremely low income households and persons with disabilities, including persons with developmental disabilities) through the City's Low and Moderate Income Housing Asset Fund, Affordable Housing Trust Fund, HOME funds and other available funding sources

**Objective:** Provide regulatory and financial assistance as well as outreach to the development community in support of affordable and mixed income housing on Housing Element sites

**Agency/Department:** Community Development Department/Planning Division, Housing and Economic Development Division

**Funding Sources:** HOME; Low and Moderate Income Housing Asset Fund; Housing Trust Funds; other State and federal funding sources

**Time Frame:** Within one year of Housing Element adoption

## 10. Inclusionary Housing Ordinance

Burbank adopted its Inclusionary Housing Program in 2006, requiring projects with five or more units to include 15% of the units as long-term affordable housing. More specifically, rental projects are required to provide 5% very low income and 10% low income units, and ownership projects are required to provide 15% moderate income units.<sup>26</sup> Alternatives to on-site units include off-site affordable units, land donation or payment of an in-lieu fee. As a means of providing incentives for the provision of units for large families and for persons with disabilities, if more than the required number of affordable units are provided for large families (3+ bedrooms), or fully accessible units (in excess of California Building Code Chapter 11A requirements) are provided for the physically disabled, a credit of 1.5 units for every 1 unit is provided.

The City is currently in the process of updating its Inclusionary Housing Ordinance as market conditions have changed since the original Ordinance was adopted over 15 years ago. One of the changes being contemplated is to allow housing developers multiple options to fulfill Inclusionary Housing production requirements, including allowing moderate income units to address the unmet need for moderate income housing under the RHNA. Changes to the Ordinance will be evaluated which are complementary to current state density bonus law and in-lieu housing fee amounts will also be updated. Furthermore, the City will be preparing a study that includes but is not limited to an economic feasibility analysis to evaluate the potential impacts and benefits of the implementation of a prevailing wage and local hire,

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<sup>26</sup> After the *Palmer* court ruling in 2009, the City suspended its Inclusionary Housing requirements on rental projects. Upon passage of AB 1505 in 2017, the City was again able to impose Inclusionary Housing requirements on multi-family rental projects.

apprenticeship policy to have the skilled construction workforce necessary for new housing developments to support production of an ample supply of mixed-income and affordable housing units, and ensure equitable, sustainable, and livable communities.

**Objective:** Update the Inclusionary Housing Ordinance to enhance the program's effectiveness in producing affordable housing and continue to provide incentives for units suitable for large families and for persons with disabilities

**Agency/Department:** Community Development Department/Planning Division, Housing and Economic Development Division

**Funding Sources:** General Fund

**Time Frame:** 2022 - 2023

## 11. Density Bonus Ordinance

State density bonus law (Government Code Section 65915) provides for increases in density, along with other incentives and concessions, for projects that include a specified percentage of affordable units. In conjunction with adoption of the Inclusionary Housing Ordinance in 2006, the Burbank City Council updated its Density Bonus Ordinance to reflect current State requirements and to coordinate with the incentives offered under the Inclusionary Program. Density bonus law has undergone several amendments since that time, and rather than incrementally update the City's ordinance, the City's Code includes automatic incorporation by reference of future amendments to State density bonus law. Burbank has had numerous projects take advantage of State density bonus incentives, as well as the 25% transit density bonus provided for under the General Plan.

Together with the update of the Inclusionary Ordinance, the City is preparing an update of the Density Bonus Ordinance. Part of this update will include establishing a streamlined approach to the menu of available incentives, concessions and waivers, as well as streamlining the appeals process. Furthermore, the City will be preparing a study that includes but is not limited to an economic feasibility analysis to evaluate the potential impacts and benefits of the implementation of a prevailing wage and local hire, apprenticeship policy to have the skilled construction workforce necessary for new housing developments to support production of an ample supply of mixed-income and affordable housing units, and ensure equitable, sustainable, and livable communities.

**Objective:** Update the Density Bonus Ordinance to align with State law and the updated Inclusionary Housing Ordinance

**Agency/Department:** Community Development Department/Planning Division, Housing and Economic Development Division

**Funding Sources:** General Fund

**Time Frame:** 2022 - 2023

## 12. Affordable Homeownership Program

The rate of homeownership in Burbank has fallen, and affordable ownership options are out of reach for many in Burbank's workforce. The former Redevelopment Agency had a history of parcel assembly for ownership housing as well as funding mortgage assistance, but with the dissolution of Redevelopment, these programs are no longer available. The City is committed to facilitating the expansion of homeownership opportunities for first-time homebuyers, and will pursue the following actions:

- Creation of a small lot subdivision ordinance to accommodate single-family infill housing in commercial and multi-family neighborhoods

- Incentivize the construction of missing middle housing of 15-30 units to the acre including smaller apartments, townhome and rowhouse style development
- Evaluate allowing “duet homes” – duplexes which are sold and owned separately – within single-family zones
- Support co-housing communities that are individually owned, private units clustered around common facilities
- Ensure the updated Inclusionary Housing Ordinance facilitates ownership housing
- Pursue mechanisms to provide homeownership assistance, including with the business community to explore opportunities for employer assisted housing and commercial impact fees

**Objective:** Promote first-time homebuyer opportunities in high resource neighborhoods through both regulatory and financial incentives. Conduct affirmative marketing to promote equal access to homeownership opportunities.

**Agency/Department:** Community Development Department/Planning Division, Housing and Economic Development Division

**Funding Sources:** General Fund; Housing Trust Fund; Permanent Local Housing Allocation (PLHA)

**Time Frame:** 2023

### 13. Employer Assisted Housing

The most significant generator of housing needs in Burbank is the local workforce of over 130,000 employees. Employers are increasingly recognizing that recruitment and retention of employees is dependent upon the availability of local affordable housing options, as evidenced by the surge of employer assisted housing (EAH) programs being initiated throughout the country, including programs offered by Amazon, Google and LAUSD. EAH can be provided in a variety of ways, including through down payment grants or loans that are forgiven over a period of employment, homeownership counseling and education, rental subsidies, and direct investment in the construction of housing and/or provision of land.

The City will be convening a series of meetings with major employers to provide information on EAH programs and available resources to support in initiating local workforce housing programs.

**Objective:** Engage major employers in the City to discuss and determine feasibility of establishing employer assisted housing programs

**Agency/Department:** Community Development Department/Planning Division, Housing and Economic Development Division

**Funding Sources:** None Required

**Time Frame:** Ongoing

### 14. Development Impact Fees for Affordable Housing

Impact fees on non-residential development can be used to expand housing opportunities to offset the impact of such development on the need for affordable housing generated from an increase in lower income workers. As an alternative to paying the impact fee, the commercial/industrial development is typically provided the option of building the affordable units on-site. In order to adopt a development impact fee, a nexus study is required to determine how a reasonable relationship exists between the impact fee and the type of non-residential development project on which a fee would be imposed. The purpose of the fee would be to fill the “affordability gap” for housing development and increase the number of homes available for the local workforce.

More than 30 cities and counties in California have jobs housing linkage fees, with the majority of these programs in the Bay Area and greater Sacramento, though Los Angeles, Glendale and Santa Monica all have fees. Fees are most successful in communities, such as Burbank, with robust employment growth.

**Objective:** Evaluate establishing an impact fee on non-residential development to provide an additional source of revenue for the Housing Trust Fund

**Agency/Department:** Community Development Department/Planning Division, Transportation Division

**Funding Sources:** General Fund

**Time Frame:** 2023

## 15. Sustainability and Green Building Design

Burbank continues to implement the Greenhouse Gas Reduction Plan (GGRP), and reports the City's progress to City Council on an annual basis. The City is currently updating the GGRP and will be developing a model template for Department and City reporting. Consistent with the GGRP, the City requires green building practices not only in new construction but also for qualifying residential rehabilitation/home improvement projects, and provides information on resources on the City website and at the public counter.

**Objective:** Update the GGRP plan and evaluate establishment of additional sustainability/green building development standards for large projects

**Agency/Department:** Community Development Department/Building & Safety Division; Burbank Water and Power

**Funding Sources:** None Required

**Time Frame:** 2022

## 16. Transitional and Supportive Housing

The City, in cooperation with the Burbank Housing Corporation (BHC) and other development partners, is committed to expanding transitional and supportive housing opportunities to persons experiencing homelessness or at-risk of becoming homeless. BHC currently operates four transitional housing facilities with 19 housing units where residents can live for up to two years while they gain the skills necessary for independent living. BHC also operates an 11 unit permanent supportive housing project for veterans. The City has also entered into a new partnership with Hope of the Valley by adding 38 beds of transitional congregate housing for transitional aged youth experiencing homelessness. Supportive services are offered through Village Family Services in order to stabilize the persons housing needs. The City has updated its Zoning Ordinance consistent with State law to treat transitional and supportive housing as a residential use, and allows supportive housing as a use by right in all zones where multi-family and mixed use is permitted.

**Objective:** Investigate outside funding sources to augment HOME funds in support of transitional and supportive housing

**Agency/Department:** Community Development Department/Planning Division, Housing and Economic Development Division

**Funding Sources:** HOME; Low and Moderate Income Housing Asset Fund; Permanent Local Housing Allocation (PLHA); other State and County funds

**Time Frame:** Ongoing



## Remove Constraints to Housing

### 17. Objective Development Standards

One of the primary goals of the Golden State Specific Plan, and updates to the Downtown TOD and Media District Specific Plans, is to establish clear and objective development standards that create greater certainty for developers. Under the Specific Plans, projects of up to 100 units that comply with applicable City Density Bonus and Inclusionary Housing regulations and the objective development standards will be considered for by-right approval without the need for further discretionary review including a Conditional Use Permit (CUP) or Planned Development (PD) permit request. Project's greater than 100 units would still be required to go through a discretionary review process and developers would still have the option of City approval of a Planned Development to address the unique aspects of a project.

Objective development standards for micro-units, live/work housing and other non-traditional housing types will be established within the Specific Plans. The result will be a streamlined housing approval process that accelerates housing production.

**Objective:** Establish objective development standards and streamlined processing procedures in conjunction with the new and updated specific plans

**Agency/Department:** Community Development Department/ Planning Division

**Funding Sources:** Metro TOD Planning Grant; California High Speed Rail Authority; LEAP Grant; SCAG Sustainable Communities Grant

**Time Frame:** Adopt Downtown TOD and Golden State specific plans in 2022, and Media District Specific Plan in 2023

### 18. Updated Multi-family Development Standards

The City's multi-family development standards are in need of updating to better facilitate responsible development feasibility while protecting and preserving existing neighborhoods. Particularly on smaller parcels, current development standards may preclude the achievement of maximum zoned densities. The City will re-evaluate parking, setbacks, height and other standards and update to enable compact, well-designed multi-family product types.

**Objective:** Update and simplify the City's multi-family development standards to enhance development feasibility

**Agency/Department:** Community Development Department/ Planning Division

**Funding Sources:** General Fund

**Time Frame:** 2024

### 19. Development Fee Waivers

The City collects various fees from development to cover the costs of processing permits, as well as impact fees to offset the future impact of development on community facilities, transportation and affordable housing. While the City's fees are considered reasonable and based on cost recovery and/or development impacts, fee reductions can be offered as an incentive for production of affordable housing. Burbank's inclusionary housing and density bonus programs currently provide for development impact fee waivers on affordable units and fee deferrals on market rate units until issuance of certificate of occupancy. In addition, Assembly Bill 571, effective January 2022, now prohibits affordable housing impact fees, including inclusionary zoning fees, in-lieu fees, and public benefit fees, from being imposed on a housing development's affordable units.

**Objective:** Continue to waive development impact fees on affordable units  
**Agency/Department:** Community Development Department/ Planning Division  
**Funding Sources:** General Fund  
**Time Frame:** Ongoing

## **20. Lot Consolidation Program**

The success of development within several of the opportunity sites will be dependent upon consolidation of individual parcels into larger development sites. While some of the individual parcels that comprise the Housing Element sites are already under common ownership, many are individually owned. The City will conduct outreach to property owners in these areas to identify meaningful incentives to facilitate lot consolidation and redevelopment. Based on this feedback, within two years of Housing Element adoption, the City will develop a Lot Consolidation Program to include specific incentives such as:

- Flexible development standards such as reduced setbacks, increased lot coverage, increased heights, reduced parking
- Streamlined permit processing through administrative staff review

The lot consolidation incentives will be integrated within the Downtown TOD and Golden State specific plans. The City will work in partnership with property owners that are receptive to lot consolidation to assist them in facilitating the parcel merge process in a streamlined and timely manner.

**Objective:** Conduct outreach to property owners and adopt Lot Consolidation Program  
**Agency/Department:** Community Development Department/ Planning Division  
**Funding Sources:** General Fund  
**Time Frame:** 2023. Conduct a mid-cycle review in 2025 to evaluate the success of the program and make modifications as necessary

## **21. Zone Text Amendments for Special Needs Housing**

As presented under the Governmental Constraints analysis and pursuant to State law, several revisions to the Burbank Municipal Code have been identified as appropriate to better facilitate the provision of a variety of housing types and for persons with special needs. These Code revisions include:

- Develop by right processing procedures for Low Barrier Navigation Centers in areas zoned for mixed use and non-residential zones permitting multi-family uses, and should the City receive an application for these uses, process them as required by State law. (per SB 48)
- Amend the Zoning Code to allow group homes of more than six persons in all residential zone districts consistent with State law and fair housing requirements.
- Amend the Zoning Code to specify incentives for the development of housing for extremely low income households (30% AMI). Incentives will include priority development processing and flexible development standards.

**Objective:** Facilitate housing for Burbank's special needs and extremely low income populations. Develop 10 two plus-bedroom units for large families through non-profit housing partners and BHC.  
**Agency/Department:** Community Development Department/ Planning Division  
**Funding Sources:** General Fund  
**Time Frame:** Amend the Zoning Code by 2024.

## 22. Updated Project Appeal Procedures

Currently, the City has an appeal process for development projects detailed in Burbank Municipal Code Section 10-1-1907.1 through Section 10-1-1907.3, wherein any person may file an appeal within 15 days after a decision on a housing project undergoing a discretionary review process is made by the Community Development Director. Persons filing an appeal are required to explain the reasons for the appeal, although reference to specific Municipal Code sections justifying the appeal are not currently required. Additionally, the existing appeal process allows an appellant to seek City Council determination on an appeal by challenging Planning Board's decision on the appeal. To streamline the project review and approval process, the City Council will consider the following revisions to the appeal process as follows:

- The City will update its appeal process as established in the BMC, including the initial and final review bodies for housing projects that do not involve any other discretionary reviews. Moreover, amendments to the Code section will be made to end the appeal process for housing projects at the Planning Board by making them the final decision-making body.
- The City will update the appeal form to specify that appellants need to clearly identify the findings/criteria that are the basis of the appeal, making it mandatory for an appellant to specify the applicable Code sections and reasons for the appeal
- The City will update the public notices and agendas with additional language to require that the issues raised by an appellant during the hearing be limited to only those topics that are specified in the appeal form.

**Objective:** Streamline the project review and approval process

**Agency/Department:** Community Development Department/Planning Division

**Funding Sources:** General Fund

**Time Frame:** Amend the Municipal Code, Update the Project Appeals Form, and Add Applicable Language to Public Notices and Agendas by 2023.

## Equal Housing Opportunities and Special Needs

### 23. Fair Housing/Affirmatively Furthering Fair Housing (AFFH)

Burbank will continue to contract with a qualified fair housing service provider for fair housing services to Burbank residents and property owners. The City will promote fair housing practices, and provide educational information on fair housing to the public through distribution of fair housing brochures, training sessions, workshops, and press releases/public service announcements. Affirmative Marketing Plans will be prepared for all housing developments assisted with local, State, and/or Federal funds. City staff will continue to review Fair Housing Program annual reports to assess any trends, and will implement actions set forth in Burbank's Analysis of Impediments to Fair Housing Choice (AI).

The new Affirmatively Furthering Fair Housing (AFFH) component of the Housing Element, contained in Appendix B, identifies the following as the primary fair housing issues in Burbank:

- Need for Affordable Housing of Various Types and Sizes
- Need for Public Education of Fair Housing Services and Fair Housing Rights
- Need for Fair Housing for the Special Needs Population
- Need for Accessible Housing

- Need for Neighborhood Revitalization and Resources

Table B-11 in the AFFH connects these fair housing issues with evidence and contributing factors, and presents the City's planned actions to address them. The actions identified in Table B-11 are part of the implementation of the Housing Element, and will be reported on as part of the City's Annual Progress Report (APR). Consistent with actions specified in the AFFH, the City will conduct at least two fair housing informational workshops per year and increase education and outreach via social and print media including printed materials to Burbank Water and Power, the Libraries, Senior centers and Activity Centers.

## **24. Landlord -Tenant Services and Mediation**

Landlord-Tenant services are provided both through the Burbank Housing Authority (BHA) and Landlord-Tenant Commission, as well as through the City's fair housing service provider the Housing Rights Center (HRC). Both the BHA and HRC provide general counseling and referrals over the phone regarding tenant/landlord issues. Complaints requiring mediation are directed to the City's Landlord-Tenant Commission which meets on a monthly basis. The Commission addresses a wide variety of issues, including conflicts involving property maintenance, repairs, lease disagreements, and rent increases. The Commission works to prevent displacement and potential homelessness by minimizing evictions and unjust rent increases through conflict mediation between tenants and landlords.

**Objective:** Continue to provide landlord-tenant counseling and referrals, and offer mediation services through the Landlord-Tenant Commission

**Agency/Department:** Community Development Department/Housing and Economic Development Division

**Funding Sources:** General Fund

**Time Frame:** Ongoing

## **25. Homeless Housing and Services**

In 2018, the City adopted a three-year Homeless Plan to provide a strategic approach to addressing homelessness in the community. The Plan presents seven core homelessness strategies, each with associated priority actions for implementation. These strategies include:

- Developing Storage Facilities and Transportation
- Enhancing Quality of Life, Mental Health and Healthcare Awareness
- Building Temporary Housing
- Creating Affordable Housing
- Continuing Outreach, Coordinated Care System, and Community Awareness
- Increasing Homeless Prevention and Rapid Re-housing
- Enforcing Public Health & Safety and Ordinances

Implementation of the Homelessness Plan is well underway, including opening of a Homeless Storage Facility and Navigation Center; Burbank Street Outreach Program; hiring of a Homeless Services Liaison; partnerships with Family Service Agency of Burbank, Providence St. Joseph Medical Center, and other providers for counseling services, health intervention, mental health services, and awareness; funding transportation services for a Winter Shelter Program; and tenant based rental assistance for families at-

risk of homelessness, among numerous other actions. The City is also dedicating funding for establishment of a Tiny Home Village of 26 modular homes on public land (including two ADA-accessible units) which will house up to 51 residents.

**Objectives:** Implement the strategies and actions identified in the Burbank Homelessness Plan, and update the Plan for the 2022-2027 time period with measurable outcomes, funding and time frames for implementation.

**Agency/Department:** Community Development Department/Housing and Economic Development Division

**Funding Sources:** CDBG; HOME; Permanent Local Housing Allocation (PLHA); General Funds

**Time Frame:** Ongoing. Open Tiny Home Village by July 2024.

## **26. Housing for Persons with Disabilities**

Over ten percent of Burbank's population is identified by the Census as having one or more disabilities. The City will continue to support nonprofit organizations in the construction and rehabilitation of housing targeted for persons with disabilities, including persons with developmental disabilities. Expedited permit processing (by providing technical assistance and pre-application consultation) and inclusionary housing credits will be provided for housing that sets aside units for persons with disabilities beyond the minimum requirements of Americans with Disabilities Act (ADA) or State building codes. The City will continue to coordinate housing near transit centers and door-to-door transit services for persons with disabilities, and coordinate with the Franklin D. Lanterman Regional Center to promote resources available to persons with developmental disabilities. As discussed under Program #6, in order to encourage accessory dwelling units to incorporate accessibility features, the City will establish and promote a program to reduce building permit and planning fees by up to 50% for qualifying ADUs. The City will begin providing developers with State HCD's New Home Universal Design Checklist and encourage them to offer Universal Design features which ensures housing can be used by people throughout their lifespan. The City will also update its 2014 Administrative Procedures for Reasonable Accommodation to be consistent with the guidance provided by HUD/DOJ.

**Objectives:** Expand the range of housing options available and accessible to persons with disabilities

**Agency/Department:** Community Development Department/Planning, Housing and Economic Development, Transportation and Building Divisions; Management Services Department and City Attorney's Office

**Funding Sources:** None Required

**Time Frame:** Update Reasonable Accommodation Procedures and provide developers with HCDs Universal Design Checklist by 2023

## **27. Housing for Extremely Low Income Households**

The City will encourage the development of housing for extremely low-income (ELI) households through a variety of activities such as coordinating with potential housing developers, providing financial assistance or land write-downs, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, and/or offering additional incentives beyond the density bonus. The following specific activities will support ELI housing during the planning period:

- Dedicating funding for establishment of a Tiny Home Village of 26 modular homes on public land to house up to 51 residents

- Funding the addition of six rent-restricted ADUs affordable to ELI households on BHC affordable housing properties
- Creating at least three pre-approved and customizable ADU plans, including at least one smaller sized, lower cost option
- Utilizing the City's Permanent Local Housing Allocation (PLHA) and HOME American Rescue Plan funding to provide emergency housing, bridge housing, transitional housing and supportive services and case management to homeless and at risk of homelessness households, including 130 rapid rehousing units and assistance with housing navigation services to 480 individuals
- Amending the Zoning Code to specify incentives for the development of ELI housing, including priority development processing and flexible development standards.

**Objectives:** Facilitate the provision of a variety of housing types to address the needs of Burbank's extremely low income households

**Agency/Department:** Community Development Department/Housing and Economic Development Division, Planning Division

**Funding Sources:** HOME; CDBG; Low and Moderate Income Housing Asset Fund; State Permanent Local Housing Allocation (PLHA); other State and LA County funds

**Time Frame:** 2022- 2023. Additional funding allocations to be made annually in conjunction with Burbank's Annual Action Plan

**Table 1-47**  
**Summary of Quantified Objectives (2021-2029)**

	<b>Extremely Low</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
New Construction (RHNA) <sup>1</sup>	1,276	1,277	1,418	1,409	3,392	<b>8,772</b>
Rehabilitation	7	13	4	--	--	<b>24</b>
Preservation <sup>2</sup>	1,372					

Notes:

<sup>1</sup> State law requires projecting the housing needs for extremely low income households. The RHNA developed by SCAG does not separately account for this income group. State law allows splitting the very low income group evenly between extremely low and very low income.

<sup>2</sup> The Preservation objective reflects maintaining all deed restricted rental housing (as presented in Table 1-25) as long-term affordable housing.

# Appendix A

Glossary

## Appendix A: Glossary

This glossary is for ease of use of the Burbank Housing Element only; for full definitions related to the City of Burbank Municipal Code, please see Title 10. Zoning Regulations.

### A. Abbreviations

ACS:	American Community Survey
ADA:	Americans with Disabilities Act
ADU:	Accessory Dwelling Unit
AFFH:	Affirmatively Furthering Fair Housing
AFH:	Assessment of Fair Housing
AI:	Analysis of Impediments to Fair Housing Choice
AMI:	Area Median (Household) Income
APN:	Assessors Parcel Number
BCP:	Burbank Center Plan
BHA:	Burbank Housing Authority
BHC	Burbank Housing Corporation
BMP:	Best Management Practices
CBC:	California Building Code
CDBG:	Community Development Block Grant
CEQA:	California Environmental Quality Act
CHAS:	Comprehensive Housing Affordability Strategy
CUP:	Conditional Use Permit
DDS:	California Department of Social Services
DOF:	California Department of Finance
ECOA:	Equal Credit Opportunity Act
EDD:	California Employment Development Department
EIR:	Environmental Impact Report
ELI:	Extremely Low Income
FAR:	Floor Area Ratio
FEMA:	Federal Emergency Management Agency
FEHA:	California Fair Employment and Housing Act
FHA:	Fair Housing Act
FPV:	Family Promise of the Verdugos
FSA:	Family Service Agency
GHG:	Greenhouse Gas
GSSP:	Golden State Specific Plan
HCD:	California Department of Housing and Community Development
HMDA:	Home Mortgage Disclosure Act



HOME:	HOME Investment Partnership Program
HUD:	U.S. Dept. of Housing and Urban Development
NDVets:	New Directions for Veterans
NEHRP:	National Earthquake Hazards Reduction Program
NPDES:	National Pollutant Discharge Elimination System
RATP:	Residential Acoustical Treatment Program
R/ECAP:	Racial and Ethnic Characteristics/Concentrations
RHNA:	Regional Housing Needs Allocation
RPZ:	Runway Protection Zones
SCS:	Sustainable Communities Strategy
SCAG:	Southern California Association of Governments
SCPH:	Southern California Presbyterian Homes
SERAF:	Supplemental Educational Revenue Augmentation Funds
SRO:	Single Room Occupancy
TCAC:	California Tax Credit Allocation Committee
TOD:	Transit Oriented Development
UBC:	Uniform Building Code
UWMP:	Urban Water Management Plan

## B. Definitions

**Accessory Dwelling Unit:** An accessory dwelling unit (also known as second units or granny flats) is an attached or detached structure that provides independent living facilities for one or more persons and includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as a single-family dwelling unit.

**Acreage:** Gross acreage refers to the entire acreage of a site. Most communities calculate gross acreage to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets. Net acreage refers to the portion of a site that can actually be built upon. Public or private road right-of-way, public open space, and flood ways are not included in the net acreage of a site.

**Accessible Housing Unit:** An accessible housing unit is designed and built to be usable to a person with physical disabilities.

**Affirmatively Furthering Fair Housing (AFFH):** This new legislation requires all housing elements due on or after January 1, 2021 contain an Assessment of Fair Housing to ensure that laws, policies, programs, and activities affirmatively further fair housing opportunities throughout the community for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, disability, and other characteristics protected by the California Fair Employment and Housing Act.

**Affordable Unit:** A dwelling unit within a housing development which will be reserved for, and restricted to, income qualified households at an affordable rent or is reserved for sale to an income qualified household at an affordable purchase price.

**Area Median Income:** As used in State of California housing law with respect to income eligibility limits established by HUD. The Area Median Income referred to in this Housing Element is that of Los Angeles County.

**At Risk:** Deed-restricted affordable housing projects at risk of converting to market rate.

**Burbank Housing Corporation (BHC):** A non-profit housing developer actively involved in the purchase and management of affordable housing in the community.

**By-Right Development:** By right means the local government's development review must not require a conditional use permit, planned unit development permit, or other discretionary review or approval.

**California Department of Housing and Community Development (HCD):** The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households. HCD is responsible for reviewing Housing Element's and determining whether they comply with State housing statutes.

**California Environmental Quality Act (CEQA):** A State law requiring State and local agencies to regulate activities with consideration for environmental protection.

**Census:** The official decennial enumeration of the population conducted by the federal government.

**City Council:** The City Council serves as the elected legislative and policy-making body of the City of Burbank, enacting all laws and directing any actions necessary to provide for the general welfare of the community through appropriate programs, services, and activities.

**Community Development Block Grant (CDBG):** A grant program administered by HUD on a formula basis for entitlement communities, such as the City of Burbank. This grant allots money to cities and counties for housing and community development activities, including public facilities and economic development.

**Conditional Use Permit (CUP):** Conditional Use Permits are required for uses which may be suitable only in specific locations in a zoning district, or which require special consideration in their design, operation or layout to ensure compatibility with surrounding uses.

**Condominium:** A condominium consists of an undivided interest in common in a portion of real property coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded final map, parcel map, or condominium plan in sufficient detail to locate all boundaries thereof.

**Condominium Conversion:** The conversion of existing real estate and/or structures to separate, salable condominium units, regardless of present or prior use and whether substantial improvements have been made to such structures.

**Density Bonus:** An increase in the density (number of dwelling units allowed per acre or parcel), above that normally allowed by the applicable zoning district, in exchange for the provision of a stated percentage of affordable units.

**Development Fees:** City imposed fees to partially cover the costs for processing and providing services and facilities; and fund capital improvements related to fire, police, parks, and libraries and correlate the increased demands on these services.

**Dissimilarity Index:** A measure of residential segregation is the dissimilarity index, which is a commonly used measure of community-level segregation.

**Dwelling Unit:** Any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and sanitation, for not more than one family.

**Emergency Shelter:** An establishment operated by an Emergency Shelter Provider that provides homeless people with immediate, short-term housing for no more than six months in a 12-month period, where no person is denied occupancy because of inability to pay.

**Environmental Impact Report (EIR):** Required by CEQA, this document serves to inform governmental agencies and the public of a project's potential environmental impacts and provides mitigation measure if impacts are found to be significant.

**Fair Market Rent:** The rent, including utility allowances, determined by HUD for purposes of administering the Section 8 Housing Choice Voucher Program.

**Family:** A group of persons who maintain a single common household, but who otherwise are not a Community Care Facility.

**General Plan:** A statement of policies, including text and diagrams setting forth objectives, principles, standards, and plan proposals, for the future physical development of the city or county (see Government Code Sections 65300 et seq.). California State law requires that a General Plan include elements dealing with seven subjects—circulation, conservation, housing, land use, noise, open space and safety—and specifies to various degrees the information to be incorporated in each element.

**Growth Management (Measure One):** Approved by Burbank voters in 1989, prohibits the City from increasing the maximum allowed number of residential units beyond the approved maximum build out

in the 1988 Land Use Element without voter approval. The purpose of the ordinance is to coordinate the rate of residential growth with the availability of public facilities and services.

**Homeless:** Persons and families who lack a fixed, regular, and adequate nighttime residence. Includes those staying in temporary or emergency shelters or who are accommodated with friends or others with the understanding that shelter is being provided as a last resort. California Housing Element law requires all cities and counties to address the housing needs of the homeless.

**Household:** All persons living in a housing unit.

**Householder:** The head of a household.

**Housing Element:** One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains goals, policies, and implementation programs for the preservation, improvement, and development of housing.

**Inclusionary Housing Ordinance:** Adopted by the Burbank City Council in 2006, the City's ordinance requires developers of housing with five or more units to provide at least 15 percent of the units as affordable to very low, low and moderate income households, or to pay an in-lieu housing fee.

**Infill Development:** Development of land (usually individual lots or left-over properties) within areas that are already largely developed.

**Infrastructure:** Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

**In Lieu Fee:** A fee paid to the City in-lieu of a development requirement, such as required inclusionary units.

**Land Use Regulation:** A term encompassing the regulation of land in general and often used to mean those regulations incorporated in the General Plan, as distinct from zoning regulations (which are more specific).

**Lot or Parcel:** A portion of land shown as a unit on a recorded subdivision map or an approved minor subdivision map, parcel map or otherwise existing as of record with the Los Angeles County Office of the Assessor.

**Low Income Household:** A household earning less than 80 percent of the Los Angeles County median income based on information provided by HCD/HUD.

**Manufactured Housing/Mobile Home:** A dwelling unit built in a factory in one or more sections, transported over the highways to a permanent occupancy site, and installed on the site either with or without a permanent foundation.

**Mixed-use:** The combination of various uses, such as office, retail and residential, in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design.

**Moderate Income Household:** A household earning 80% to 120% of the Los Angeles County median income based on information provided by HCD/HUD.

**Multi-family Residential:** Usually two or more dwelling units on a single site, which may be in the same or separate buildings.

**Ordinance:** A law or regulation set forth and adopted by a governmental authority, usually a city or county.

**Overcrowding:** Household living in a dwelling unit where there are more than 1.01 persons per room, excluding kitchens, porches and hallways. Severe overcrowding is where there are more than 1.51 persons per room.

**Overpayment:** Housing overpayment occurs when a household spends more than 30 percent of its income on housing costs; severe overpayment refers to spending greater than 50 percent of income on housing.

**Persons with Disability:** A person with a long lasting physical, mental, or emotional condition that impairs their mobility, ability to work, or ability for self-care.

**Planning Board:** The Burbank Planning Board conducts public hearings and makes decisions on applications for discretionary projects, considers appeals of decisions by the Community Development Director, and serves as the advisory body to the Burbank City Council on planning issues.

**Poverty Level:** As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or “poverty thresholds” varying by size of family, number of children, and age of householder.

**Reasonable Accommodation:** The federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use a dwelling.

**Regional Housing Needs Allocation (RNHA):** A quantification by SCAG and HCD of existing and projected housing need -- the City’s fair share of the regional housing needs by household income group.

**Rezoning:** An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

**Section 8 Rental Assistance Program:** A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low income households. The program operates by providing “housing assistance payments” to owners, developers, and public housing agencies to make up the difference between the “Fair Market Rent” of a unit (set by HUD) and the household’s contribution toward the rent, which is calculated at 30 percent of the household’s adjusted gross monthly income.

**Senior Housing Projects:** Defined by California Housing Element law as projects developed for, and put to use as, housing for senior citizens. Senior citizens are defined as persons at least 62 years of age.

**Single-family Residential:** A single dwelling unit on a building site.

**Specific Plan:** A plan addressing land use distribution, open space availability, infrastructure, and infrastructure financing for a portion of the community. Specific plans put the provisions of the local general plan into action.

**Special Needs Population:** Under Housing Element statutes, special needs populations include the elderly, persons with disabilities, female-headed households, large households, and the homeless.

**Supportive Housing:** Permanent affordable housing with no limit on length of stay that is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live, and where possible, work in the community.

**Transitional Housing:** A dwelling unit or group of dwelling units for residents in immediate need of temporary housing. Transitional housing is configured as rental housing, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined time, which shall be no less than six months.

**U.S. Department of Housing and Urban Development (HUD):** A cabinet-level department of the federal government that administers housing and community development programs.

**Vacant:** Lands or buildings that are not actively used for any purpose.

**Very Low Income Household:** A household with an annual income usually no greater than 50 percent of the area median family income, based on the latest available eligibility limits established by HCD/HUD.

**Zoning Ordinance:** Regulations adopted by the City which govern the use and development of land within its boundaries and implements policies of the General Plan.

**Zoning District:** A designated section of a city or county for which prescribed land use requirements and building and development standards are uniform.

# Appendix B

Affirmatively Furthering Fair Housing

## Appendix B: Affirmatively Furthering Fair Housing

In 2018, the California governor signed AB 686 (Housing Discrimination: Affirmatively Further Fair Housing) requiring that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule. Under this state law, all California jurisdictions must ensure that laws, policies, programs, and activities affirmatively further fair housing opportunities throughout the community for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, disability, and other characteristics protected by the California Fair Employment and Housing Act (FEHA).

The City of Burbank receives Community Development Block Grant (CDBG), HOME Investment Partnerships Act funds (HOME), and Section 8 funds each year from the federal government to support housing and community development activities that principally benefit low and moderate-income households. As a recipient of these funds, the City certifies that it will affirmatively further fair housing and utilize these funds to further the efforts of affordable housing in the City. To comply with federal law and the requirements of AB 686, the Burbank Housing Element 2021-2029 references information and analysis from the City of Burbank's Analysis of Impediments to Fair Housing Choice 2020-2025 (AI) to identify potential impediments to fair housing that are specific to Burbank. The Burbank AI is a review of impediments to fair housing choice in the public and private sectors, and involves: a comprehensive review of Burbank's laws, regulations, and administrative policies, procedures, and practices; an assessment of how those laws affect the location, availability, and accessibility of housing; an assessment of conditions, both public and private, affecting fair housing choice; and, recommendations for addressing the identified fair housing impediments.

### 1. Community Outreach

#### Housing Element Public Participation Program

As required by State law, all economic segments of the community must be provided an opportunity to review and comment on the Housing Element. As part of the development of the Housing Element, which also requires revisions to the Safety Element and an analysis of environmental justice issues in the General Plan, the City implemented a public participation program. The public participation program includes the following components:

- **Stakeholder Consultation Workshops.** Two virtual stakeholder consultation workshops were conducted online via Zoom on August 27, 2020. The first online stakeholder workshop was conducted for housing developers and the second workshop for housing service providers and housing advocates that serve the lower income community and special needs groups. The purpose of the workshops was to review current and projected housing needs and receive feedback on what strategies can best meet the housing needs of the community. Key participating service providers included: Family Promise of the Verdugos, Housing Rights Center, Los Angeles Family Housing, and St. David's Anglican Church.
- **Community Workshops.** Two virtual community workshops were conducted online via Zoom and on the Burbank YouTube Channel and local cable channel. The first virtual workshop was held on October 3, 2020 and included an informational presentation and discussion of housing and environmental justice issues facing the City in addition to opportunities for public input and questions on the Housing Element update. The second virtual community workshop on Housing



Element was held on February 27, 2021. The focus of this workshop highlighted the results of the online Housing Element survey, RHNA goals, housing opportunity sites, and potential housing programs. An example of one of the public comments related to fair housing was: How are new accessory dwelling unit (ADU) requirements accommodating disabled residents?

- **Housing Element Survey.** Housing Element survey (administered through MetroQuest) was available online from September 30, 2020 to January 4, 2021 in Armenian, English, and Spanish. There were a total of 227 survey respondents. Key survey questions related to fair housing included: ranking potential environmental justice programs and identifying disadvantaged communities.
- **City Website.** A website specifically for the Housing Element Update was established to provide an overview of the Housing Element process, announcement of events (i.e. workshops, survey), FAQs, and space to add public comments.  
<https://www.burbankhousingelement.com/>
- **Noticing of Workshops.** Notices for the two community workshops were published in the *Burbank Leader*, posted on the City website and project webpage, and on the City's Facebook and Twitter accounts. Direct invitation letters and emails were sent to local housing service providers and stakeholders that participated in the August stakeholder meetings. In addition, over 20,000 flyers were distributed in census tracts with the majority of Burbank's lower and moderate-income areas. Announcements regarding the workshops were made at City Council, Planning Board, Senior Board, and Landlord Tenant Commissions meetings.

In compliance with the Americans with Disabilities Act (ADA), any resident in need of special assistance to participate in these online workshops could contact the City Clerk's Office by phone or email and accommodations would be provided. There were no public requests for special assistance to participate in these workshops. Additionally, to involve as many participants as possible at the community workshops, Armenian and Spanish language interpreters were available for the presentations and public comments and responses.

Copies of the workshop presentations, notices, online survey and results, and public comments are included as **Appendix F: Public Participation**.

The Draft Housing Element was made available for public review on the City's website starting on April 27, 2021. The Draft Element and subsequent Element revisions have been provided to the public through email notification to the City's extensive list of Housing Element stakeholders, including numerous organizations that represent lower income and special needs households, and through posting on Burbank's social media platforms. The City has received five comment letters on the Draft Element (included in Appendix F), and has considered and as deemed appropriate, addressed these comments in the Element. The public will continue to have opportunities to provide comments on the Housing Element, EIR, and other General Plan elements at the Burbank Planning Board and City Council public hearings scheduled for August – September 2022.

### **Fair Housing Plan Outreach**

As part of the development of Burbank's Analysis of Impediments to Fair Housing Choice and to better understand the fair housing issues facing its residents, the City implemented a community outreach program consisting of community advisory meetings, a resident survey, service provider interviews, and a City Council meeting.

The City conducted two community advisory meetings (November 26, 2019 and December 3, 2019) and one stakeholder meeting on December 9, 2019. The meetings provided the Burbank community to gain awareness of fair housing laws and for residents and service agencies to share fair housing issues and concerns. To ensure that the fair housing concerns of low- and moderate-income and special needs residents were addressed, invitations were distributed via e-mail, if available, to agencies and organizations that serve these communities. Meetings were announced through social media outlets; the City's five focus neighborhoods (predominately low-income neighborhoods); local non-profits; faith-based groups; and local committees/groups. Residents and housing advocates were invited to attend the meetings to gather their feedback.

To supplement the citizen advisory meetings, a fair housing survey (administered through SurveyMonkey) was made available to Burbank residents at City Hall and the City's website: [www.burbankca.gov](http://www.burbankca.gov). The survey was available in Armenian, English, and Spanish to reflect the diversity of Burbank's residents. During the eight-week survey period, 41 completed surveys were submitted by Burbank residents.

Public comments were solicited on the Draft AI during the public review period, but no written comments were received. In addition, the public was able to provide comments at the Burbank City Council virtual public meeting held on July 28, 2020.

### **Fair Housing Services Outreach**

The Housing Rights Center (HRC), a non-profit organization under contract with the City of Burbank, conducts extensive community outreach to promote fair housing choice awareness and knowledge of state and federal fair housing laws. This includes outreach to Burbank residents, real estate professionals, apartment owners/managers, medical professionals, and service providers. HRC also conducts periodic trainings to the following agencies and organizations: Burbank Landlord-Tenant Commission; Burbank Advisory Council on Disabilities; Burbank Association of Realtors; Joslyn Adult Center (seniors); Burbank Unified School District; and the Burbank Housing Authority. Specific education and outreach activities include the following:

- Dissemination of fair housing literature on federal and state fair housing laws, familial status, persons with disabilities, landlord responsibilities, etc.
- Mailings to targeted groups such as the disabled, local landlords, property owners, and the local real estate community. Fair housing literature, including materials in English, Spanish, Armenian and Asian languages.
- Press releases, radio and television interviews to raise awareness of the needs of families and communities hardest hit by the economic downturn and foreclosure crisis, and the variety of implications for fair housing.
- Placement of newspaper advertisements promoting fair housing choice in a variety of periodicals including the Burbank Leader, La Opinion, La Voz Latina, and the San Fernando Valley African American Chronicle News.
- Publication of articles in various housing trade magazines, distribution of a fair housing newsletter, and publication of opinion editorials in major newspapers to increase public awareness of key fair housing issues such as tenant evictions in foreclosed properties.
- Hosting of fair housing booths, trainings, and workshops at various fairs, conferences, and webinars. These events are aimed at educating housing providers, including property managers, landlords, real estate groups, fair housing testers, and local housing agencies.

- Sponsorship of the annual Fair Housing Poster Contest through the Burbank Unified School District, Boys & Girls Club, YMCA, and Parks and Recreation Centers as part of National Fair Housing Month every April.

## 2. Assessment to Fair Housing Issues

### Local Fair Housing Issues

The information from the Housing Element Needs Assessment chapter, the public participation program, and the Burbank AI revealed numerous fair housing issues facing the City, including those summarized below:

- **Affordable housing of various types for all Burbank's residents.** Available housing for Burbank's growing low and moderate-income workforce is not being produced in the market. According to the Regional Housing Needs Assessment (RHNA), Burbank will need to accommodate 8,772 housing units during the 2021-2029 planning period; and of this total, 45 percent will be for lower-income households and 16 percent for moderate-income households. The cost burden has significant impacts on the special needs population.
- **Public education of fair housing services and fair housing rights.** There is a continuing need for public awareness of available housing services and knowledge of fair housing laws for both tenants and landlords/property owners.
- **Fair housing for the special needs population.** The HRC investigates and responds to allegations of illegal housing discrimination. Between 2017 and 2019, the HRC handled 40 discrimination complaint inquiries in Burbank. Of these inquiries, only three rose to the level of a discrimination case with the HRC. Certain special needs groups experienced a high incidence of discrimination complaints. Housing for persons with physical disabilities continues to be the top discrimination complaint in Burbank, consistent with other areas in Los Angeles County served by the HRC.
- **Availability of accessible housing.** Through Housing Element community outreach effort, comments received included the shortage of housing designed to accommodate persons with disabilities. Building Code requirements (Title 24) for accessibility in new construction are insufficient to meet the need for accessible housing in the community, particularly with the City's aging population.
- **Neighborhood revitalization.** There are neighborhoods in Burbank that require revitalization to improve the existing housing and economic conditions of the area; especially with the limited funds available for redevelopment. Two neighborhoods/census tracts in southeast Burbank have been designated as areas of "moderate" resources and opportunities by the California Tax Credit Allocation Committee (TCAC) and the California Department of Housing and Community Development (HCD) (refer to Tables B-3 and B-4).

### Regional Fair Housing Issues

At the regional level, the Los Angeles County Analysis of Impediment to Fair Housing Choice also identified fair housing impediments in the urban areas of the county. The following were identified as private sector and public sector impediments to fair housing:

#### *Private Sector Impediments*

- Harassment of existing and potential renters
- Denial of available housing units in the rental market and home purchase market
- Refusal to accept rental applications or to rent
- Discriminatory terms, conditions, privileges, or facilities relating to rental housing
- Failure to make reasonable accommodations or modifications

- Wrongful eviction
- Hesitancy to file complaints for fear of retaliation
- Failure to provide leasing documents in native languages
- Steering activities by rental housing agencies
- Preferences stated in advertisements for rental housing
- Steering, redlining, reverse redlining, and blockbusting activities
- Preferences given to persons not utilizing home buyer assistance programs
- Denial of home purchase loans
- Predatory lending in the home purchase market
- Failure to comply with accessibility requirements in construction of housing units
- Inequitable investment of Community Reinvestment Act resources
- Failure by housing consumers to actively participate in fair housing outreach including education sessions or AI public input opportunities

### ***Public Sector Impediments***

- Failure to establish compliant-based fair housing policies on the part of several participating cities
- Ineffective fair housing outreach and education efforts
- Failure to adequately enforce fair housing laws
- Onerous access to fair housing services
- Failure to make reasonable accommodation in the public housing market, including allowance of service animals
- Extortion and bribery activities in response to requests to be placed on housing assistance lists
- Land use and planning decisions and operational practices resulting in unequal access to government services, such as transportation
- Historical establishment of policies and practices resulting in segregation of minority populations
- Insufficient establishment of building codes regarding special needs housing
- Lack of enforcement of codes, including health and safety codes and ADA codes
- Decisions regarding definitions of “family,” “dwelling units” and related terms
- Implementation of exclusionary policies
- Failure to engage in actions to affirmatively further fair housing and the AI process by government agencies
- Insufficient inclusion of persons adversely affected by housing discrimination as protected classes under federal or state law including domestic violence victims and the elderly

### **Fair Housing Enforcement and Capacity**

Landlord-Tenant services are provided through the Housing Right Center (HRC), Burbank Housing Authority (BHA), and the Landlord-Tenant Commission. The HRC provides general counseling and referrals over the phone and via appointment regarding tenant/landlord issues, the BHA provides information and resources, and complaints requiring mediation are directed to the City’s Landlord-Tenant Commission.

### ***Housing Rights Center***

Housing discrimination in the city is addressed by HRC under contract with the City of Burbank. HRC provides housing discrimination assistance and tenant/landlord information to Burbank residents, landlords, and property owners. Fair housing services provided by HRC include: investigation of allegations or complaints regarding unfair housing practices; community outreach and education; fair housing audits and testing; and, counseling or referrals to other agencies when individuals may have been victims of discrimination.

One of the primary roles of the HRC is to provide investigation and response to allegations of illegal housing discrimination. As discussed in the Burbank AI, between 2017 and 2019, the HRC handled 40 discrimination complaint inquiries in Burbank. Of these inquiries, only three rose to the level of a discrimination case with the HRC. Certain special needs groups evidence a high incidence of discrimination complaints. Housing for persons with physical disabilities continues to be the top discrimination complaint in Burbank, consistent with other areas in Los Angeles served by the HRC. The majority of these complaints pertain to the request for a property manager to make a reasonable modification to accommodate a tenant's disability. Families with children (familial status) and persons with mental disabilities are the primary other protected classes facing alleged discrimination in Burbank.

Hate crimes is another issue related to housing discrimination. Hate crimes are committed because of a bias against race, religion, sexual orientation, ethnicity, disability, gender, and/or gender identity. Based on Federal Bureau of Investigation (FBI) hate crime statistics for 2016-2019, a total of 26 hate crimes were recorded in the City. During this four-year period, 13 recorded hate crimes were motivated by a bias against race and ethnicity, ten by religion, and three by sexual orientation.

In addition to fair housing complaints, HRC receives calls from Burbank residents requesting assistance with landlord/tenant issues. Between 2017 and 2019, the HRC handled complaints or requests for assistance involving 220 Burbank tenants or landlords. Of these tenant/landlord issues, calls related to notices were the most prevalent, followed by inquiries regarding substandard conditions and security deposits. HRC was able to resolve approximately two-thirds of the complainant's issues, with the remainder of complainants referred to another agency or group.

In comparison, the Los Angeles County Service Area which includes 47 cities participating in the Urban County of the Community Development Commission of the County of Los Angeles (CDC), received a total of 2,610 fair housing complaints from 2008 through 2016 (based on HUD data). The most common basis for a complaint was for some form of disability, which accounted for more than one-third of the total complaints. The other basis of complaints included: race, familial status, retaliation, national origin, sex, religion, and color.

### ***Burbank Housing Authority***

Landlord-tenant services are also provided through BHA, which provides information and referrals over the phone regarding tenant/landlord issues. Any complaints requiring mediation are directed to the City's Landlord-Tenant Commission.

In an effort to provide landlords and tenants information regarding their legal responsibilities and rights, the BHA and the Landlord-Tenant Commission has developed a handout that covers topics such as: leases, rental agreements, and documentation; rent control and rent increases; termination of lease and/or eviction; harassment, retaliation, and discrimination concerns; and foreclosure and legal matters. Furthermore, information on landlord and tenant resources, rights and responsibilities are posted on the City's website and updated regularly.

### ***Burbank Landlord-Tenant Commission***

The Burbank Landlord-Tenant Commission was established by the City for the purpose of mediating disputes between property owners/managers and tenants. The Commission addresses conflicts involving property maintenance, repairs, lease disagreements, and rent increases, while also promoting the rights and responsibilities of both tenants and landlords in Burbank.

According to the Burbank AI, during the 2017-2019 period there were 125 landlord-tenant disputes, representing less than one percent of Burbank's rental housing. The disputes ranged from rent raises without proper notice to broken appliances and failures to adhere to building codes. The most prevalent issue tenants disputed pertained to rent increases and unjust seizures of security deposits.

### **Patterns of Integration and Segregation**

#### ***Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)***

The race and ethnic composition of a population influence fair housing issues to the extent that certain racial and ethnic groups may experience discrimination. These influences are due to factors such as color, language spoken, or other cultural factors, which can affect resident's ability to find housing, obtain home financing, or have unrestricted access to housing of their choice. As presented in Table B-1, the majority of Burbank's residents in 2018 were non-Hispanic White (57%), a slight decrease from 59 percent in 2000. Hispanic residents in Burbank represent almost one-quarter (24%) of the total population. Although Asian residents represent a relatively smaller segment of the population, the share of Asian residents nearly quadrupled since 1980, increasing from three percent in 1980 to 12 percent in 2018. The City's Black/African American population has remained relatively limited, rising from less than one percent in 1980 to three percent in 2018. Although the Census does not identify Armenian residents, this is an important ethnic community in Burbank. According to the Armenian National Committee of America, it is estimated that over 16,000 Armenians reside in Burbank, or 15 percent of the City's total population.

Unlike the racial/ethnic composition patterns of Burbank, in Los Angeles County the Hispanic population is the largest ethnic group, represents almost one-half (49%) of the total county residents. The non-Hispanic White population is slightly over one-quarter (26%). Both the countywide Asian (14%) and Black (8%) populations account for larger proportions of Asians and Black residing in Burbank.

**Table B-1**  
**Racial and Ethnic Composition 2018**

<b>Racial/Ethnic Group<sup>1</sup></b>	<b>Burbank</b>		<b>Los Angeles County</b>	
	<b>Population</b>	<b>Percent</b>	<b>Population</b>	<b>Percent</b>
White	59,122	56.7%	2,659,052	26.3%
Hispanic	24,720	23.7%	4,893,603	48.5%
Asian	12,786	12.3%	1,451,560	14.4%
Black/African American	2,676	2.6%	795,505	7.9%
Native American	329	0.3%	20,307	0.2%
Other	4,642	4.5%	278,055	2.7%
<b>TOTAL</b>	<b>104,275</b>	<b>100%</b>	<b>10,098,052</b>	<b>100%</b>

Source: U.S. Census ACS 2014-2018

<sup>1</sup> White, Asian, Black/African American, Native American, and Other racial/ethnic groups denote non-Hispanic.

The degree of minority concentration in the City can also assist in determining the extent of fair housing impediments. Exhibit B-1 illustrates the overlap of Burbank's racial/ethnic distribution by block groups and poverty levels by census tracts. As the exhibit shows, Burbank's minority residents -- in this case the non-White population -- was concentrated primarily in block groups immediately southwest of the I-5 corridor and in the vicinity of Hollywood Burbank Airport. Of the concentrated non-White (60-80%) areas, the three block groups located east of the airport, north Vanowen Street, and southwest of I-5 (combined as CT 3105.01), had the highest non-White concentration levels ranging from 74 percent to 77 percent and relatively low levels of poverty (10-20 percent of population). The highest level of poverty in the City was in CT 3107.03, located north of the I-5 at the City limits with Glendale. Over one-quarter (28%) of the population in this census tract had incomes below the poverty level. Exhibit B-3 also shows that areas west of the City had very high concentrations (80-100%) of non-White population and poverty level in the 20-30 percent range.

To meet the threshold of a racial/ethnic concentration area, the census tract must have a non-white population of 50 percent or more. The poverty threshold is a census tract with 40 percent or more of individuals living at or below the poverty line. According to the HUD database used to create the map in Exhibit B-1, census tracts within Burbank do not meet the defined parameters for a R/ECAP designation. Exhibit B-2 shows no R/ECAP census tracts in Burbank and the nearest R/ECAP areas to Burbank are located approximately five miles to the west in San Fernando Valley and nine miles to the south near Downtown Los Angeles.

### ***Areas of Affluence***

While the Racially/Ethnically Concentrated Areas of Poverty has been the focus of Federal fair housing policies to address racial poverty and segregation, the AFFH is also required to examine the other side of the spectrum, which is the racially concentrated areas of affluence (RCAA). According to a HUD policy paper, RCAA is defined as an affluent, White community. Patterns of segregation in the United States show that of all racial groups, Whites are the most severely segregated<sup>1</sup>. Therefore, this AFFH will examine the percentage of White population and median household income as an indicator of areas of affluence.

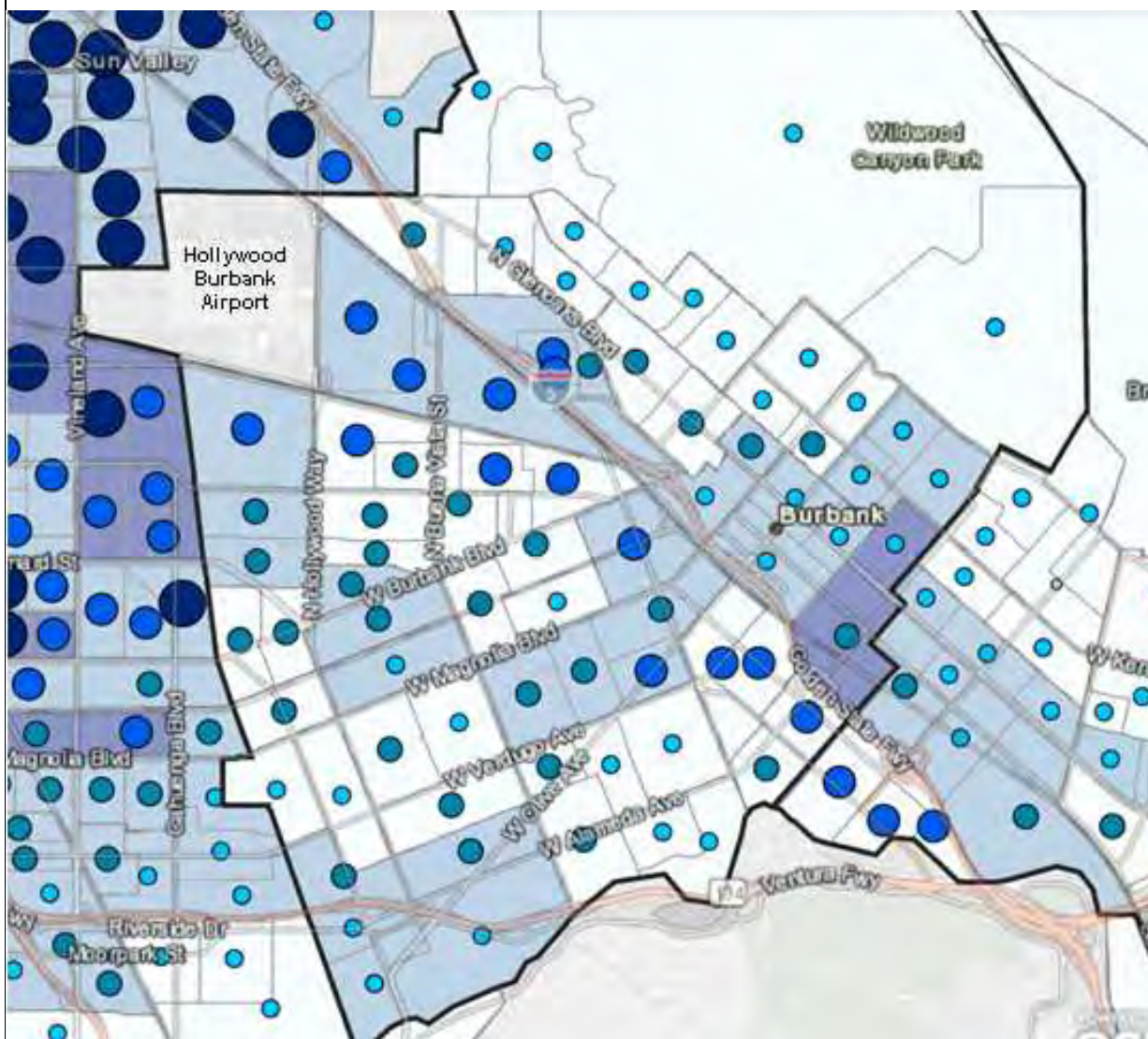
As mentioned above, based on the Census ACS 2014-2018 estimates presented in Table B-1, the majority (57%) of Burbank's residents are non-Hispanic White (White), as compared to only 26 percent countywide. The spatial distribution of predominantly White census tracts (greater than 50%) is shown in Exhibit B-3 for the City and the eastern San Fernando Valley/western San Gabriel Valley region. The map shows that the northern and southwestern areas of the City as well as downtown Burbank tend to have larger populations of White residents. From a regional perspective, Exhibit B-3 also shows sizable and predominantly White areas east of the City, while areas west of Burbank are primarily non-White and majority Hispanic.

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<sup>1</sup> *"Racially Concentrated Areas of Affluence: A Preliminary Investigation" authored by Edward G. Goetz, Anthony Damiano, and Rashad A. Williams of the Center for Urban and Regional Affairs, University of Minnesota.*

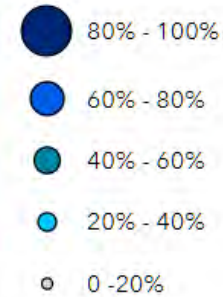


**Exhibit B-1**  
**Racial and Ethnic Distribution and Poverty**



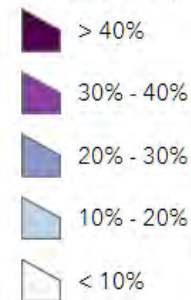
**(R) Racial Demographics (2018) - Block Group - Graduated Dots**

Percent of Total Non-White Population



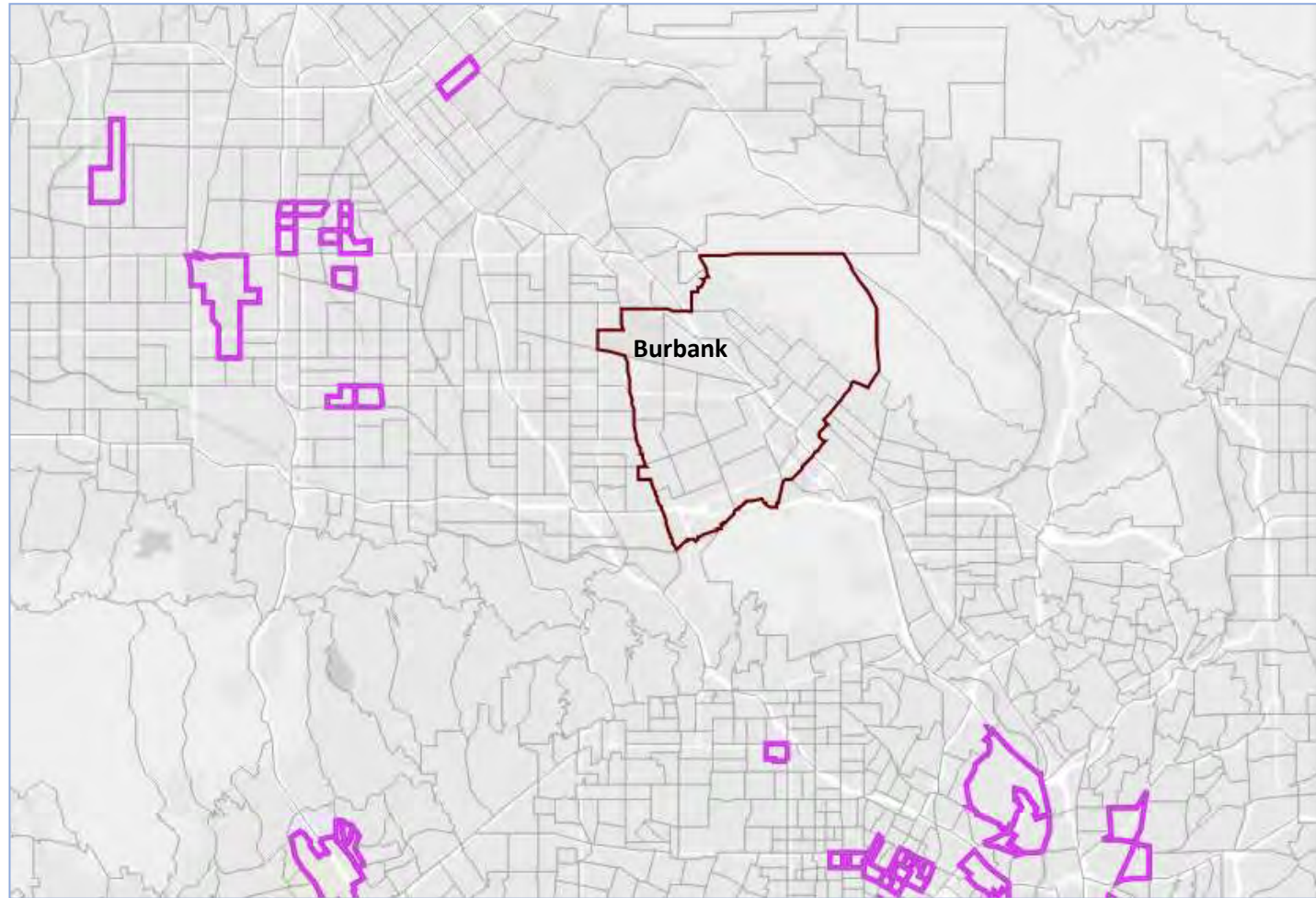
**(R) Poverty Status (ACS, 2015 - 2019) - Tract**

Percent of Population whose income in the past 12 months is below poverty level



Source: HCD AFFH Data Viewer (ACS 2014-2018 and 2015-2019)  
<https://www.arcgis.com/apps/webappviewer/index.html?id=4d43b384957d4366b09aeeae3c5a1f60>

**Exhibit B-2**  
**Racially/Ethnically Concentrated Areas of Poverty (R/ECAP)**



 R/ECAP Census Tract

Source: HUD, 2021 Racially or Ethnically Concentrated Areas of Poverty



### Exhibit B-3 Prominent Racial/Ethnic Population



#### (R) Predominant Population - White Majority Tracts

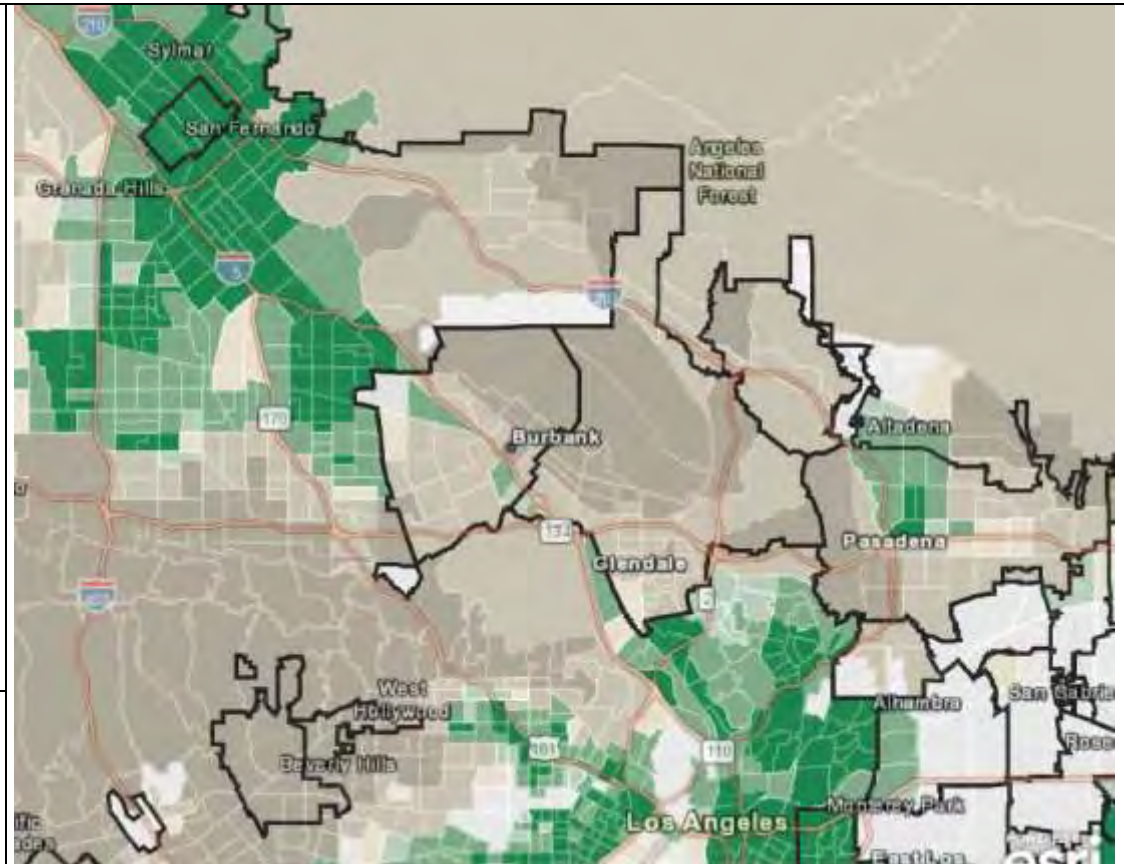
##### Dominance Value

- Predominant (gap > 50%)
- Sizeable (gap 10% - 50%)
- Slim (gap < 10%)

#### (R) Predominant Population - Hispanic Majority Tracts

##### Dominance Value

- Predominant (gap > 50%)
- Sizeable (gap 10% - 50%)
- Slim (gap < 10%)



Source: HCD AFFH Data Viewer (ACS 2015-2019)

<https://www.arcgis.com/apps/webappviewer/index.html?id=4d43b384957d4366b09aeeae3c5a1f60>

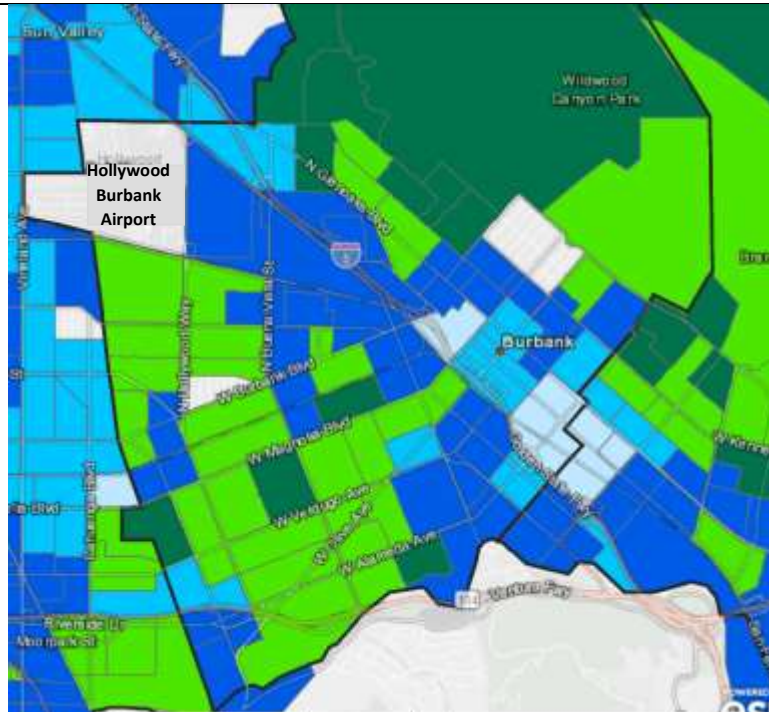
Median household income is another indicator of areas of affluence. As presented in Table B-2, Burbank's 2018 median household income is estimated at \$73,277, which is higher than the County's median household income of \$64,251. When examining the disparity between incomes of Whites to total households for both Burbank and the County, the differences are pronounced. For Burbank, the White median household income of \$72,992 is lower than the City's overall median income by a minus four percent. This is a city where the White population is the majority. In comparison to the County, the White median household income is significantly higher than the median income of the County by 31 percent. In the County, Whites only represent about one-quarter of the total population.

From a spatial perspective, Exhibit B-4 shows that higher median income census block groups (greater than \$87,100 -- green and dark green shades) are located primarily in the northern and southwestern areas of the City. There are 11 census block groups in the northern and southern areas of the City with median household incomes exceeding \$125,000 (dark green shade). At the regional scale, income patterns to the east and southwest of the City are similar to those of Burbank, while to northwest of the City, the income patterns are generally lower.

In conclusion, the two exhibits show that predominantly White areas of the City have higher median household incomes compared to the surrounding areas. Therefore, the overlap of these two indicators highlights the areas of the City that are considered racially concentrated areas of affluence.

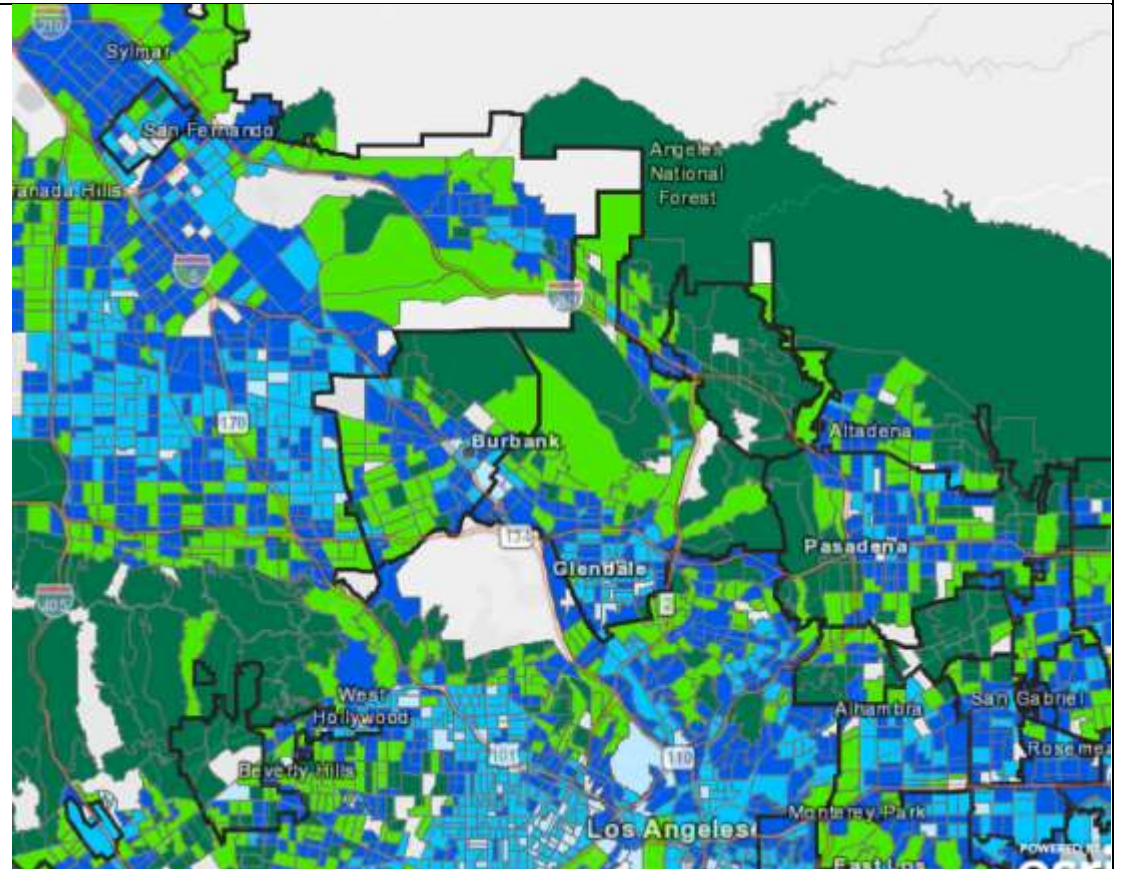
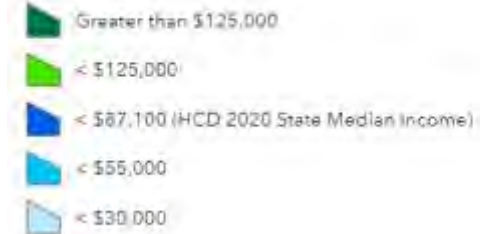
<b>Table B-2</b> <b>Non-Hispanic White Median Household Income and Population –</b> <b>Burbank and Los Angeles County</b>		
	<b>Burbank</b>	<b>Los Angeles County</b>
<b>Median HH Income</b>		
NH White Alone	\$72,992	\$83,847
All Households	\$73,277	\$64,251
<b>% of NH White Population</b>	57%	26%
Source: Census ACS 2014-2018 (S1903)		

## Exhibit B-4 Median Income



(R) Median Income (ACS, 2015-2019) - Block Group

Median Income



Source: HCD AFFH Data Viewer (ACS 2015-2019)

<https://www.arcgis.com/apps/webappviewer/index.html?id=4d43b384957d4366b09aeae3c5a1f60>



### ***Dissimilarity Index***

A measure of residential segregation is the dissimilarity index, which is a commonly used measure of community-level segregation. As defined by HUD, the dissimilarity index represents the extent to which the distribution of any two groups (frequently racial or ethnic groups) differs across census tracts or block-groups. This means that levels of segregation between racial/ethnic groups and non-Hispanic Whites as measured by the percent of population that would need to move to achieve perfectly balance neighborhoods or complete integration. The values of the dissimilarity index range from 0 to 100, with a value of zero representing complete integration between the racial/ethnic groups and non-Hispanic Whites, and a value of 100 representing complete segregation. HUD indicates that a dissimilarity index of less than 40 is considered low segregation; 40-54 is considered moderate segregation and greater than 55 is considered high segregation.

Table B-3 presents the 2000 and 2010 dissimilarity indices of a racial/ethnic group to non-Hispanic White for the City of Burbank and the Los Angeles-Long Beach-Glendale Metropolitan Area. In 2010, the City was considered relatively integrated. All three minority groups (non-Hispanic Black, Hispanic, and non-Hispanic Asian) to non-Hispanic Whites in the City had dissimilarity indices of less than 40.0 -- the maximum index considered low segregation. The 2010 dissimilarity index for Blacks was 20.7, Hispanics was 27.7, and Asians was 9.6. This means that 27.7 percent of the Hispanic population would need to move into predominately White census tract areas to achieve perfect or complete integration. In comparison, Burbank was significantly less segregated (or more integrated) in comparison to the Metropolitan Area as a whole for all three minority groups. In 2010, the Metropolitan Area had a dissimilarity index of 65.0 for Blacks, 63.9 for Hispanic, and 55.6 for Asian -- all levels considered as high segregation.

<b>Table B-3</b>				
<b>Dissimilarity Index 2000 and 2010</b>				
<b>Ethnic Group to Non-Hispanic White</b>	<b>2000</b>		<b>2010</b>	
	<b>% of Total Population</b>	<b>Dissimilarity Index</b>	<b>% of Total Population</b>	<b>Dissimilarity Index</b>
<b>City of Burbank</b>				
Black/African American	2.3%	23.8	3.0%	20.7
Hispanic	24.9%	27.4	24.5%	27.7
Asian	10.2%	12.0	13.4%	9.6
<b>Los Angeles-Long Beach-Glendale Metropolitan Area</b>				
Black/African American	10.0%	67.4	8.9%	65.0
Hispanic	44.6%	63.1	47.7%	63.9
Asian	12.9%	48.2	14.9%	55.6
Source: U.S. Census 2000 and 2010; Spatial Structures in the Social Sciences at Brown University				
Notes: White, Asian, and Black groups denote non-Hispanic.				

### ***Persons with Disabilities***

A disability is defined as a long lasting physical, mental, or emotional condition that impairs an individual's mobility, ability to work, or ability for self-care. The special housing needs of disabled persons result from limited and often fixed incomes; shortage of available group-living opportunities and accessible housing designs; higher health care costs; and proximity to services and transit. According to the Burbank AI, 36 of the total 40 discrimination inquiries to the Housing Rights Center (HRC) between 2017 and 2019 were related to physical or mental disabilities.

According to the Census ACS 2014-2018 data, it was estimated that 11 percent of Burbank's non-institutionalized population had some type of disability, as compared to 10 percent countywide. In comparison to other neighboring cities, Burbank is higher than the City of La Cañada-Flintridge (7%), Los Angeles (10%), and Pasadena (10%), but lower than the City of Glendale (14%). For Burbank residents, the likelihood of having a disability varied by age -- from two percent of people under 18 years old, to seven percent of people 18 to 64 years old, and to 40 percent of those 65 and over. At the county level, seniors (age 65 and over), which was also the highest age group with a disability, accounted for 36 percent of the total non-institutionalized population.

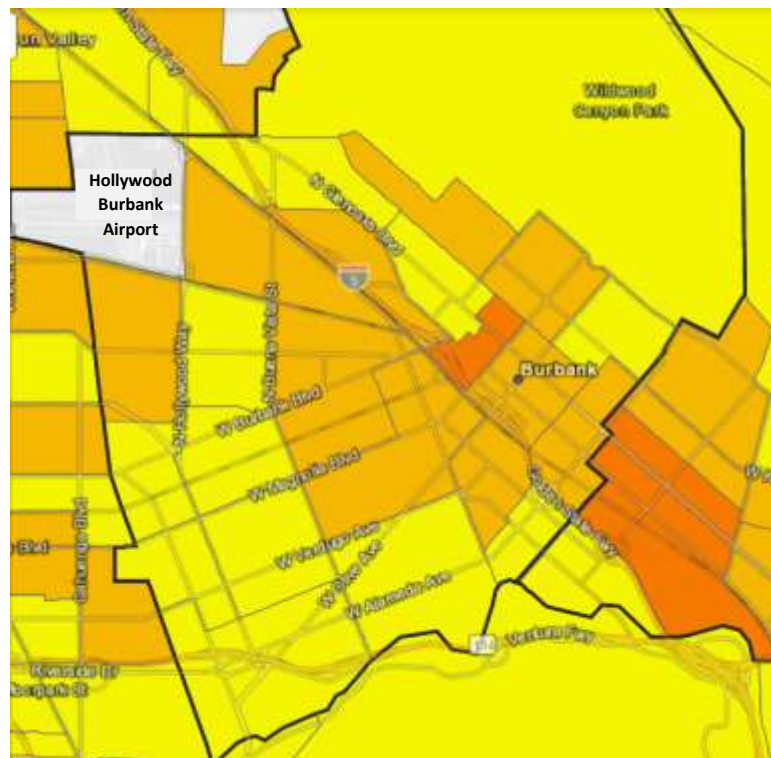
Within Burbank, there are no areas of high concentration of persons with disabilities. As illustrated in Exhibit B-5, which is based on the Census ACS 2015-2019 data, only one census tract (CT 3107.01) has a moderate (20-30%) concentration of persons with disabilities. According to the Census data, Census Tract 3107.01, which is located near Downtown Burbank north of the I-5, shows that 22 percent of the populations live with a disability. Also, over one-half (54%) of this census tract's disabled population is over the age of 65 years. All the other census tracts in the City have a percentage of persons with disabilities of less than 20 percent. Exhibit B-5 also shows other areas in the eastern San Fernando Valley/western San Gabriel Valley region. At this regional perspective, census tracts with 30-40 percent of its population with disabilities are highly concentrated in the Los Angeles City communities of Sylmar, Pacoima, and near Downtown Los Angeles. Two census tracts in the exhibit show concentrations exceeding 40 percent, including the area along the foothills of the Angeles Forest in the community of Tujunga and the Veterans Affairs Medical Center in West Los Angeles.

### ***Familial Status***

Familial status refers to the marital status of the head of household with or without children under the age of 18. Data on familial status can provide insight into potential segregation issues in a community. The HCD AFFH Data Viewer maps shown in Exhibits B-6 to B-9, illustrate the spatial distribution of the familial status categories for the City of Burbank and the eastern San Fernando Valley/western San Gabriel Valley region.

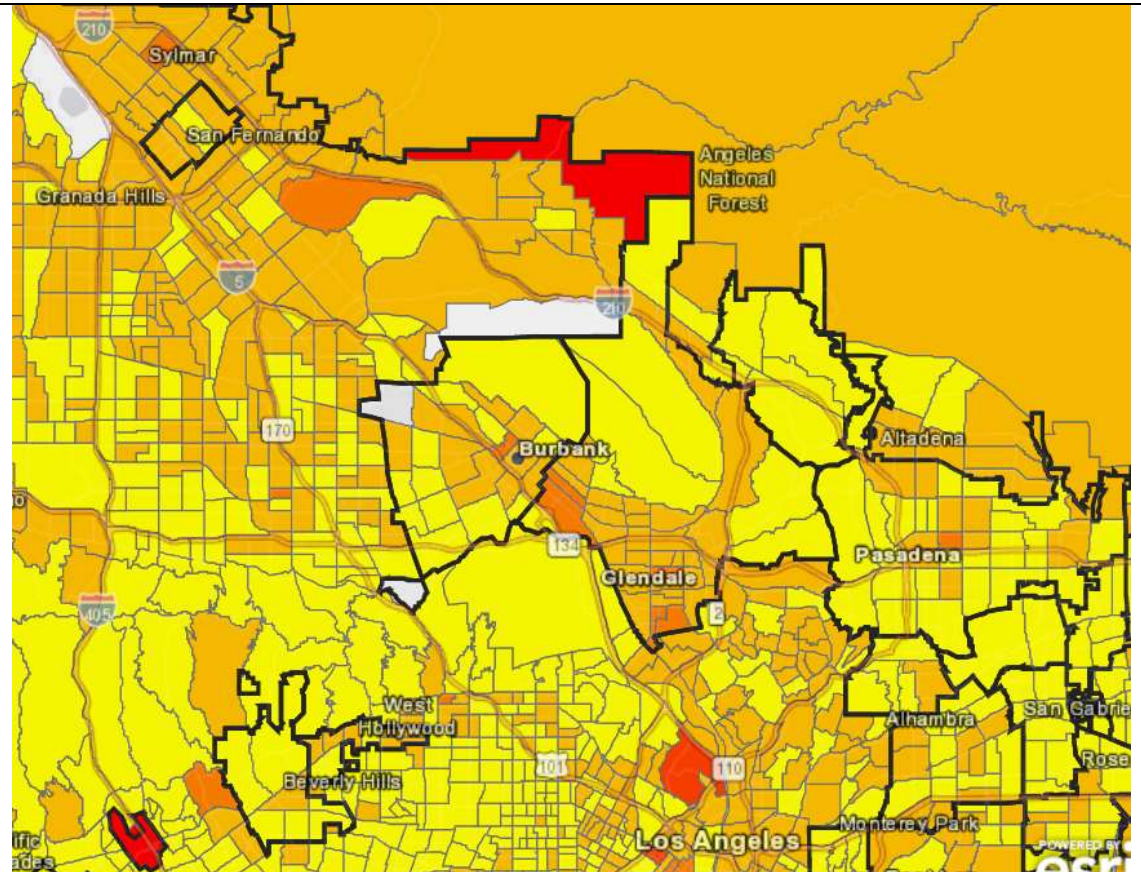
- **Adults Living Alone** (Exhibit B-6). Thirty-two percent (32%) of Burbank adult heads of households and 25 percent of Los Angeles County adult heads of households live alone. As shown on Exhibit B-6, the largest share of adults living alone (20-40%) in Burbank are located in four census tracts: CT 3107.01 and CT 3107.02 located in Downtown Burbank; CT 3118.01 eastern border south of the I-5; and CT 3116 in the Media District of southern Burbank. The pattern of adults living alone is similar through the eastern San Fernando Valley/western San Gabriel Valley region, with the exception of one census tract in Pasadena where a single census tract has a concentration of 40-60 percent of adults living alone.

# Exhibit B-5 Percent of Population with Disability



(R) Population with a Disability (ACS, 2015 - 2019) - Tract

Percent of Population with a Disability



Source: HCD AFFH Data Viewer (ACS 2015-2019)

<https://www.arcgis.com/apps/webappviewer/index.html?id=4d43b384957d4366b09aeeae3c5a1f60>

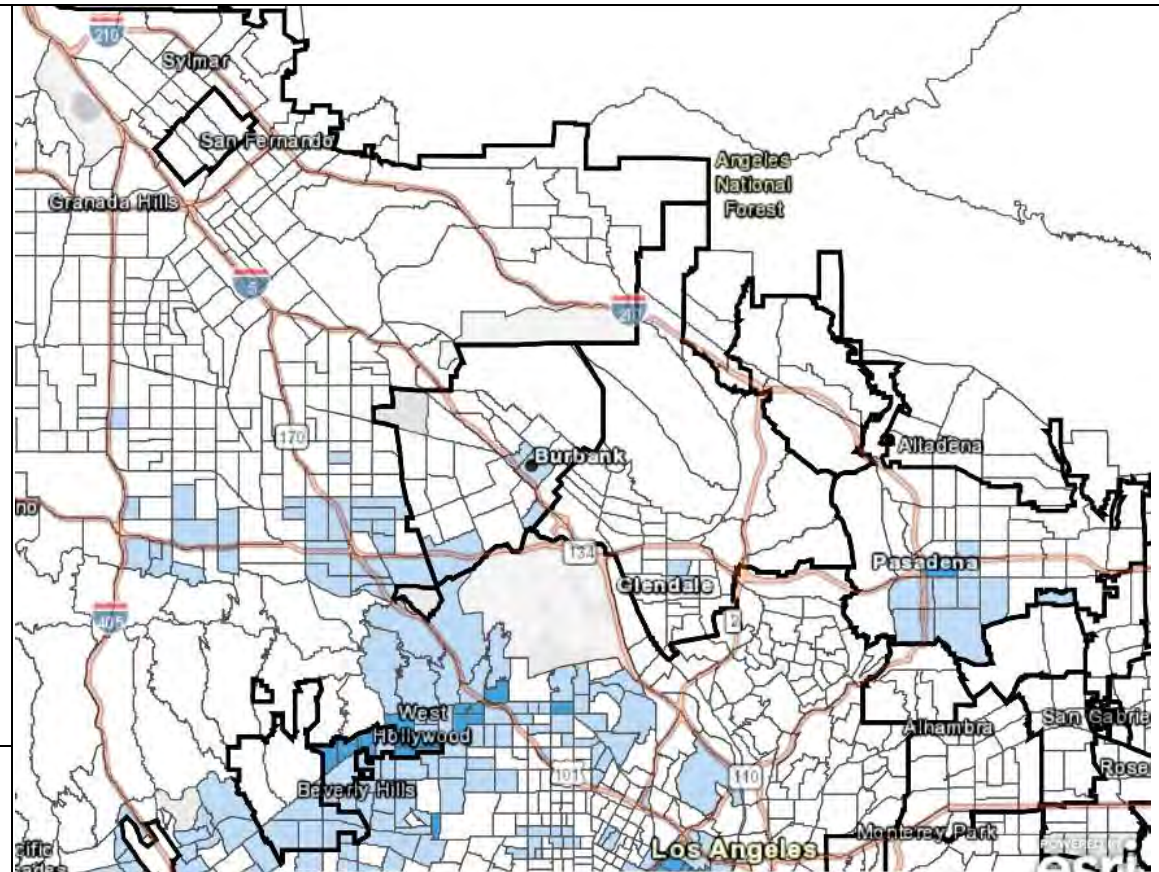


### Percent of Adults Living Alone



(R) Percent of Population 18 Years and Over in Households Living Alone (ACS, 2015-2019) - Tract

Percent of Population Over 18 Living Alone



Source: HCD AFFH Data Viewer (ACS 2015-2019)

<https://www.arcgis.com/apps/webappviewer/index.html?id=4d43b384957d4366b09aeae3c5a1f60>

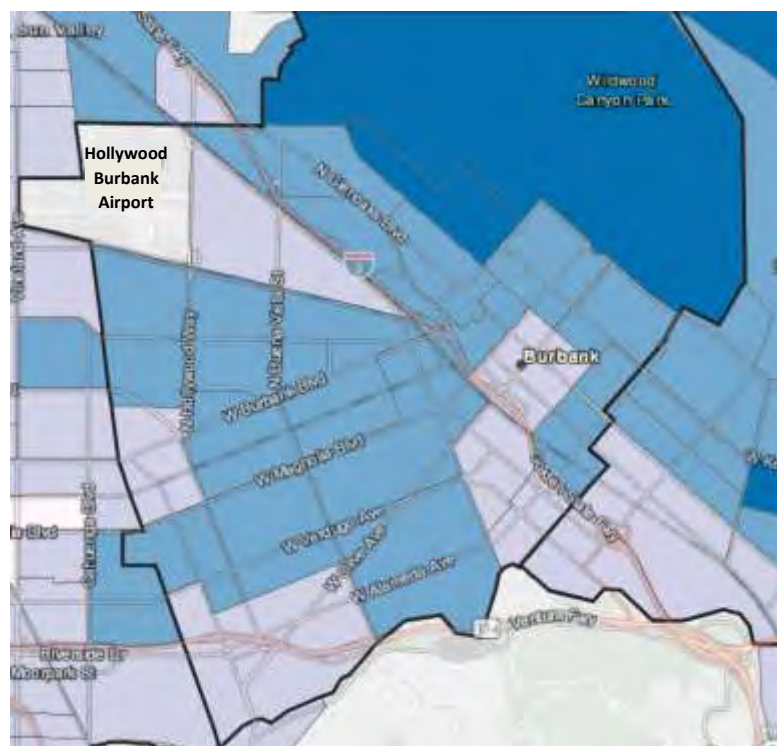
- **Adults Living with Spouse** (Exhibit B-7). Higher percentages (60-80%) of Burbank's population in married households are located in the northern portion of the City (CT 3101 and CT 3103). These are primarily single-family residential neighborhoods located north of 6th Street and in the foothills of the Verdugo Mountains. The remaining areas of the City have approximately 40 to 60 percent in married households. These percentages are similar to many areas in region east of Burbank (western San Gabriel Valley region). Areas in the west of Burbank (eastern San Fernando Valley region) generally show a pattern of lower percentage (20-40%) of adults living with a spouse. Estimates indicated that the percentage of adults living with their spouse is approximately 45 percent in the County.
- **Children in Single Female-Headed Households** (Exhibit B-8). Female-headed households with children under the age of 18 require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. In addition, families with children sometimes face housing discrimination for fear of property damage. Children in female headed households in Burbank represent four percent of the City's total households, as compared to Los Angeles County as a whole, which represents seven percent of the total households. Geographically, children in female-headed households are concentrated in a CT 3118.02, which is located in the eastern portion of the City, south of the I-5. Exhibit B-8 shows that 40-60 percent of the children in female single-parent households are located in this census tract. All the other census tracts in the City are below 40 percent, with most below 20 percent. This overall pattern is exhibited through most of the neighboring areas of the eastern San Fernando Valley/western San Gabriel Valley region.
- **Children in Married-Couple Households** (Exhibit B-9). As mentioned above, households with children face housing discrimination, and according to the Burbank AI, HRC have observed an increase in fair housing violations towards families with children throughout their fair housing service area, such as signs posted in common areas limiting usage by children. Exhibit B-9 shows the highest percentage (>80%) of children in married-couple households are located in the northern portion of Burbank, north of the I-5, and in the central portion of the City, south of Vanowen Street and north of Magnolia Boulevard. The census tracts with the lowest percentage (40-60%) are located near the downtown area -- CT 3107.01 north of the I-5 and CT 3118.02 south of the I-5. The spatial patterns of children in married-couple households are similar to many areas to the west and east of Burbank. Based on the Census ACS 2014-2018 data, a comparison between the City and County shows that Burbank had a higher percentage (42%) of married-couple households with children than Los Angeles County (39%).

### ***Income***

Income is an important factor that can contribute to integration and to overcome patterns of segregation. As previously discussed, in 2018 the median household income in Burbank was \$73,277 as compared to the County's median household income \$64,251. Exhibit B-10 illustrates areas of Burbank's low-moderate income population areas and previous Exhibit B-1 shows the level of poverty by census tract.

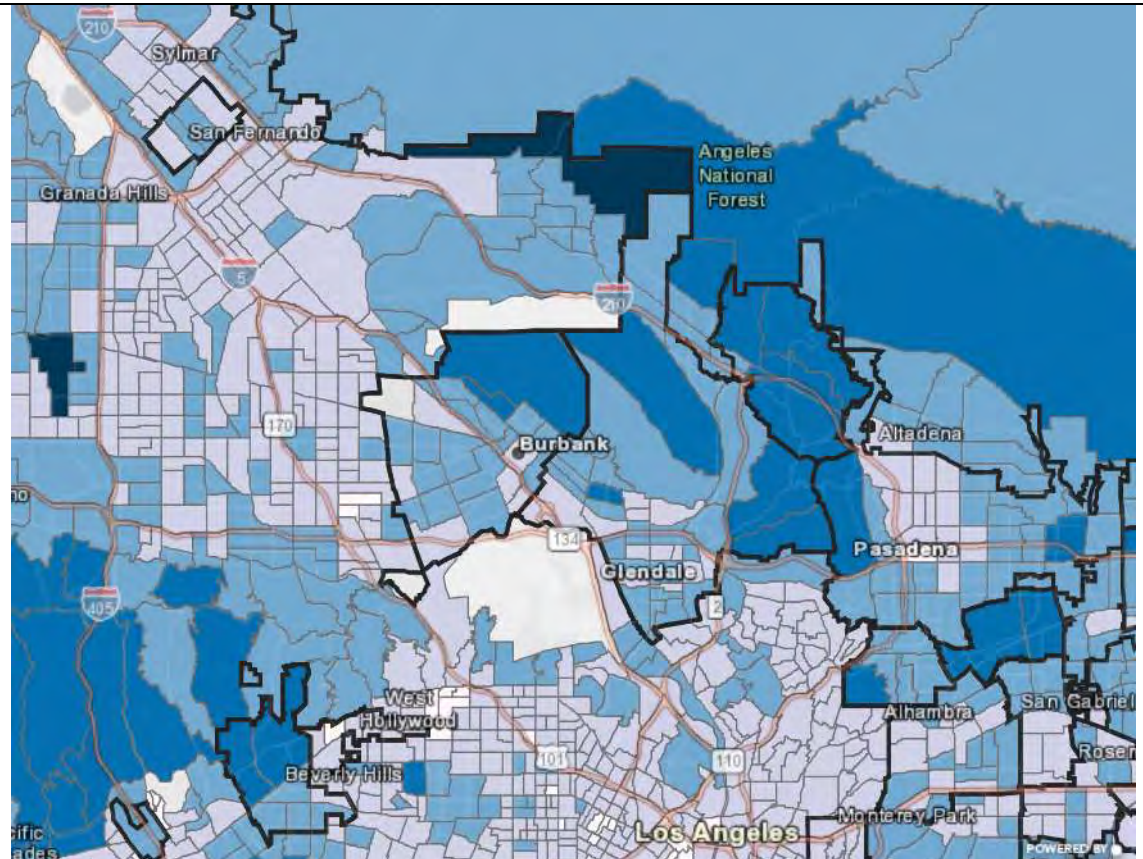
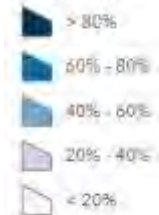


**Exhibit B-7**  
**Percent of Adults Living with Spouse**



(R) Percent of Population 18 Years and Over in Households Living with Spouse (ACS, 2015-2019) - Tract

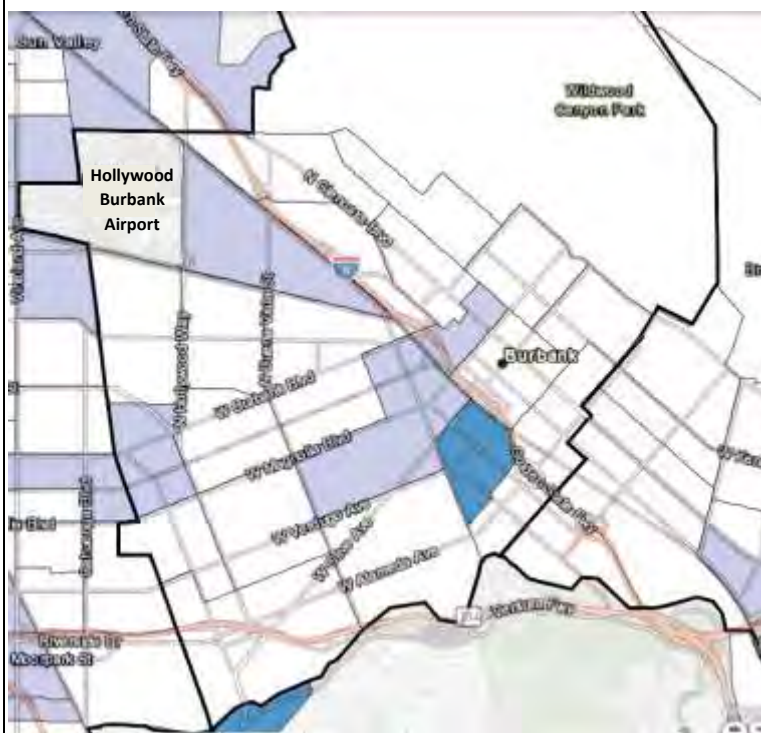
Percent of Population 18 Years and Over in Households Living with Spouse



Source: HCD AFFH Data Viewer (ACS 2015-2019)

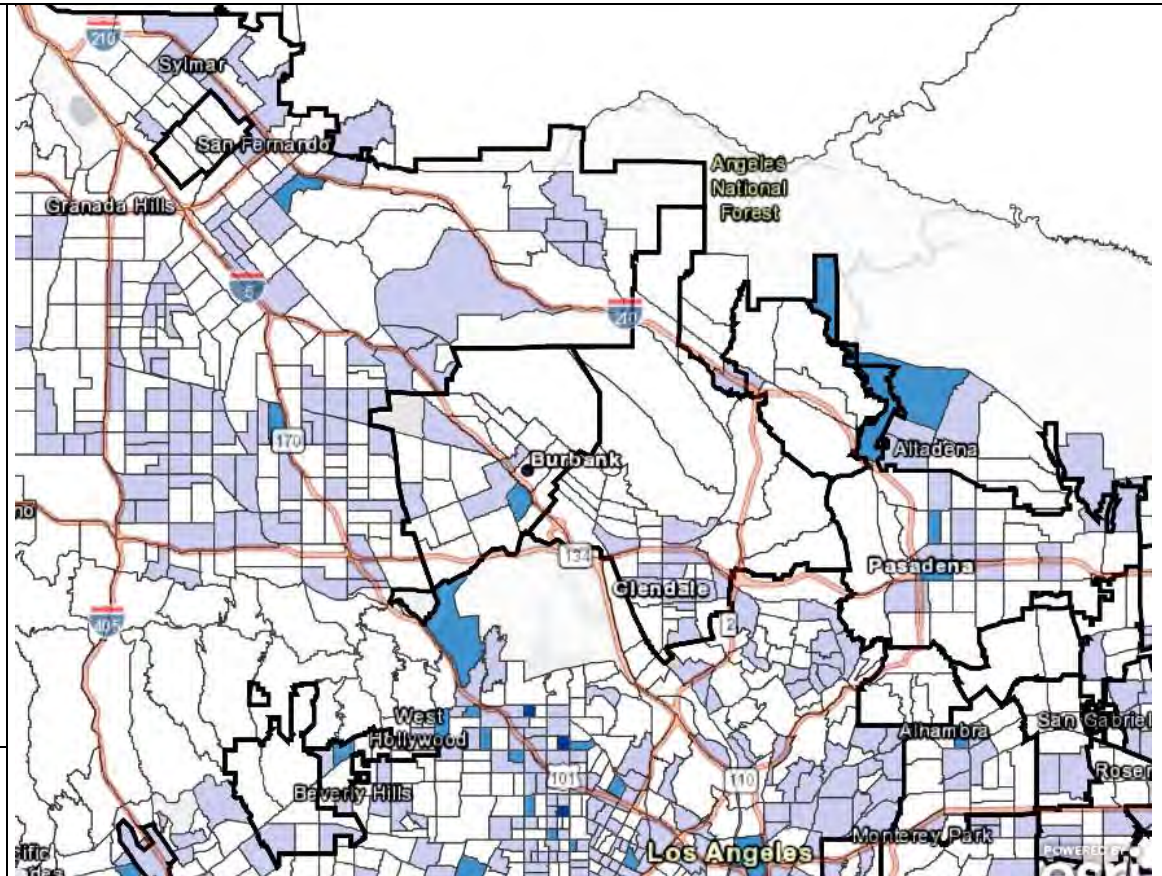
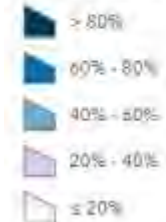
<https://www.arcgis.com/apps/webappviewer/index.html?id=4d43b384957d4366b09aeeae3c5a1f60>

**Exhibit B-8**  
**Percent of Children in Female Householder with No Spouse/Partner**



(R) Percent of Children in Female Householder, No Spouse/Partner Present Households (ACS, 2015-2019)  
 - Tract

Percent of Children in Female Households, No Spouse/Partner Present Households.

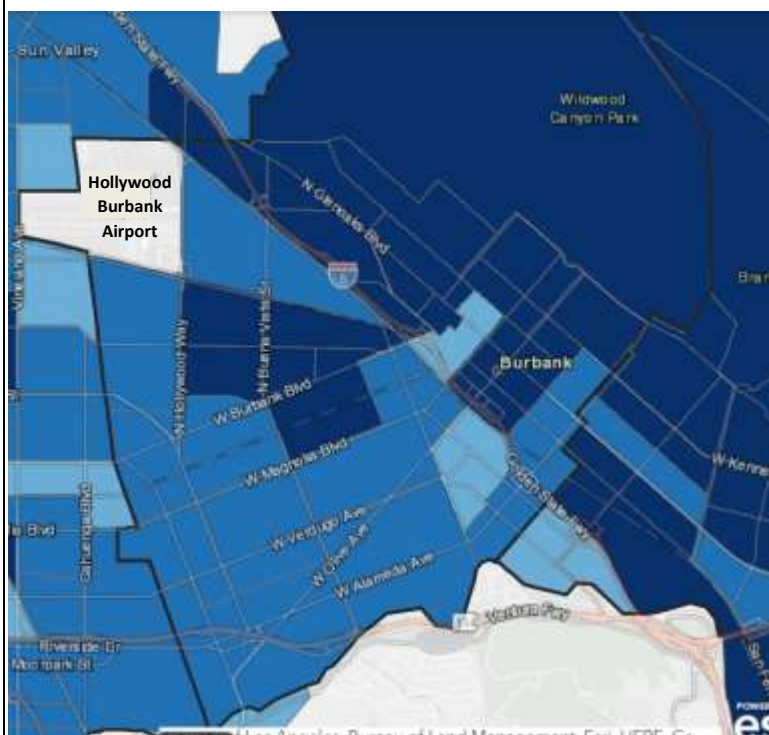


Source: HCD AFFH Data Viewer (ACS 2015-2019)

<https://www.arcgis.com/apps/webappviewer/index.html?id=4d43b384957d4366b09aeeae3c5a1f60>

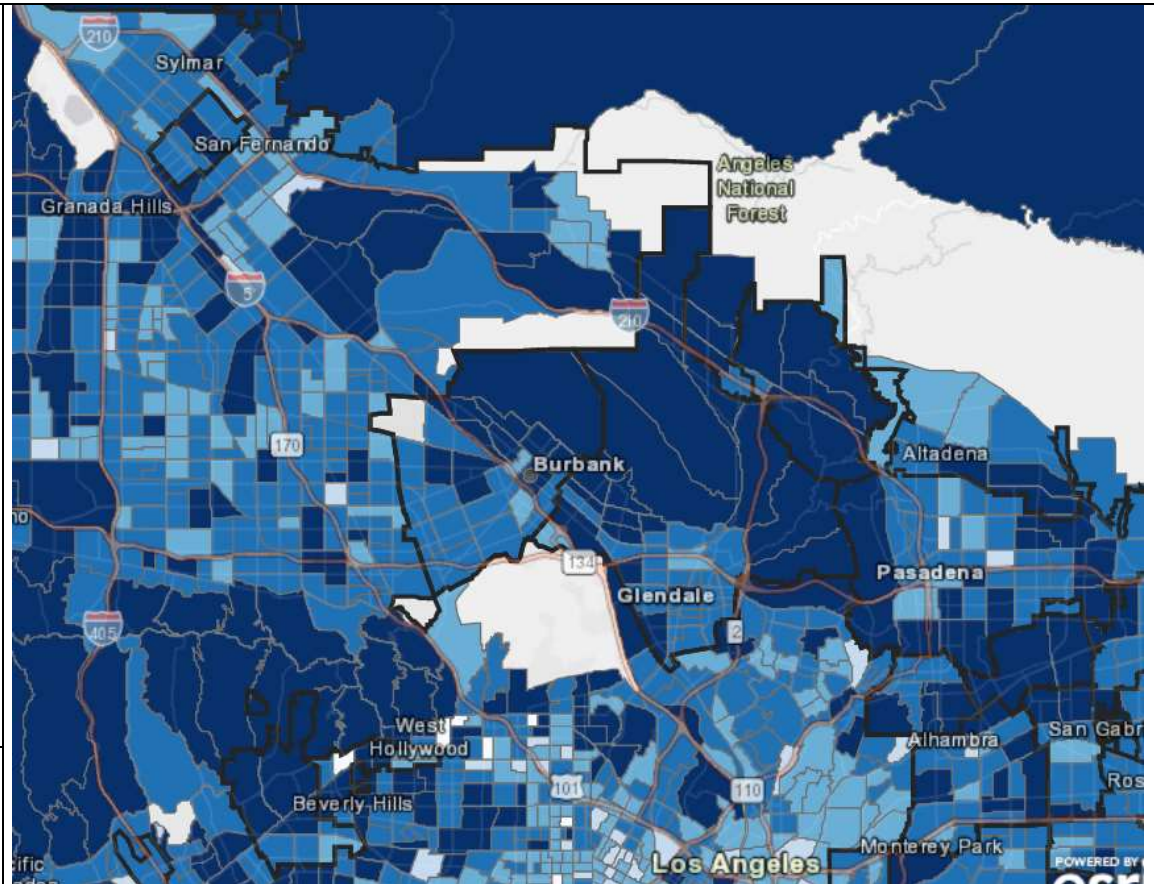
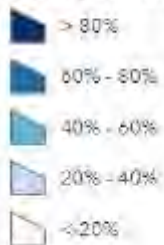


**Exhibit B-9**  
**Percent of Children in Married-Couple Households**



**(R) Percent of Children in Married - Couple Households (ACS, 2015-2019) - Tract**

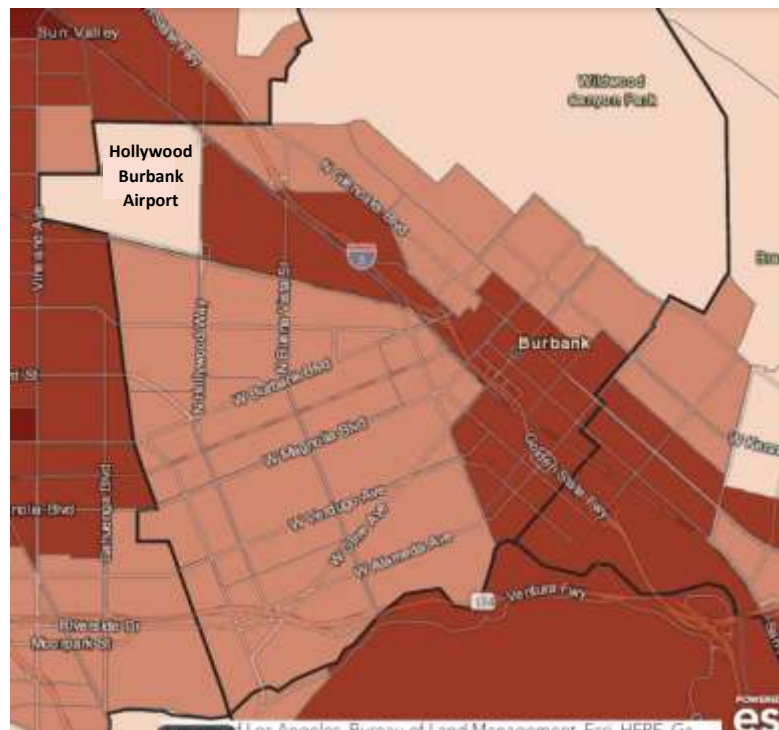
Percent of Children in Married-Couple Households



Source: HCD AFFH Data Viewer (ACS 2015-2019)

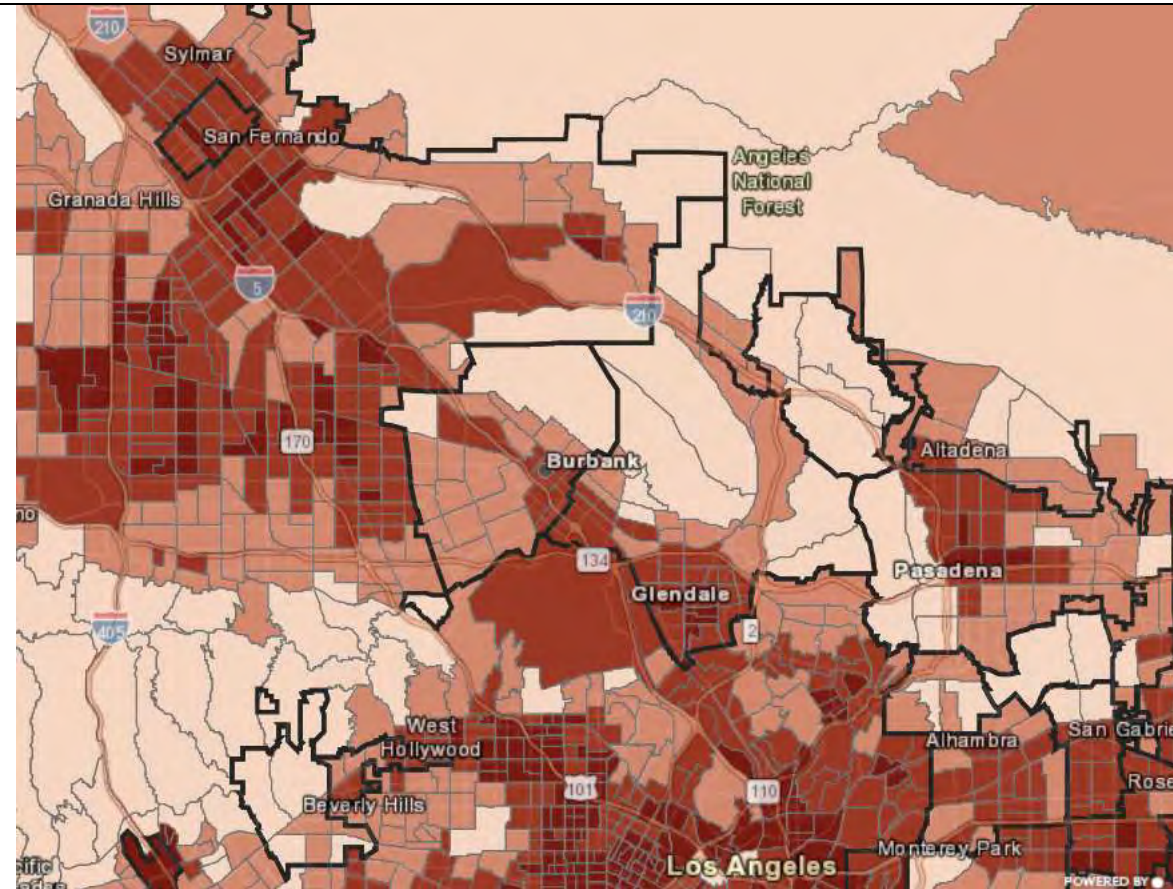
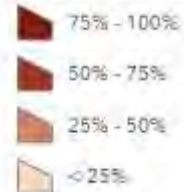
<https://www.arcgis.com/apps/webappviewer/index.html?id=4d43b384957d4366b09aeae3c5a1f60>

**Exhibit B-10**  
**Low-Moderate Income Population**



**(A) Low to Moderate Income Population (HUD) - Tract**

Percent Low-Moderate Income Population



Source: HCD AFFH Data Viewer (ACS 2015-2019)

<https://www.arcgis.com/apps/webappviewer/index.html?id=4d43b384957d4366b09aeeae3c5a1f60>

Exhibit B-10 shows the geographic distribution of the percentage of low-moderate income population by census tracts in Burbank and the surrounding eastern San Fernando Valley/western San Gabriel Valley region. The map shows census tracts with highest percentage (50-75%) of the low-moderate income population concentrated along the I-5 corridor. These are the areas within the City that are proposed for future investment and new development with the adoption and implementation of the Burbank Downtown TOD Specific Plan and Golden State Specific Plan. The vast majority of census tracts are within the 25-50 percent low-moderate income population in the City. Exhibit B-10 also shows more areas to the west and east of Burbank to have higher concentrations of low to moderate income population, those that are 50 percent and over.

Another measurement of income is the percentage of residents that live below the poverty line. This is illustrated in previous Exhibit B-1, which shows that Census Tract 3107.03 has the highest percentage (25%) of its residents living in poverty. This census tract is located in the southeastern portion of Burbank on the border with Glendale and north of I-5. All the other census tracts in the City show less than 20 percent of the population living below the poverty line. Areas outside of Burbank showing 30-40 percent are in the poverty category include census tracts in communities of eastern San Fernando Valley, census tracts in the Cities of Glendale and Pasadena, and areas in the vicinity of Downtown Los Angeles. In comparison to the Los Angeles County, Burbank has a significantly lower percentage of families living below the poverty level (7% Burbank verses 12% Los Angeles County).



## Disparities in Access to Opportunity

### TCAC/HCD Opportunity Areas

Based on economic, environmental, and educational criteria established by the California Tax Credit Allocation Committee (TCAC) and the California Department of Housing and Community Development (HCD), the majority of the Burbank's census tracts are identified as areas of Highest and High Resources. This indicates that Burbank residents have a high level of access to resources and opportunities that can impact educational attainment, earnings from employment, and economic mobility.

Table B-4 presents resource categories and index scores for the four key criteria for each census tract and Exhibit B-11 illustrates the spatial distribution of TCAC/HCD Opportunity Areas in Burbank. According to the table and exhibit, only two of Burbank's 24 census tracts are identified as Moderate Resource, with the remaining tracts identified as Highest or High and one not applicable because the census tract is Hollywood-Burbank Airport (CT 9800.10). These two Moderate Resource census tracts (CT 3107.03 and CT 3118.02) are located in the southeastern portion of the City along the I-5 corridor.

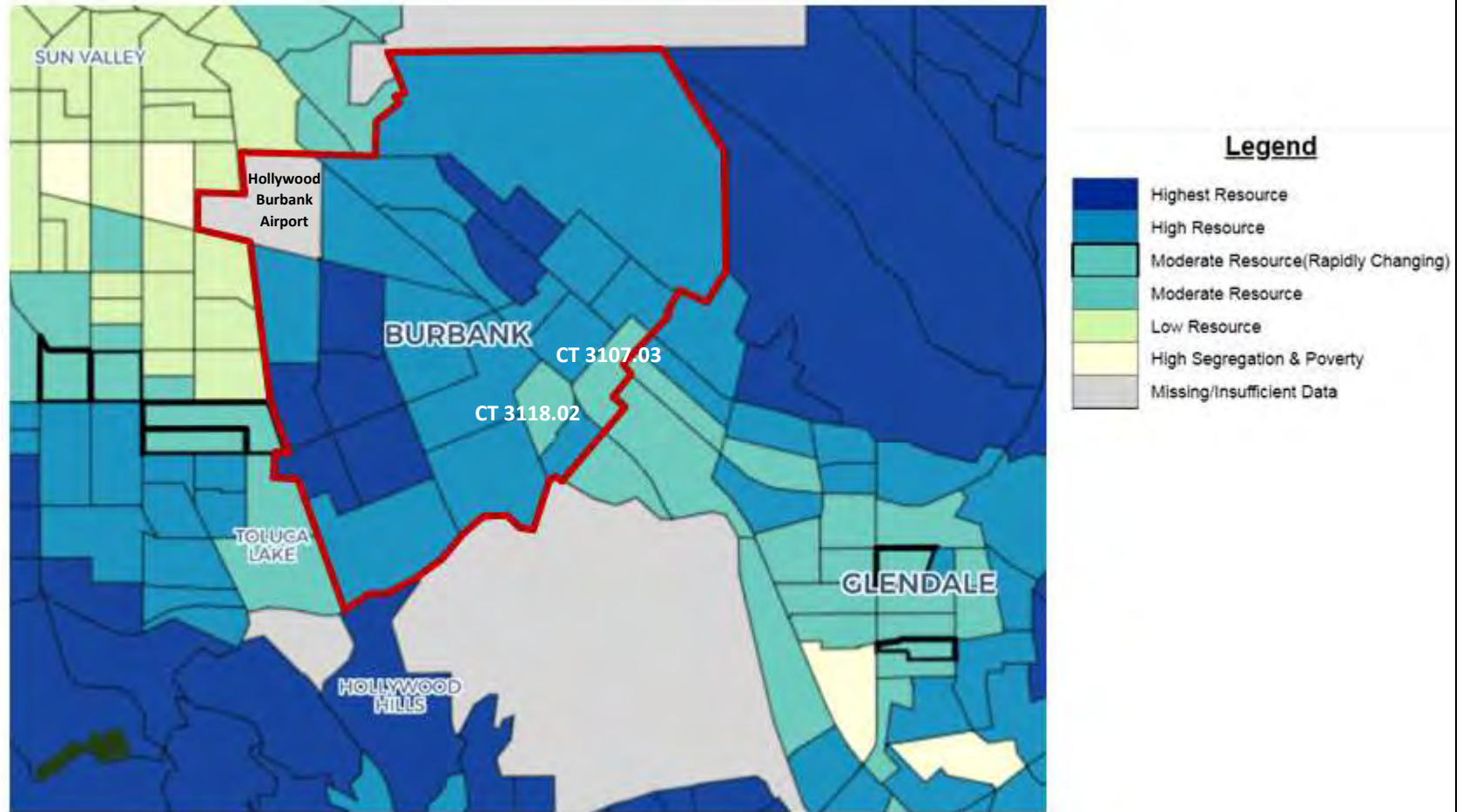
**Table B-4**  
**Burbank Opportunity Resource Levels**

Census Tract	Final Category	Economic Domain Score (by region)	Environmental Domain Score (by region)	Education Domain Score (by region)	Composite Index Score
310100	High Resource	0.802	0.125	0.848	0.408
310201	High Resource	0.674	0.624	0.836	0.418
310202	High Resource	0.776	0.526	0.794	0.417
310300	Highest Resource	0.865	0.433	0.848	0.579
310400	High Resource	0.784	0.090	0.854	0.368
310501	High Resource	0.596	0.038	0.862	0.160
310601	High Resource	0.438	0.054	0.854	0.102
310602	Highest Resource	0.838	0.258	0.848	0.504
310701	High Resource	0.574	0.082	0.858	0.218
310702	High Resource	0.612	0.046	0.811	0.113
310703	Moderate Resource	0.300	0.027	0.732	-0.179
310800	High Resource	0.663	0.046	0.822	0.162
310900	High Resource	0.740	0.069	0.862	0.321
311000	Highest Resource	0.760	0.203	0.885	0.457
311100	High Resource	0.775	0.150	0.754	0.270
311200	Highest Resource	0.845	0.451	0.826	0.518
311300	Highest Resource	0.849	0.462	0.905	0.658
311400	Highest Resource	0.843	0.364	0.892	0.601
311500	Highest Resource	0.835	0.313	0.921	0.631
311600	High Resource	0.840	0.219	0.810	0.433
311700	High Resource	0.860	0.085	0.841	0.434
311801	High Resource	0.834	0.032	0.827	0.288
311802	Moderate Resource	0.450	0.030	0.843	0.037
980010	#N/A	#N/A	#N/A	#N/A	#N/A

Source: California Tax Credit Allocation Committee and the California Department of Housing and Community Development



Exhibit B-11  
TCAC/HCD Opportunity Areas



Source: 2021 TCAC/HCD Opportunity Map, <https://belonging.berkeley.edu/2021-tcac-opportunity-map>

Table B-5 provides a summary profile of the two Moderate Resource census tracts. A closer look at CT 3107.03 indicates that almost two-thirds (65%) of its residents are White. The poverty scale for CT 3107.03, with a 20-30 percent of population below the poverty level is consistent with tract's 63 percent lower income households. The median age of homes is approximately 50 years old. This tract is comprised predominantly renters (90%) with over two-thirds of the households facing a housing cost burden. This area falls within The Burbank Center Plan (BCP), which was adopted in 1997 as an economic revitalization plan, and is currently being updated and integrated within the Downtown TOD Specific Plan. The City and its former Redevelopment Agency have attracted numerous major employers to this census tract, including a 455,000-square foot IKEA store and a Home Depot, as well as Ralph's and Trader Joes grocery stores. The South San Fernando Streetscape Plan provided a variety of public improvements to the area to create a more visually pleasing and pedestrian-oriented environment.

Census Tract 3118.02 is also identified as Moderate Resource. Its racial/ethnic composition is majority Latinx. Poverty levels are also high, but there is a lower percentage (45%) of lower income households than CT 3107.03. The Lake/Verdugo Focus Neighborhood falls within this tract, and the City and Burbank Housing Corporation (BHC) have to date improved 72 rental units and provided as long-term affordable housing. A major employer in this tract is the Burbank Recycling Center. A large portion of this tract falls within the Downtown Burbank TOD Specific Plan and will benefit from investments under the Plan.

**Table B-5**  
**Moderate Resource Census Tracts**

	Census Tract	
	<b>3107.03</b>	<b>3118.02</b>
Population	4,693	4,135
Race/Ethnicity	White: 65% Latinx: 19% Other: 7% Asian: 6% Black: 3%	Latinx: 53% White: 26% Asian: 14% Black: 4% Other: 4%
Poverty Status (refer to Exhibit B-1)	20-30%	<10%
% Low-Income Households	63%	45%
Type of Housing	Single-family: 10% Multi-family: 90%	Single-family: 19% Multi-family: 81%
Median Year Housing Built	1971	1972
% Owner/% Renter	Owner: 10% Renter: 90%	Owner: 15% Renter: 85%
Number of Housing Choice Vouchers	64	10
Overcrowding (>1.01/room)	12%	18%
Overpayment (>30% of Inc. to Housing)	69%	43%
Planned Investments (Economic growth and Community benefits)	CDBG Eligible CT Community benefits and public improvements will continue under Downtown TOD Specific Plan.	CDBG Eligible CT BHC will continue to improve housing conditions & affordability. Downtown TOD Specific Plan will provide new community benefits and public improvements.

Sources: ACS 2014-2018 and 2015-2019; Burbank Housing Corporation; Urban Displacement Project, UC Berkeley  
<http://www.urbandisplacement.org/>

### ***HUD Opportunity Indicators***

The U.S. Department of Housing and Urban Development (HUD) developed the opportunity indicators to help inform communities about disparities in access to opportunity. The index scores are based on nationally available data sources and an assessment of residents' access to key resource opportunities in the City and the region. Table B-6 provides the index scores (ranging from zero to 100) for the following opportunity indicator indices:

- **Low Poverty Index:** The higher the value, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The higher the value, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The higher the value, the higher the labor force participation and human capital is in a neighborhood.
- **Transit Trips Index:** The higher the value, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** The higher the value, the lower the cost of transportation is in that neighborhood.
- **Jobs Proximity Index:** The higher the value, the better access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The higher the value, the better environmental quality of a neighborhood.

### ***Education***

The City is within the jurisdiction of the Burbank Unified School District (BUSD) which provides public school services to Burbank residents for grades kindergarten through 12. BUSD oversees eleven elementary schools, three middle schools, three high schools, and an alternative school that offers child development, special education, independent learning, and adult education programs. Schools within BUSD have a combined enrollment of approximately 15,000 students. Information provided through the California Department of Education shows that the District's high school graduation rate in 2020 was 92 percent, in comparison to the state graduation rate of 87 percent. In addition, approximately one-third (35%) of the District's students are socioeconomically disadvantaged and 10 percent are English as second language learners<sup>2</sup>. Census ACS 2014-2018 data show that Burbank residents had a higher education attainment level than the county as a whole. This data shows that 58 percent of Burbank residents 25 years and over had at least graduated from high school and that 42 percent had a bachelor's degree or higher. This compares to countywide data that shows 51 percent of its resident 25 year and over had graduated from high school and 32 percent had a bachelor's degree or higher.

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<sup>2</sup> California Department of Education, School Dashboard, <http://www.caschooldashboard.org>

**Table B-6**  
**HUD Opportunity Indicators, by Race/Ethnicity**

	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Trip Index	Low Transport. Cost Index	Job Proximity Index	Environ. Health Index
<b>City of Burbank</b>							
<b>Total Population</b>							
White, Non-Hisp.	66.07	77.83	69.01	90.93	82.61	95.33	18.47
Black, Non-Hisp.	61.92	78.18	66.59	92.63	85.67	95.81	17.68
Hispanic	63.54	76.67	64.48	91.41	83.79	96.11	17.77
Asian/Pac. Is., Non-Hisp.	65.65	77.35	68.07	91.38	82.87	95.80	18.70
Nat. Am., Non-Hisp.	61.48	77.62	65.86	91.48	83.56	95.74	17.47
<b>Population below federal poverty line</b>							
White, Non-Hisp.	56.67	78.67	63.31	91.65	85.76	95.52	18.71
Black, Non-Hisp.	66.73	79.31	69.13	93.95	87.65	94.59	17.15
Hispanic	57.48	79.15	60.27	92.08	85.97	96.45	18.24
Asian/Pac. Is., Non-Hisp.	61.82	80.52	68.64	94.44	86.64	96.44	19.95
Native Am., Non-Hisp.	44.00	69.84	74.00	94.00	81.00	94.81	18.00
<b>Los Angeles-Long Beach-Anaheim Region</b>							
<b>Total Population</b>							
White, Non-Hisp.	65.19	68.03	67.43	77.63	73.13	54.59	21.35
Black, Non-Hisp.	36.07	33.82	35.34	87.25	79.02	40.72	11.92
Hispanic	35.53	39.72	35.73	86.48	77.78	43.70	12.36
Asian/Pac. Is., Non-Hisp.	55.03	61.94	57.64	85.13	75.98	51.11	13.13
Native Am., Non-Hisp.	48.40	50.70	48.58	81.04	75.36	45.88	17.68
<b>Population below federal poverty line</b>							
White, Non-Hisp.	53.66	60.62	59.62	83.19	78.51	56.98	18.46
Black, Non-Hisp.	24.12	28.03	26.41	88.34	81.07	36.90	11.74
Hispanic	25.05	33.70	29.50	89.09	80.94	44.63	10.63
Asian /Pac. Is., Non-Hisp.	45.45	57.59	51.41	88.58	80.61	52.88	11.05
Native Am., Non-Hisp.	33.63	39.10	36.05	84.43	78.22	47.65	16.22

Source: HUD AFFH, <https://eqis.hud.gov/affht/>

Burbank residents have a high degree of access to educational opportunities. The TCAC/HCD educational domain scores in previous Table B-4 include math proficiency, reading proficiency, high school graduation rates, and student poverty rates at the census tract level. These scores range from a low of 0.73 (CT 3107.03) to as high as 0.92 (CT 3115). Exhibit B-12 at the end of this section shows that all census tracts in Burbank, with the exception of CT 3107.03 (located in the southeast portion of the City north of I-5), have educational scores exceeding 0.75, indicating the most positive educational outcomes. As presented earlier in the discussion of Table B-5, CT 3107.03 is one of two Moderate Resource tracts in Burbank, and is characterized by higher rates of poverty and lower incomes. With an educational score of 0.73, it is just slightly below the 0.75 threshold. Students in CT 3107.03 that attend public schools are enrolled at Joaquin Miller Elementary School (located within this census tract), John Muir Middle School (approximately 1-1.5 miles north of this census tract), and Burbank High School (approximately 1-1.5 miles north of this census tract). According to the California Department of Education's Smarter Balanced Summative Assessment, standardized test results show that during the 2018-2019 academic year, students of Joaquin Miller Elementary School, John Muir Middle School, and Burbank High School all performed better than the test results of the overall school district and the state for their respective grades. For example, 68 percent of students at Joaquin Miller Elementary Schools met or exceeded English Language Arts/Literacy (ELA) standards and 58 percent met or exceeded mathematics standards during the 2018-2019 academic year. This compares to district-wide student performances of 65 percent for ELA and 51 percent for mathematics.<sup>3</sup> These test result patterns are also similar at the middle school and high school levels. In addition, a K-12 school rankings prepared by U.S. News & World Report based on student diversity, teachers, counselors, test scores, and district spending data, ranked Joaquin Miller Elementary School number two among 11 elementary schools in the district, only behind Providencia Elementary.<sup>4</sup>

Census Tract 3107.03 also has a concentration of persons with income below the poverty level; however, as discussed above, the schools serving this census tract appear to rank high and score high in standardized testing. Another population group that needs greater access to educational resources is children in female headed households. These children are concentrated in CT 3118.02 which is located south of I-5 in southeast Burbank. However, as Table B-4 shows, the education domain score for this census tract is 0.84, which indicates there is access to educational opportunities.

Exhibit B-12 at the end of this section presents a map of educational score levels by census tract using the HCD AFFH Data Viewer, and illustrates that Burbank's educational scores are higher than those of Glendale, Pasadena, and the Los Angeles City communities in eastern San Fernando Valley.<sup>5</sup>

School proficiency from a regional perspective is also presented in the HUD-based Table B-6. The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. Therefore, the higher the score, the higher the school system quality is in a neighborhood. As the table shows, the school proficiency of Burbank's total population by

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<sup>3</sup> California Department of Education, *California Assessment of Student Performance and Progress. The Smarter Balanced Summative Assessments for English language arts/literacy (ELA) and mathematics annually assesses student knowledge and skills for ELA and mathematics, as well as how much students have improved since the previous year. These measures help identify and address gaps in knowledge or skills early so students get the support they need for success in higher grades and for college and career readiness.* <https://caaspp-elpac.cde.ca.gov/caaspp/>

<sup>4</sup> US News and World Report, [https://www.usnews.com/education/k12?int=top\\_nav\\_K-12](https://www.usnews.com/education/k12?int=top_nav_K-12)

<sup>5</sup> While census tract 9800.10 is depicted in Exhibit B-12 as having a low educational score, this tract in fact is entirely comprised of the Hollywood Burbank Airport and has no population, consistent with Table B-4.

race/ethnicity is higher than those in the Los Angeles-Long Beach-Anaheim region as a whole. For example, the non-Hispanic White population and Hispanic population of Burbank have school proficiency indices of 78 and 77, respectively, which are significantly higher than the regionwide indices of the non-Hispanic White (68) and Hispanic (40) population. These school proficiency patterns by race/ethnicity of the total population are also similar for the population below the federal poverty line. In summary, Burbank does not have any substantial differences in access to educational opportunities.

### ***Economics***

Burbank is a major employment center in the region with over 130,000 jobs. However, average annual unemployment rates for the City in 2019 was five percent, higher than unemployment rates in Los Angeles County (4%) and the state as a whole (4%).

The City scores high in terms of access to economic opportunities. The TCAC/HCD economic domain scores in previous Table B-4 range from a low of 0.300 (CT 3118.02) to as high as 0.865 (CT 3103), with Exhibit B-13 showing that that majority of the City's census tracts scored greater than 0.75 indicating the most positive economic outcomes. The northeastern and southwestern portions of the City scored the highest, while more modest economic scores were concentrated in areas along the I-5 corridor. Three census tracts have lower economic domain scores (0.25 – 0.50), which include Burbank's two Moderate Resource census tracts (CTs 3107.03 and 3118.02) in the southeastern portion of the City, and CT 3106.01 located north of I-5 in the Peyton/Grismer Focus Neighborhood. All three of these tracts are characterized by a higher than average (50 - 75%) low and moderate income population (refer to Exhibit B-10). However, these census tracts are in close proximity to jobs throughout the City, but in particular those jobs in the Downtown District. All three census tracts (CTs 3106.01, 3107.03, and 3118.02) are within or adjacent to the Downtown District, which include large employment centers such as the Burbank Civic Center (City Hall and other governmental departments), and retail commercial establishments in and around Burbank Town Center. The Town Center alone has over one million square feet of floor area. Census Tract 3107.03 also includes the largest IKEA store in the United States, as well as Car Max and Home Depot. City staff has indicated that Census Tract 3107.03 is approximately one mile from Disney Imagineering and DreamWorks Animation in the adjacent City of Glendale, which provide job opportunities for Burbank residents. Furthermore, residents of Census Tract 3118.02 are within 1.0-1.5 miles of six of the top ten major employment centers in the City (Walt Disney Company, Warner Brothers, Providence St. James Medical Center, ABC Inc., and Nickelodeon Animation -- refer to Housing Element Table 1-5). Census Tract 3106.01 is adjacent to the Downtown District and the Airport District, which is west of I-5. The Airport District includes major retail employment centers such as Lowe's, Target, Walmart, and Costco, as well as Hollywood Burbank Airport, two Marriott Hotels, and entertainment-related businesses.

City staff has identified recently approved commercial and mixed-use projects that will provide additional employment opportunities for Burbank residents, including those in Census Tracts 3106.01, 3107.03, and 3118.02. The following is a list of approved commercial and mixed-use projects:

- **Netflix Animation.** Streaming giant Netflix selected Burbank's Airport District for its worldwide animation headquarters in what was 2020's largest new LA county office lease. The project encompasses 171,000 sq ft on seven stories at 2300 W Empire Avenue. The project permit was issued in 2021.
- **Titmouse.** An animation production company signed a 95,000 sq. ft. deal at 2835 N Naomi Street in Burbank's Airport District. Permits for tenant improvements were finalized in 2021.
- **Warner Bros. Tour Center.** Located at 4000 Warner Boulevard, the 79,800-sq. ft. studio tour center is in the Media District. The project was opened to the public 2021.

- **Providence Saint Joseph ER and Urgent Care.** Located at 501 S Buena Vista Street in the Media District, this project will include a 34,500-sq. ft. 44-bed emergency room and an 8,500-sq. ft. 12-bed urgent care. The permit was issued in 2020 and construction is continuing as of May 2022.
- **Avion Burbank.** Project is located at 3001 N Hollywood Way in the City's Airport District. It includes one million sq. ft. of industrial/space, 142,000 sq. ft. of creative office space, 15,000 sq. ft. of retail/restaurant space, and a 150-room hotel. The project opened to the public in 2021, with the hotel under construction as of May 2022.
- **Warner Bros. Second Century.** An 800,000-sq. ft. office space project designed by Frank Gehry. It is to be located on West Olive Avenue in the Media District. Anticipated opening in 2023.
- **First Street Village Mixed-Use.** Located on First Street between Magnolia Boulevard and Palm Avenue in Downtown. The project will include 275 apartments and 18,876 sq. ft. of retail space, with an anticipated opening in 2023.
- **La Terra.** 777 Front Street in Downtown Burbank. It includes 573 residential units, 1,067 sq. ft. of retail space, and a 307-room hotel. Anticipated opening in 2023-2025
- **Airport Replacement Terminal.** 2627 N Hollywood Way is 355,000 sq. ft. and includes 14 gates, new parking structures, and taxiway extensions. Anticipated opening in 2025.
- **South San Fernando Mixed-Use.** Located at 624-628 S San Fernando Boulevard in Downtown Burbank, includes 42 residential rental units with ground floor retail/ office. Approved by the Planning Board in 2020
- **AC Hotel.** This 196-room AC Hotel will be located at 550 N Third Street in the Downtown District. As of May 2022, the project is in City Plan check.

In comparison to the region, economic opportunities in Burbank are similar to those available to Glendale and Pasadena residents, but higher than in the communities in eastern San Fernando Valley, including the City of San Fernando.

Exhibit B-14, Jobs Proximity map, clearly shows that all of Burbank is in close proximity to jobs, that there is a high degree of access to employment opportunities for its residents. The Census ACS 2014-2018 data indicates 56 percent of Burbank resident workers 16 years and over that do not work at home commute less than 30 minutes to work as compared to 49 percent of countywide worker. While Burbank has good access to job opportunities and is considered jobs-rich, it still needs more housing at varied income levels to balance the number of jobs. Exhibit B-14 also illustrates that from a regional perspective, areas that are highlighted in red with an index score of less than 20 are located in Los Angeles City communities of Highland Park/El Sereno (southeast of Glendale), Sunland/Tujunga (north of Burbank), and Pacoima/Panorama City/Van Nuys in eastern San Fernando Valley, including the City of San Fernando.

Economic opportunity indicators based on the HUD indices presented in Table B-6 include low poverty, labor market engagement, and jobs proximity. The low poverty index captures poverty in a given neighborhood. The poverty rate is determined at the census tract level. A high score indicates less exposure to poverty in a neighborhood. The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood, based on the level of employment, labor force participation, and educational attainment in a census tract. Higher scores indicate higher labor force participation and human capital in a neighborhood. The third economic opportunity indicator is jobs proximity, which quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/Core-Based Statistical Area (CBSA), with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.



Table B-6 shows that the index values for the three economic opportunity indicators are significantly higher for Burbank residents than for those in the Los Angeles-Long Beach-Anaheim region. This applies to all race and ethnic groups of the total population and the population below the federal poverty line. The difference between Burbank and the region is most evident by the job proximity indicator. For the total population of Burbank, the job proximity index is about 96 for all race/ethnic groups, which indicates the presence of large employment centers in close proximity to residential neighborhoods, and that job proximity appears not to be tied to race and ethnicity. In comparison, the regional job proximity scores range from 41 (non-Hispanic Blacks) to 55 (non-Hispanic Whites). The labor market indicator (labor force participation and human capital) shows that while the index value for non-Hispanic Whites is higher than the region, the gap is relatively small -- 69 for Burbank and 67 for the region. However, the difference between Burbank and the region is more pronounced for the minority groups, and especially for the population in poverty.

With an educated labor force, a network of efficient public transit, and an established entertainment industry, Burbank will continue to attract employment-generating businesses to the City as evident by the recent approval of major commercial projects.

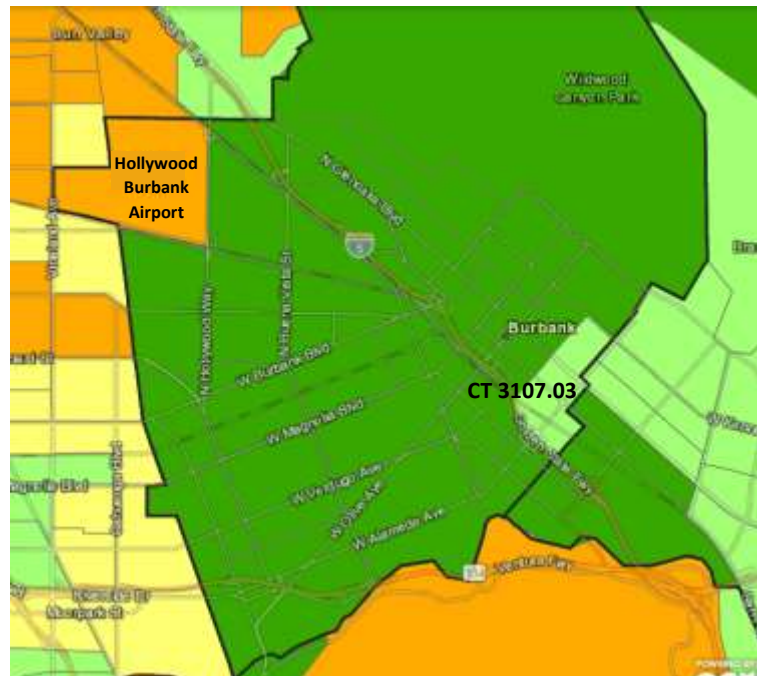
### ***Transportation***

The availability of efficient, accessible, and affordable transit is critical to the social and economic well-being of Burbank residents, especial to lower-income households that must use public transit to commute to work, and the elderly and persons with disabilities that require transportation to medical and other public social services, as well as for routine activities such as shopping. Currently, Burbank residents have access to the local and regional bus and rail transit systems within the City and to other parts of the region. The City is served by Burbank Bus, a commuter-oriented service that provides local connections to regional Metrolink rail service. In addition to Burbank Bus, Los Angeles County Metropolitan Transportation Authority (MTA) operates a number of bus routes that serve local destinations. Other important bus service providers include the City of Glendale Beeline, Los Angeles Department of Transportation Commuter Express Service, and Santa Clarita Transit. In addition, Burbank is located along the proposed California High Speed Rail Corridor, with a station proposed adjacent to the Hollywood Burbank Airport.

The Southern California Association of Governments (SCAG) developed a mapping tool for High Quality Transit Areas (HQTAs) as part of the Connect SoCal 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). SCAG defines HQTAs as areas within one-half mile from a major transit stop and a high-quality transit corridor. Exhibit B-15 shows that most of Burbank is located within an HQTA. Additionally, all of the opportunity sites, entitled projects, and pending entitlement projects identified in the Housing Element site inventory are an HQTA. The HQTA graphically shows Burbank's transit connects and options throughout the City and the rest of the region.

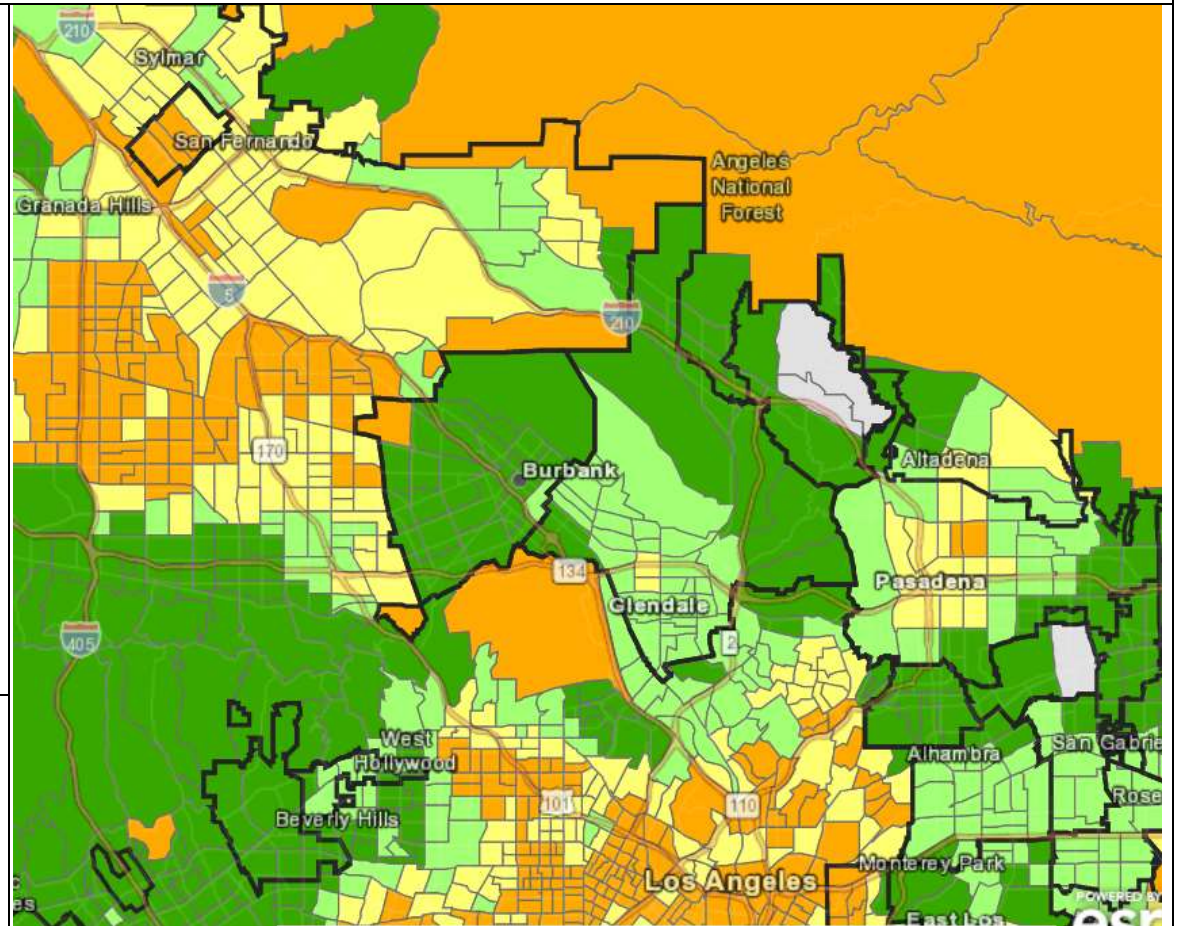
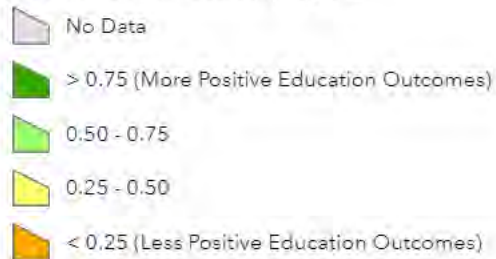


# Exhibit B-12 Access to Educational Opportunities



## (R) TCAC Opportunity Areas (2021) - Education Score - Tract

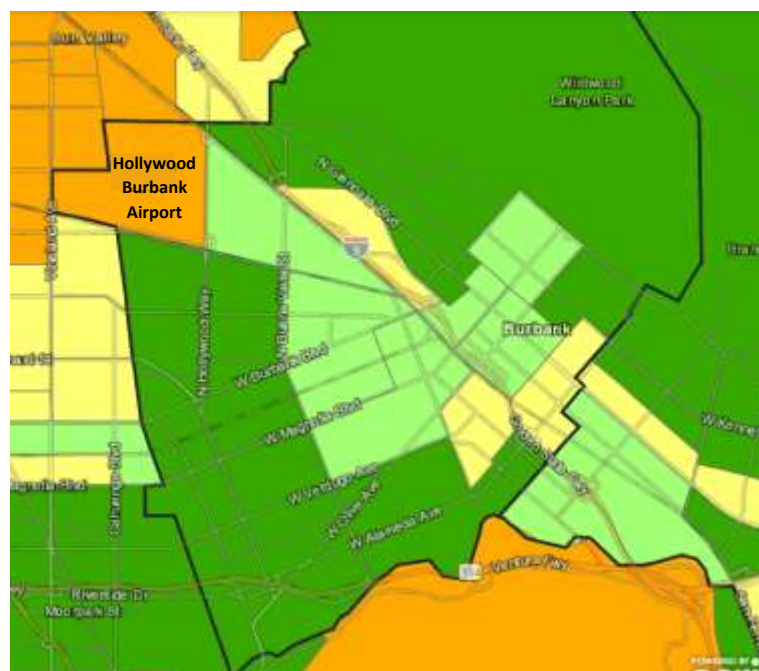
Education Domain Score (by region)



Source: HCD AFFH Data Viewer (2021)

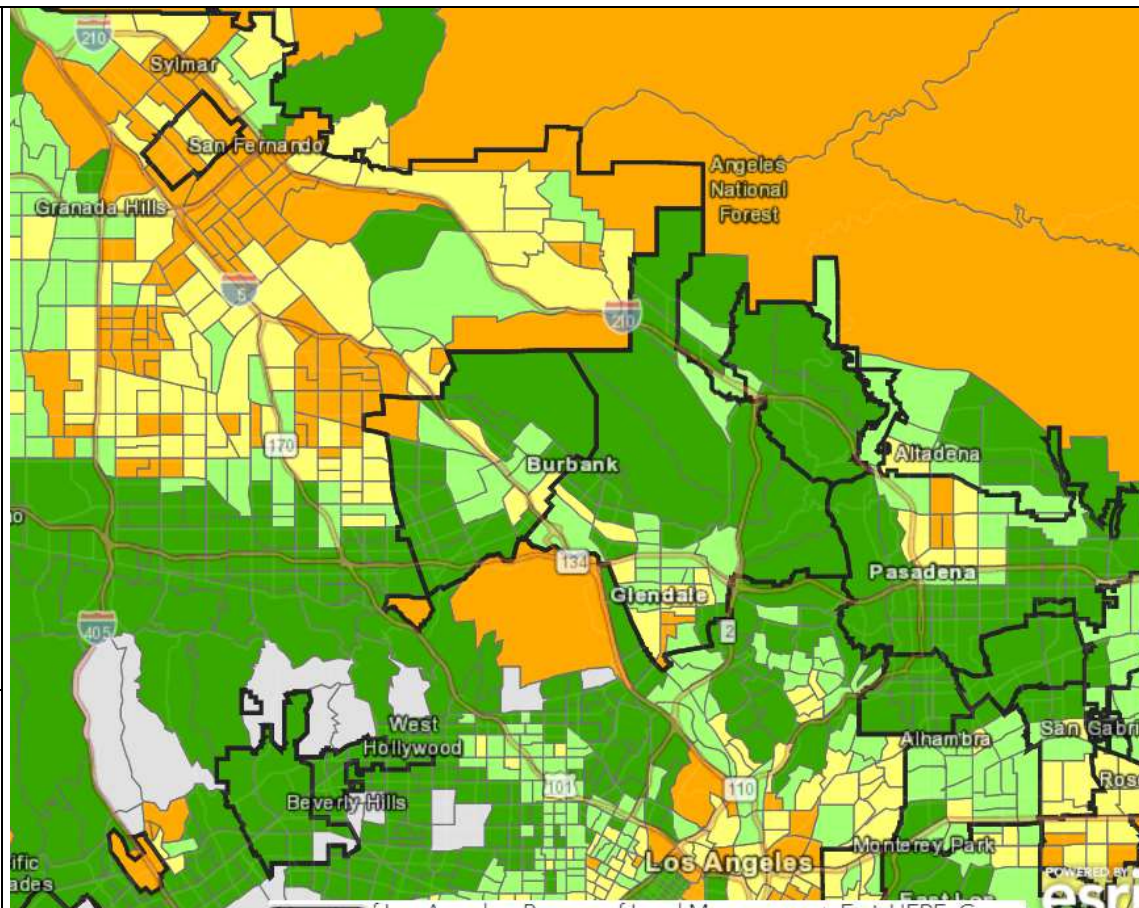
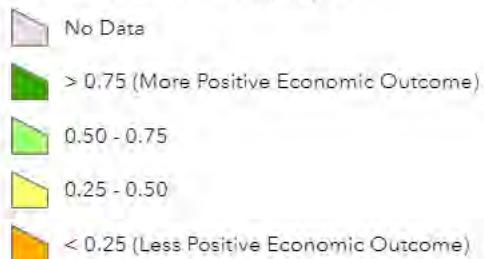
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# Exhibit B-13 Access to Economic Opportunities



## (R) TCAC Opportunity Areas (2021) - Economic Score - Tract

Economic Domain Score (by region)



Source: HCD AFFH Data Viewer (2021)

<https://www.arcgis.com/apps/webappviewer/index.html?id=4d43b384957d4366b09aeeae3c5a1f60>

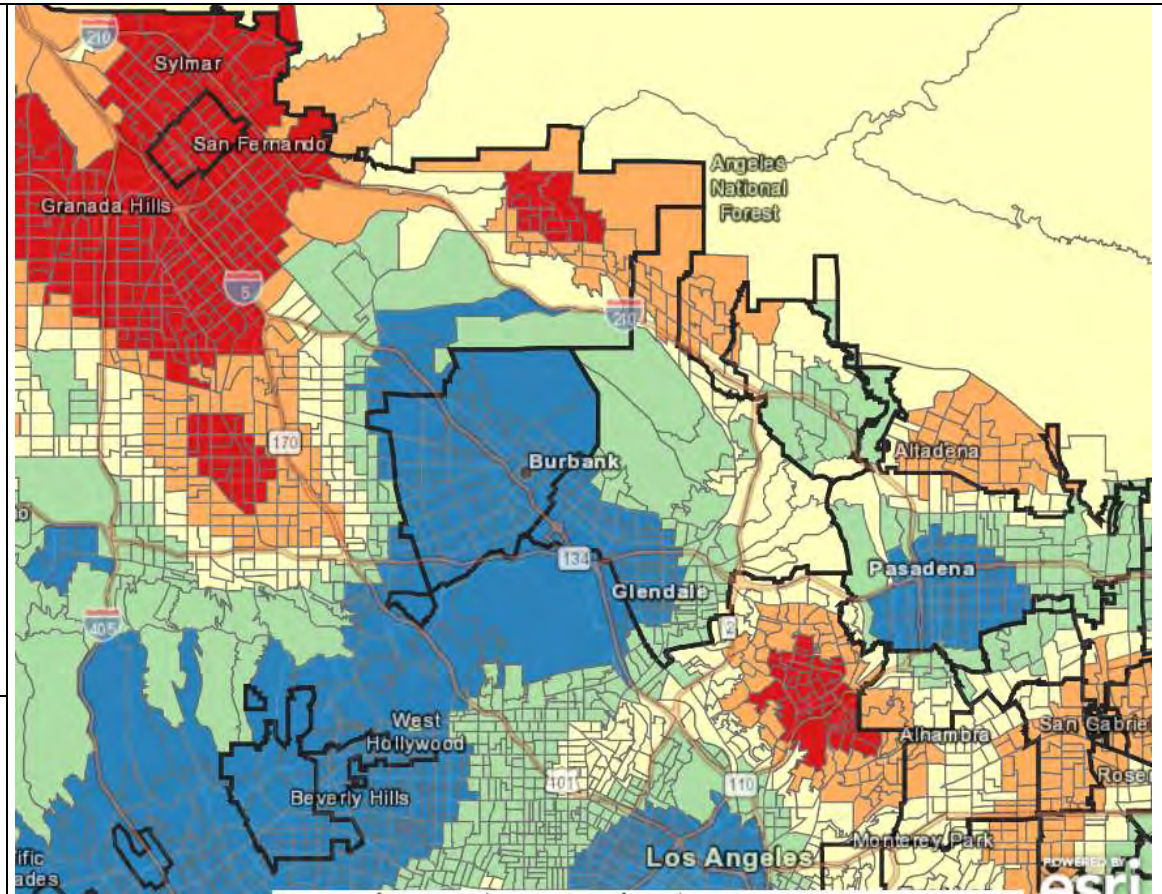
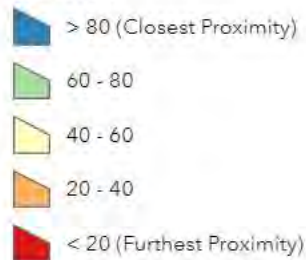


## Exhibit B-14 Job Proximity



(A) Jobs Proximity Index (HUD, 2014 - 2017) - Block Group

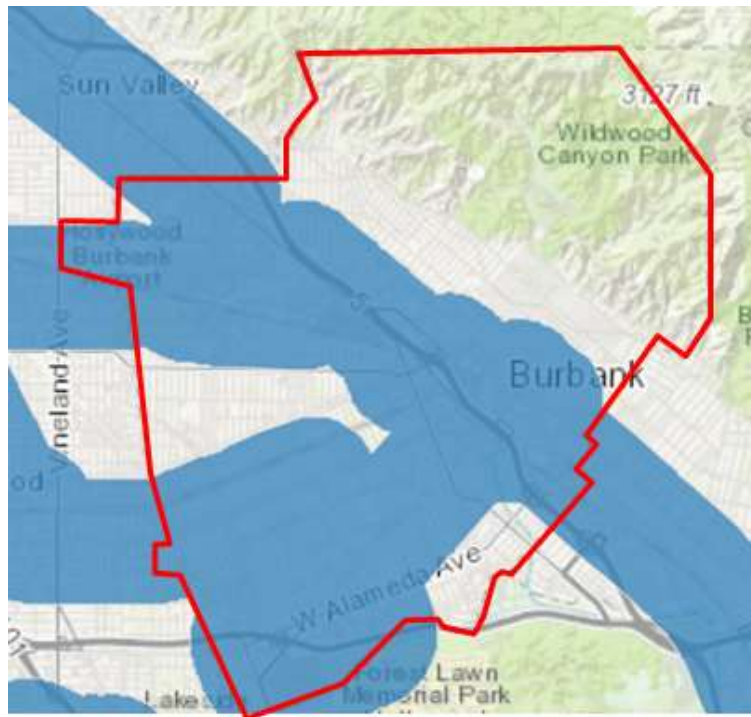
Index Score



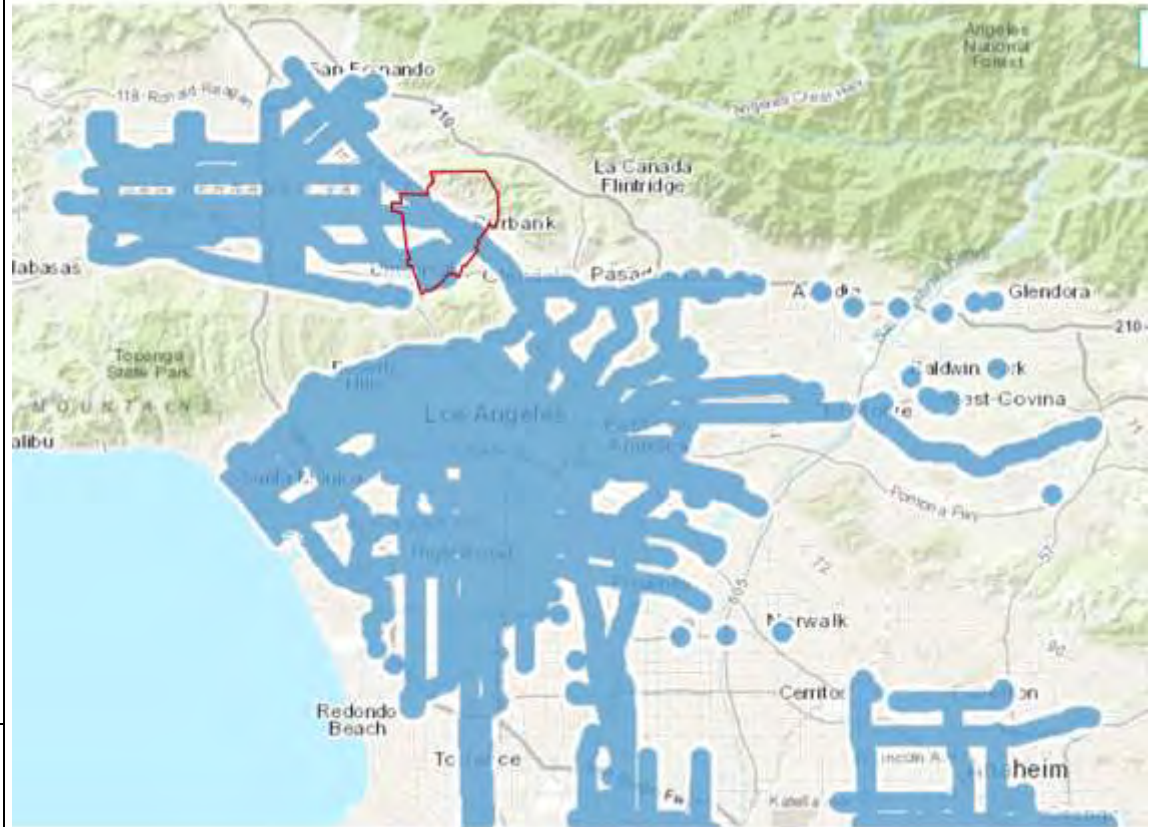
Source: HCD AFFH Data Viewer (ACS 2014-2017)

<https://www.arcgis.com/apps/webappviewer/index.html?id=4d43b384957d4366b09aeeae3c5a1f60>

**Exhibit B-15**  
**High Quality Transit Area**



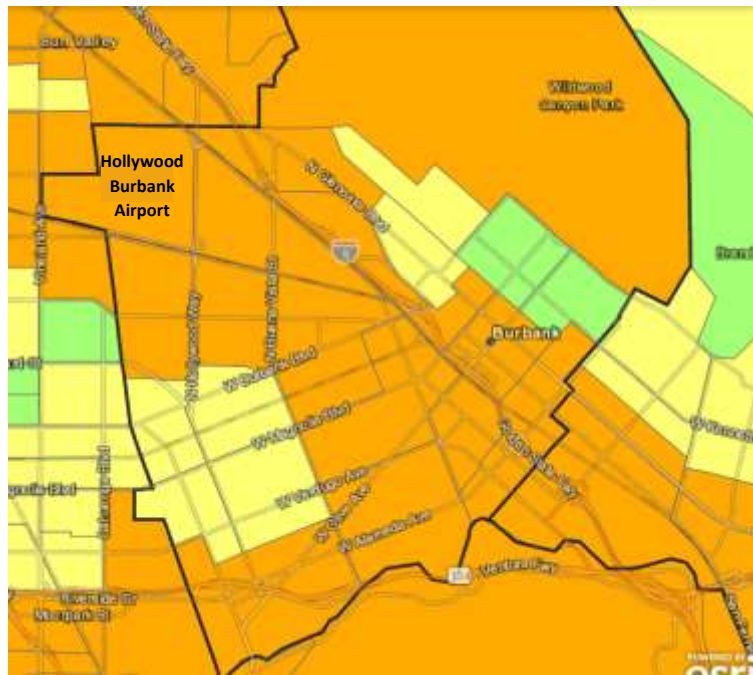
- Burbank
- High Quality Transit Area



Source: SCAG (2016)  
[https://gisdatascaq.opendata.arcgis.com/datasets/1f6204210fa9420b87bb2e6c147e85c3\\_0/explore?location=34.056609%2C-118.278249%2C10.00](https://gisdatascaq.opendata.arcgis.com/datasets/1f6204210fa9420b87bb2e6c147e85c3_0/explore?location=34.056609%2C-118.278249%2C10.00)

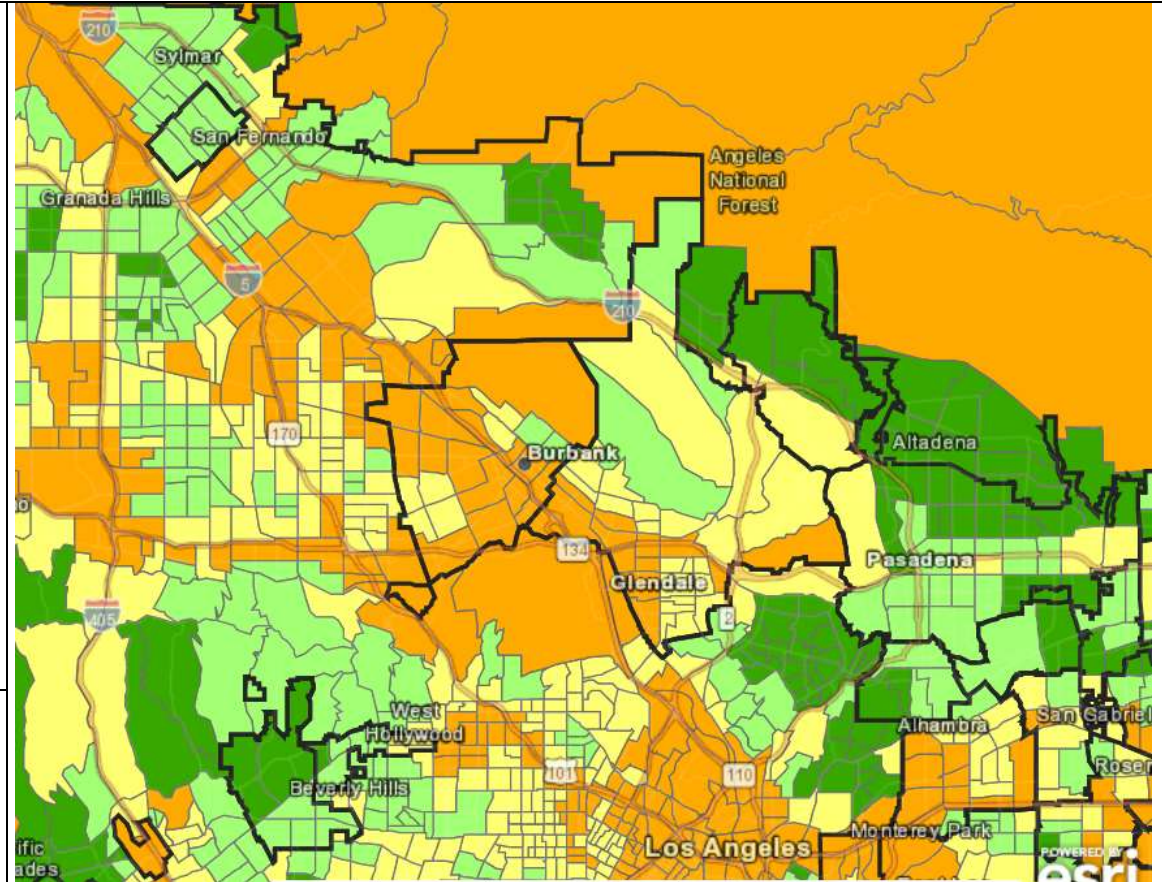
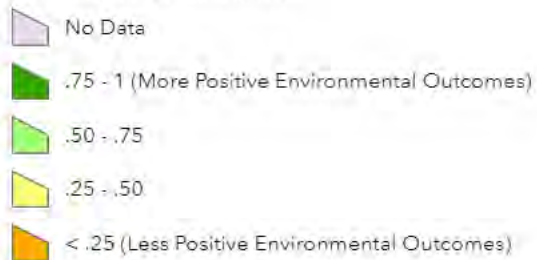


# Exhibit B-16 Environmental Opportunities



## (R) TCAC Opportunity Areas (2021) - Environmental Score -Tract

Environmental Domain Score



Source: HCD AFFH Data Viewer (2021)

<https://www.arcgis.com/apps/webappviewer/index.html?id=4d43b384957d4366b09aeeae3c5a1f60>

The HUD-based transportation opportunity indicators shown in Table B-6 include transit trips and low transportation cost. The transit trip index is based on estimates of transit trips taken by a family that meets the following description: a three-person, single-parent family with income at 50 percent of the median income for renters for the region/CBSA. The higher the transit trips index, the more likely residents in that neighborhood utilize public transit. The low transportation cost index is based on estimates of transportation costs for a family that meets the following description: a three-person, single-parent family with income at 50 percent of the median income for renters for the region/CBSA. Therefore, the higher the index, the lower the cost of transportation in that neighborhood.

Similar to other opportunity indicators, transit trips and low transportation cost index values are higher for Burbank residents than residents of the Los Angeles-Long Beach-Anaheim region. All residents of Burbank have very high access to public transit and low transportation costs with index values in the 90s and 80s, respectively. At the regional level, scores are 70/80s for access to transit and the 70s for lower transportation cost. Another pattern is that minority residents tend to have slightly higher values than non-Hispanic Whites for both Burbank and the region.

While Burbank residents overall tend to have higher transit use and lower transportation costs than the rest of the region, female-headed households with children, the elderly, persons with disabilities, and those with incomes below the poverty level need even more public transit. These groups of residents are concentrated in the following census tracts: female-headed household with children (CT 3118.02); the elderly (CTs 3107.01 and 3107.02); persons with disabilities (CT 3107.01); and, residents in poverty (CT 3107.03). All of the identified census tracts are located along the I-5 corridor in the southeastern portion of Burbank. All four census tracts are located within the High Quality Transit Area and are serviced by various local and regional bus transit lines. But, for more curb-to-curb transportation service for Burbank's seniors and persons with disabilities, there is the BurbankBus Senior and Disabled (BBS&D) Transit that allows these residents to maintain healthy and active lifestyles. To be eligible for the BBS&D Transit service, Burbank residents must be 60 years of age or older or qualify by nature of a disability. In addition, MTA has a new on-demand rideshare service known as Metro Micro, which offer trips within several zones in LA County, including the North Hollywood/Burbank service zone. All four of the above mentioned census tracts are within this service zone. This rideshare service is for short local trips and uses small vehicles (seating up to 10 passengers). The Metro Micro service is meant to be a fast, safe and convenient option for quick trips around town.

MTA is also preparing the plans for the North Hollywood to Pasadena Bus Rapid Transit (NoHo-Pasadena BRT) Project. The 18-mile high-quality regional transit project will connect the Metro North Hollywood Red Line Station, the Burbank Media District, Downtown Burbank, Glendale, Eagle Rock, and Pasadena. A bus rapid transit is a bus corridor that operates like a light rail line, and includes rail-like stations, frequent bus service, and roadway improvements to include bus lanes and traffic signal priority that allows the bus to bypass congestion. This transit line traverses or is in close proximity to the four census tracts (CTs 3107.01, 3107.02, 3107.03, and 3118.02).

### ***Environment***

The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening tool (known as CalEnviroScreen 3.0) to identify communities disproportionately burdened by multiple sources of pollution and with population characteristics that make them more sensitive to pollution. The CalEnviroScreen 3.0 was used in the TCAC/HCD AFFH Data Viewer map shown in Exhibit B-16 to measure environmental opportunities within Burbank and the region. Low scoring census tracts (less than 0.25) tend to be more burdened by pollution from multiple sources and are most vulnerable to its effects, taking into account their socioeconomic characteristics and underlying health status, and high scoring census

tracts (0.75 to 1.0) having more positive environmental outcomes. Overall, the majority of Burbank census tracts score in the low range, with two census tract (CT 3102.01 and CT 3102.02) in the northeast portion of the City along the Verdugo Mountain foothills having moderate high scores (0.50-0.75). From a regional perspective, more positive environment outcomes occur away from Burbank, closer to areas along the foothills of the San Gabriel Mountains and Santa Monica Mountains, area southeast of Glendale, and areas of northeastern San Fernando Valley.

Senate Bill 1000 (SB 1000) requires cities with identified disadvantaged communities to include environmental justice goals and policies in the General Plan. Per SB 1000, the California EPA uses CalEnviroScreen, a mapping tool to identify disadvantaged communities throughout the state. The model scores each of the indicators using percentiles and combines the scores for individual indicators to determine an overall CalEnviroScreen score for a given census tract relative to others in the state. As shown in Exhibit B-17, there are a total of five census tracts identified as disadvantaged communities: two census tracts (CTs 3105.01 and 3106.01) in Burbank identified as disadvantaged communities, located along the I-5 northeast of Burbank Boulevard; and three census tracts (CTs 3107.03, 3118.01, and 3118.02) also along the I-5 in southeast Burbank at the border with Glendale. As mandated under SB 1000, the City of Burbank is updating the Safety Element and other General Plan Elements in conjunction with the Housing Element to include policies to address environmental justice through reducing health risks to disadvantaged communities, promoting civil engagement, and prioritizing the needs of these communities.

## Disproportionate Housing Needs and Displacement Risk

### Overpayment

Housing affordability problems occur when housing costs become so high in relation to income that households are faced with paying an excessive portion of their income for housing, leaving less income remaining for other basic essentials. Housing overpayment occurs when a household spends more than 30 percent of its income on housing costs; severe overpayment refers to spending more than 50 percent of income on housing.

As presented in Table B-7, the majority (56%) of total renter households in Burbank pay more than 30 percent of their income on housing costs, which is slightly less than the 58 percent countywide. Almost one-third (31%) of renter households are severely cost burdened and paying more than 50 percent of their income on housing costs, which is about the same rate as the County.

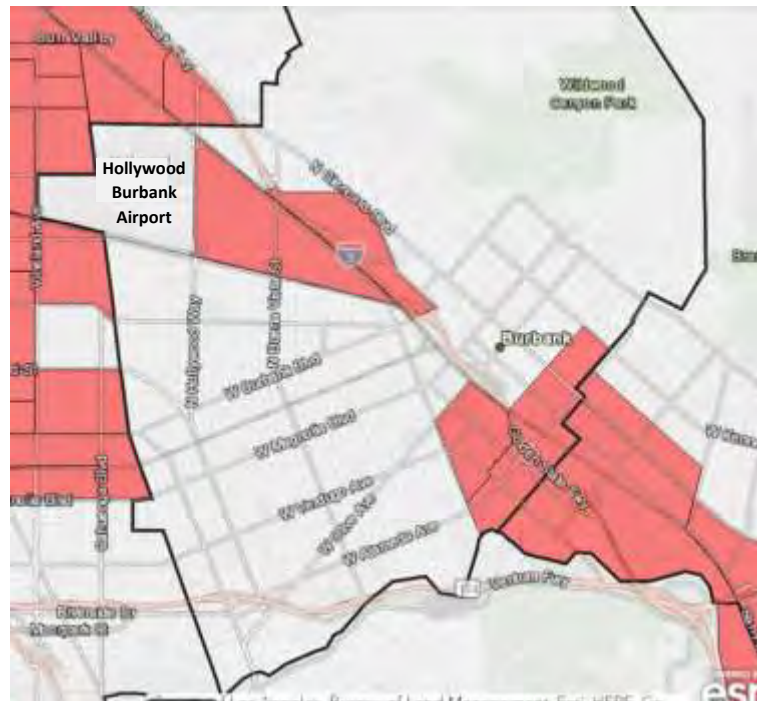
<b>Table B-7</b> <b>Housing Overpayment 2018</b>			
Overpayment	Burbank		Los Angeles Co.
	Households	Percent	Percent
<b>Renters</b>			
Overpayment (30%-50% Household Income)	5,861	25.3%	27.3%
Severe Overpayment (>50% Household Income)	7,207	31.1%	31.0%
Total Overpayment-Renters (>30% Household Income)	13,068	56.4%	58.3%
<b>Owners*</b>			
Overpayment (>30%-50% Household Income)	3,053	17.6%	19.8%
Severe Overpayment >50% Household Income	2,403	13.9%	16.6%
Total Overpayment- Owners (>30% Household Income)	5,456	31.5%	36.3%

Source: ACS 2014-2018 (B25091)

\*Owner household includes with and without mortgage



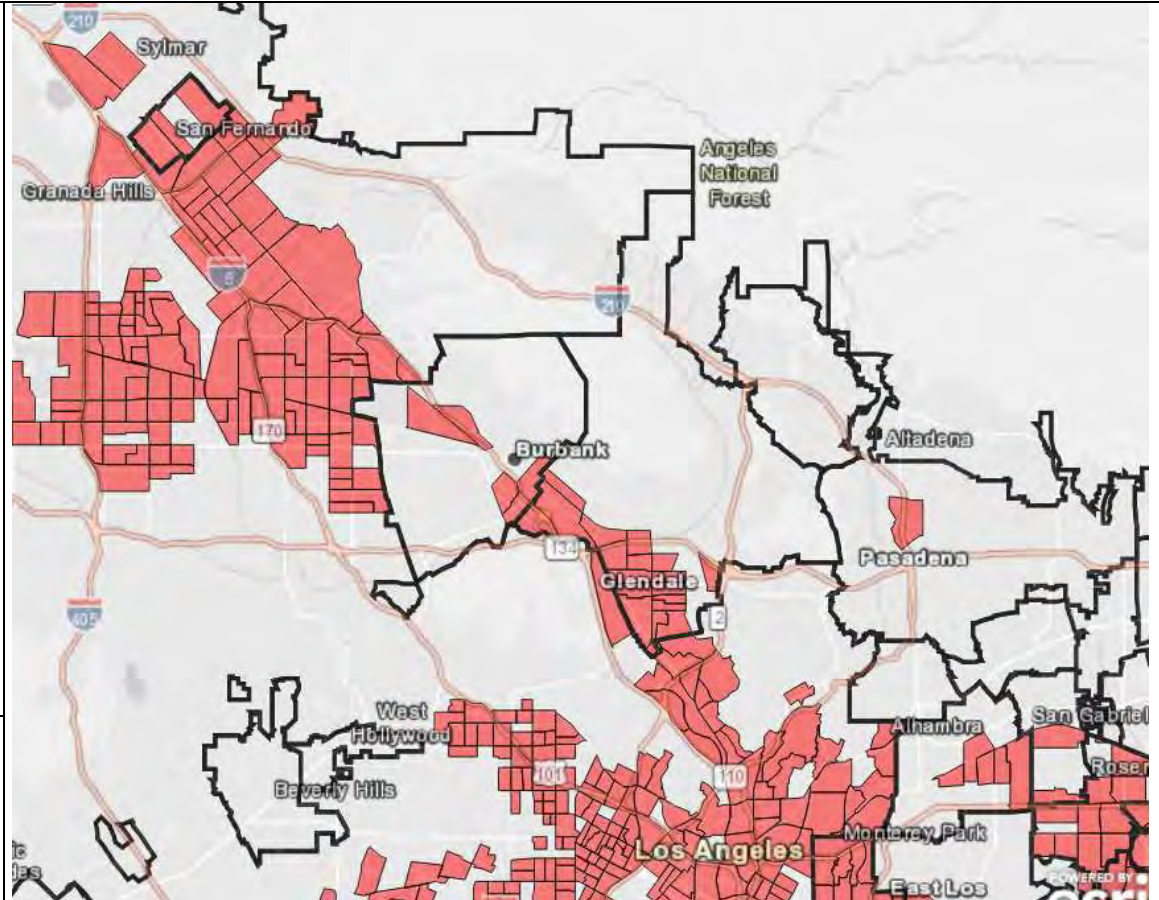
**Exhibit B-17**  
**Disadvantaged Communities**



City/Town Boundaries



(A) SB 535 Disadvantaged Communities



Source: HCD AFFH Data Viewer (2021)

<https://www.arcgis.com/apps/webappviewer/index.html?id=4d43b384957d4366b09aeeae3c5a1f60>

As shown in Table B-8 overpayment is most pronounced among lower income renter households. A significant majority of renter households earning less than \$50,000 in Burbank face either overpayment or severe overpayment, and the highest percentage (95%) of overpayment are renter household in the \$20,000 to \$34,999 income range. Therefore, the impact of housing overpayment on Burbank's lower income households is significant, with the community's special needs populations – seniors, persons with disabilities, and female-headed households with children – being the most vulnerable to losing their housing due to an inability to pay. For these reasons, housing overpayment is considered a significant issue in Burbank.

**Table B-8**  
**Renter Overpayment by Income 2018**

Income Level	Overpayment (30-50% HH Income)		Severe Overpayment (>50% HH Income)		Total (>30% HH Income)	
	Households	% Renter Income Level	Households	% Renter Income Level	Households	% Renter Income Level
Less than \$20,000	579	13.1%	3,571	80.6%	4,150	90.7%
\$20,000-\$34,999	593	19.0%	2,374	75.9%	2,967	94.9%
\$35,000 to \$49,999	1,724	58.1%	854	28.8%	2,578	86.9%
\$50,000 to \$74,999	1,809	47.0%	408	10.6%	2,217	57.6%
\$75,000 to \$99,999	825	26.7%	0	0	825	26.7%
\$100,000 or more	331	5.8%	0	0	331	5.8%
Total	5,861	25.3%	7,207	31.1%	13,068	56.4%

Source: SCAG Pre-Certified Local Housing Data, August 2020; ACS 2014-2018.

### **Overcrowding**

The State defines an overcrowded housing unit as one occupied by more than 1.0 person per room (excluding kitchen, porches, and hallways). A unit with more than 1.5 occupants per room is considered severely overcrowded. The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units.

Housing overcrowding impacts Burbank renters more than homeowners in the City. Of the total renter households in the City, seven percent were living in overcrowded conditions (more than 1 person per room), while only two percent of total owner households were living under these conditions. Burbank's overcrowding percentages were one-half those of Los Angeles County (17% for renters and 6% for owners).

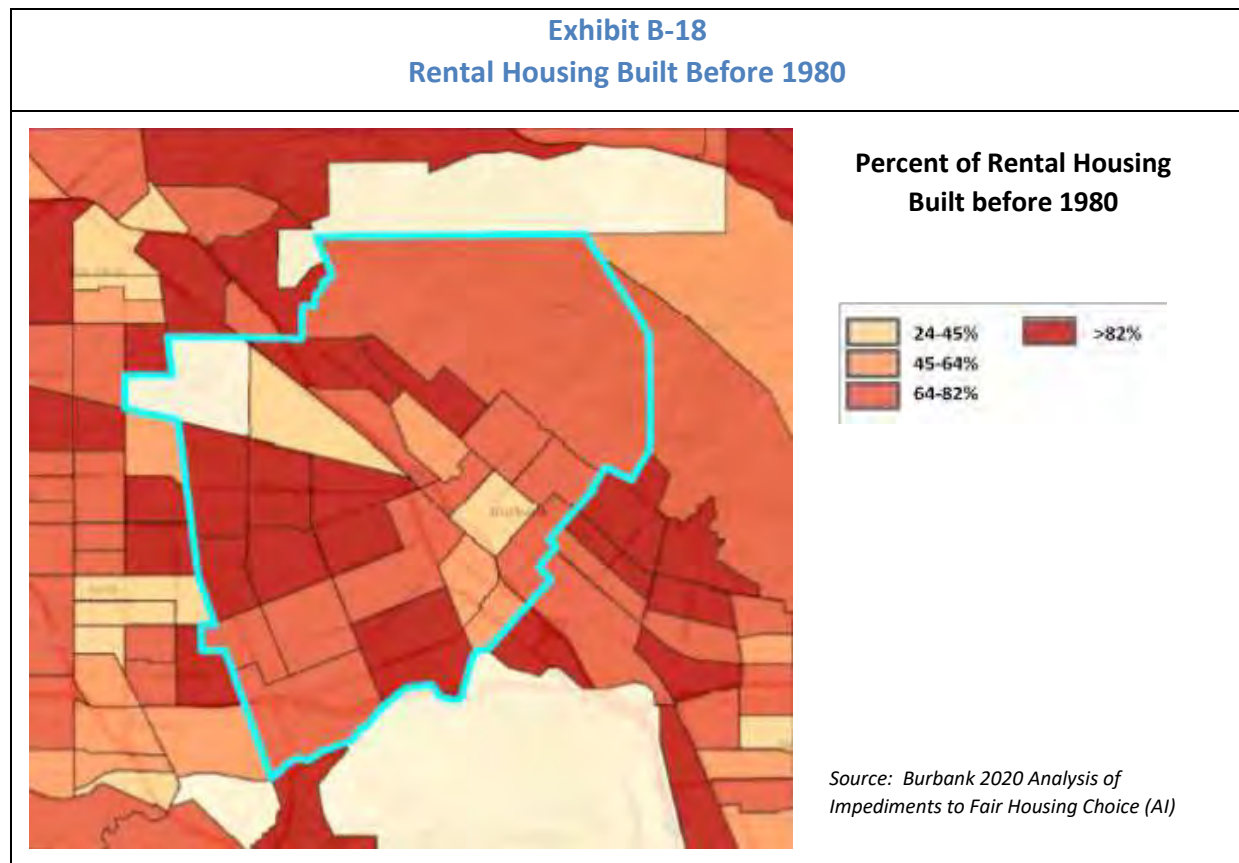
While overcrowding in general is not considered a significant housing issue in Burbank, there is a disparity in the supply and demand for large rental units among lower income households, with 940 lower-income large family renter households and only 590 adequately sized and affordable units. This imbalance between supply and demand contributes to nearly one-fifth of the City's renter households residing in overcrowded conditions, and demonstrates the need for larger apartment units consisting of three or more bedrooms.

## Housing Conditions

For many low-income families, substandard housing is the only housing available at an affordable price. One indicator of substandard housing is the age of a City's housing stock. The age of housing is commonly used by State and federal agencies as a factor in estimating rehabilitation needs. Typically, most homes begin to require major repairs or have significant rehabilitation needs at 30 to 40 years of age. In addition, housing built prior to 1980 may have lead paint, asbestos, and other hazardous materials, which are now banned in the construction of homes. Also, since the Sylmar Earthquake of 1971, stringent seismic safety standards were developed to ensure that structures could withstand seismic activity of similar magnitude.

According to the Census ACS 2014-2018 data, approximately three-quarters (74%) of Burbank's housing stock consists of units built before 1980. In comparison, the age of Los Angeles County's housing stock is similar to Burbank, with 75 percent of its housing units built prior to 1980.

As shown in Exhibit B-18, rental housing built before 1980 is located in the darkest shaded areas, which include census tracts located in: western Burbank south of the Hollywood Burbank Airport and Vanowen Street; northwest Burbank north of the I-5 Freeway; and in the vicinity of the southeast boundaries of the City. As previously shown in Exhibit B-3: TCAC/HCD Opportunity Areas, these census tracts are identified as "highest" or "high" areas of resources and opportunities and relatively "low" areas of poverty. However, it is of interest for the City to monitor all housing built prior to 1980 for lead paint and other hazardous or structurally unsafe housing issues.



Another measure of substandard housing condition in a jurisdiction is the lack of adequate plumbing and kitchen facilities in a housing unit. Estimates from the Census ACS 2014-2018 data shows that only 62 occupied housing units in Burbank lacked complete plumbing facilities or 0.1 percent of the total occupied units in the City. There were more units lacking complete kitchen facilities, with 532 units or 1.3 percent of the City's total occupied units. At the countywide level, estimates were higher than Burbank in both cases. According to the Census estimates, 0.5 percent of the County's total occupied housing units lacked complete plumbing facilities and 1.5 percent lacked complete kitchen facilities.

### ***Severe Housing Problems***

Exhibit B-19 shows the percentage of households experiencing any one of four severe housing problems (lack of complete plumbing, lack of complete kitchen, severe over-crowding, and severe cost-burden). The exhibit shows Burbank and other nearby cities and unincorporated communities were in the 20-40 percent range of households facing a severe housing problem. For Burbank, 27 percent of households faced severe housing problems. Other areas that experienced higher percentages than Burbank included the Cities of San Fernando (39%), Los Angeles (37%), and Glendale (36%), while the City of Pasadena was the same as Burbank. Cities with lower percentages than Burbank include the Cities of South Pasadena (20%), San Marino (20%), La Canada-Flintridge (19%). The highest percentage in the area was the unincorporated community of East Los Angeles at 40 percent.

### ***Homelessness***

According the 2020 Greater Los Angeles Homeless Count released by the Los Angeles Homeless Services Authority (LAHSA), the January 2020 "point in time" count enumerated 66,439 homeless individuals in Los Angeles County, reflecting an increase of 13 percent over the previous 2019 count. Other Southern California counties have experienced even higher increases in homelessness between 2019 and 2020, with Kern at 19 percent and San Bernardino at 20 percent. Only San Diego County witnessed a decrease in homelessness of minus six percent. Within Los Angeles County, the largest number of homeless were counted in Metro Los Angeles (Service Planning Area 4), which includes the Los Angeles City downtown area and its vicinity, with a count of 17,121 or 26 percent of the countywide homeless total. San Fernando Valley (Service Planning Area 2), which includes the City of Burbank, had a count of 9,274 homeless or 14 percent of the countywide homeless total.

A closer look at LAHSA's homeless data indicate that in Los Angeles County, about one-quarter of homeless families were sheltered and about three-quarters unsheltered. Between 2019 and 2020, the number of homeless families increased by 46 percent. The demographic data also indicate that the homeless population in Los Angeles County is mostly Hispanic/Latino at 36 percent, then Black/African American at 34 percent, followed by White at 26 percent. Asian/Pacific Islanders represent only 1.5 percent of the countywide homeless population. Of the racial/ethnic groups, Black/African Americans are disproportionately represented. This group represents 34 percent of the total homeless, while only accounting for eight percent of the total county population. The Hispanic/Latino's share of the total county population is 49 percent and White's 26 percent.

Other LAHSA 2020 homeless data for Los Angeles County show:

- 6,290 homeless seniors (62+), accounting for nine percent of the total county homeless -- an increase of 20 percent since 2019.
- 19 percent increase of transitional age youth households and unaccompanied minors in one year.
- 54 percent increase in chronic homelessness in one year (HUD defines chronic as homeless for more than one year and has a disabling condition).

- Two-thirds of people experiencing homelessness identify as male.
- One half of unsheltered cisgender females (18+) have a history of domestic, intimate partner and other sexual violence.
- 59 percent of newly homeless cite economic hardship as the main reason for their homelessness.

Within Burbank, LAHSA's 2020 point in time count identified a total of 291 homeless individuals (207 unsheltered and 84 sheltered homeless), an increase of only three percent from the previous year, but almost doubling since 2016. The City's sheltered homeless included the following: 65 individuals in transitional housing; 19 individuals in the emergency shelter who reported they were from Burbank; 47 persons living in the street; 146 homeless persons living in a car, van, or RV/camper; and nine persons living in a makeshift shelter.

Demographic information provided for the San Fernando Valley (Service Planning Area 2) shows that three-fourths of the homeless population are individuals and not in a family household. About one third of total homeless persons identify as female. Six percent of the total homeless in San Fernando Valley are seniors (62+). Also, the homeless identifying as Hispanic/Latino account for 43 percent of the total homeless population in San Fernando Valley, which is followed by Whites at 30 percent and Black/African Americans at 22 percent.

Working together with local, County, and City of Los Angeles partners, the City of Burbank adopted a comprehensive Homeless Plan for 2011-2021, scheduled to be updated in spring of 2022. The Homeless Plan provides a proactive approach to homelessness by: 1) creating action-oriented solutions that address the ongoing systemic social issues of homelessness impacting our community; 2) coordinating efforts to address homelessness with City Departments, public and private entities, businesses, and community involvement; and 3) identifying funding, barriers, and measurable outcomes.

As previously discussed in Housing Element's Special Needs Populations of the Housing Needs Assessment, there are numerous agencies and organizations that are currently providing programs and services to help the homeless in Burbank. Examples of a few of the homeless resources include:

- Burbank Housing Corporation (BHC), in partnership with service providers including Family Services Agency (FSA) and Family Promise of the Verdugos, owns and operates five transitional/supportive housing facilities within Burbank.
- Burbank Housing Authority (BHA) and the Los Angeles Homeless Services Authority offer a form of tenant-based rental assistance to chronically homeless individuals and families.
- Burbank Temporary Aid Center (BTAC) administers a motel voucher program for homeless individuals and families to stay at local motels.
- Family Promise of the Verdugos provides temporary shelter and supportive services to families that are "situationally" homeless.
- Ascencia Emergency Housing provides Burbank homeless with 60-90 days of emergency and transitional housing and permanent supportive housing.
- Street Plus - Downtown Burbank Hospitality and Social Outreach Ambassador Program dedicated to homeless outreach in downtown Burbank by providing homeless individuals receive housing, housing support, or transportation back to their families.
- Safe Storage and Help Center (SAFE) was completed in August 2021. The Salvation Army assists homeless individuals with safely storing their personal belongings at the center while also providing case management and referrals to services.



A complete list of homeless resources and additional information are included in the Housing Element's Special Needs Populations section and on the City of Burbank website.

### ***Displacement Risk***

There are no affordable units currently at-risk of converting to market-rate within the 2021-2029 planning period. The three projects identified as at-risk in the City's 2014-2021 Housing Element included Pacific Manor, Wesley Tower, and Harvard Plaza. All three have extended their affordability requirements beyond the 2021-2029 planning period.

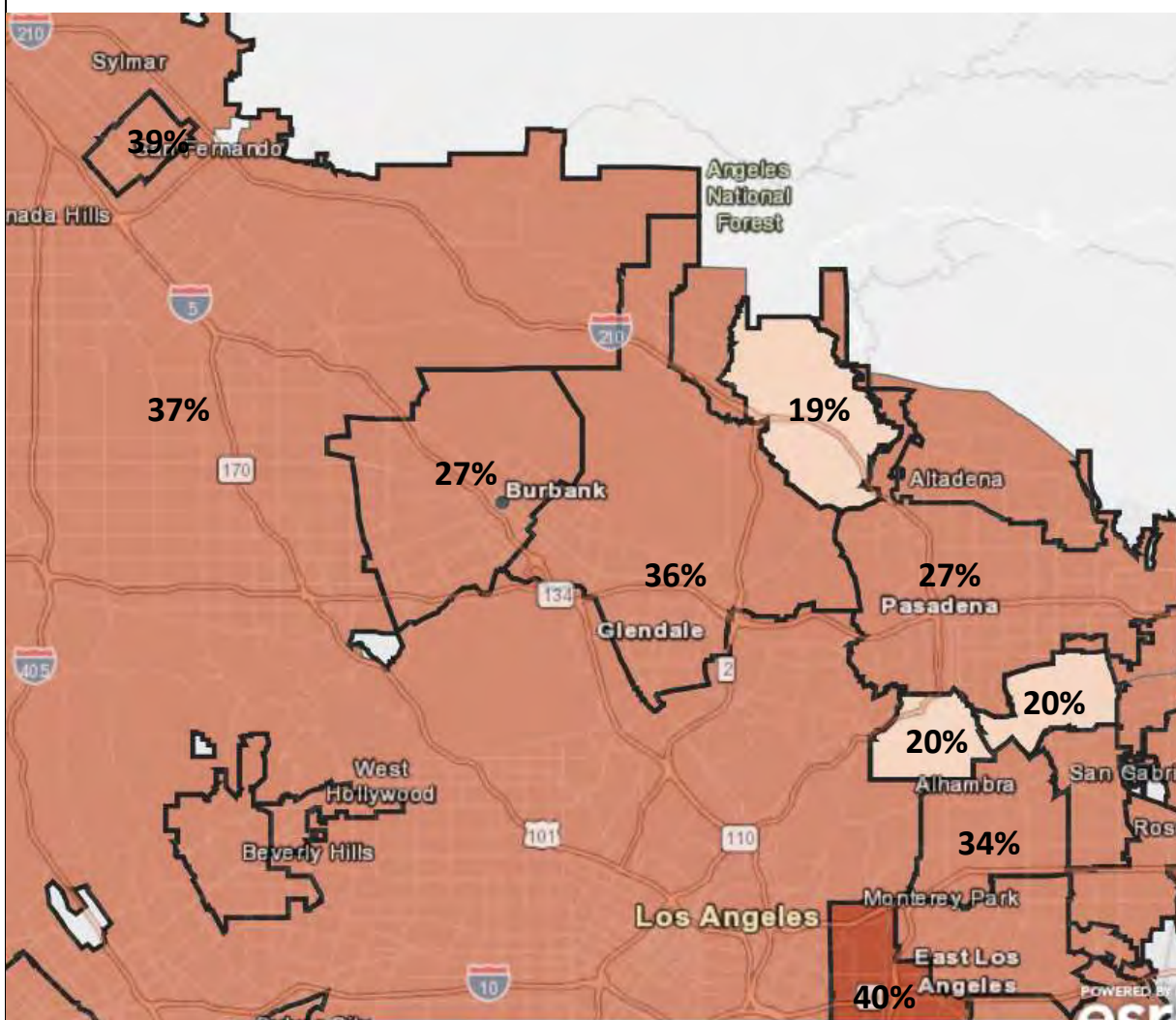
A mapping tool developed by the UCLA Urban Displacement Project using 2018 Census ACS data provides stakeholder a better understand where neighborhoods are changing and are vulnerable to gentrification and displacement in Los Angeles, Orange, and San Diego Counties<sup>6</sup>. As illustrated in Exhibit B-20, a vast majority of Burbank census tracts are identified as Stable Moderate/Mixed Income. However, areas most susceptible to displacement include three connecting census tracts (CT 3107.01, CT 3107.02, and CT 3107.03) located southeast of Burbank Boulevard in downtown Burbank to the border with the City of Glendale. These census tracts are identified as Low-Income/Susceptible to Displacement or Ongoing Displacement of Low-Income Households and are mostly lower-income areas or have experienced an absolute loss of low-income households between 2000 and 2018. With a strong housing market for both owner homes and rental units in Burbank and a shortage of housing statewide, the average apartment rent in Burbank have increased by 40 percent since 2013. The information on rents in Burbank is based on surveys conducted in 2013 and 2020. As a result, many lower income households have been priced out of the ownership and rental housing market and must look elsewhere for housing. Also, the majority of lower income renters face overpayment. The burden of higher housing cost is supported by data from the Census ACS 2015-2019 estimates that show CT 3107.02 and CT 3107.3 continue to have the highest proportion of cost-burdened renters in the City (more than 30% of household income going towards housing). At the other end of the scale are three census tracts: CT 3111 located south of the Hollywood Burbank Airport is designated Becoming Exclusive; and CT 3101 and CT 3103 in the northern part of the City are designated Stable/Advance Exclusive. The location of the census tracts and the criteria used to define the designations are presented in Exhibit B-20.

While most of Burbank is stable with moderate and mix income, the areas immediately to the west of the City and portions of southern Glendale are susceptible to displacement and gentrification. At the county level, the UCLA Urban Displacement Project data show Los Angeles County exhibiting the highest rates of gentrification among the three counties of Southern California, with 10 percent of census tracts classified as At Risk of Gentrification, Early/Ongoing Gentrification, or Advanced Gentrification. In addition, five percent of census tracts in Los Angeles County are not gentrifying but experiencing Ongoing Displacement of Low-Income Households.

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<sup>6</sup> UCLA Urban Displacement Project, <https://www.urbandisplacement.org/los-angeles/los-angeles-gentrification-and-displacement>

# Exhibit B-19 Severe Housing Problems



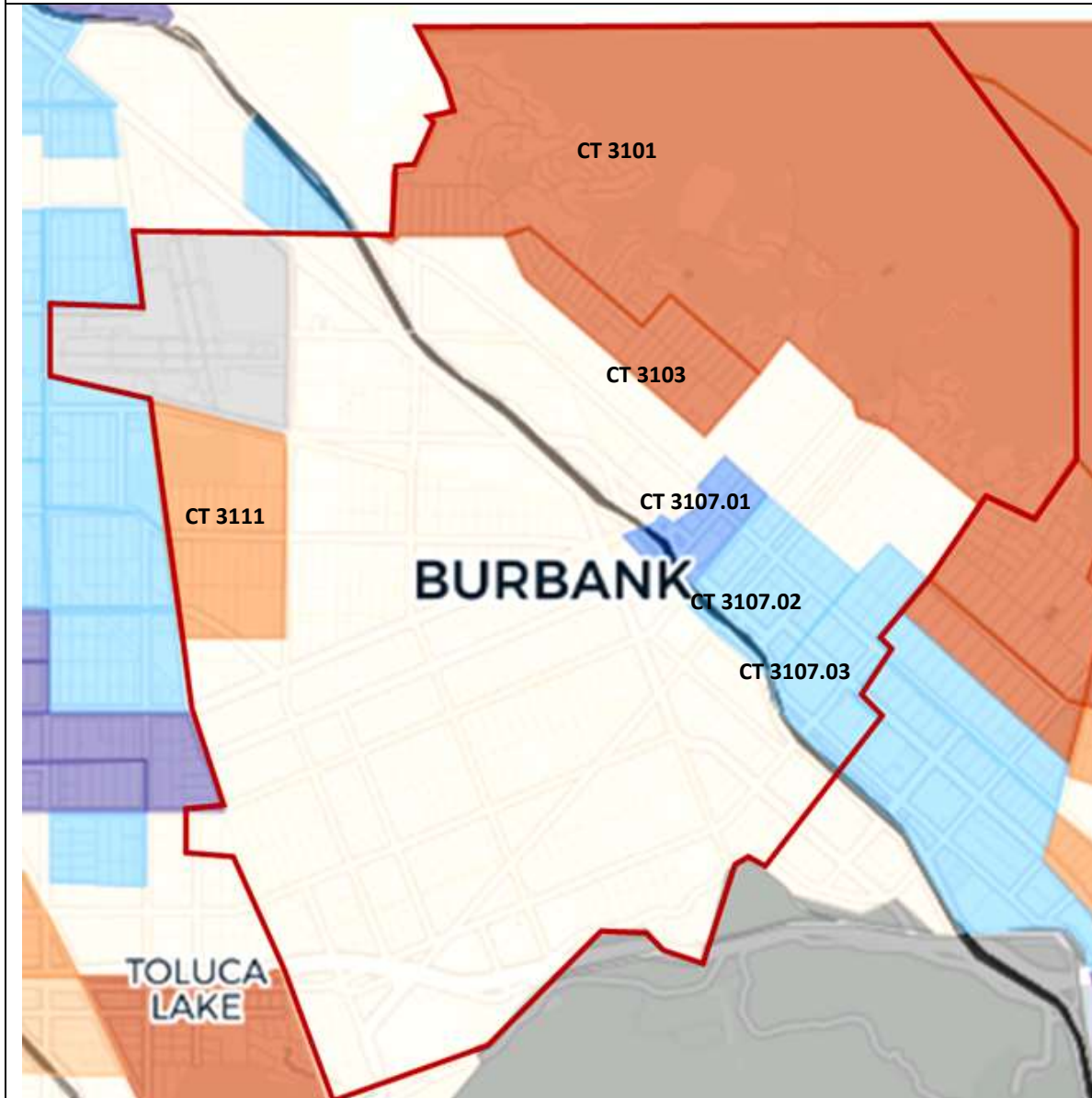
(A) Percent of all households with any of the 4 severe housing problems (lacks complete kitchen, lacks complete plumbing, severely overcrowded, severely cost-burdened) - (ACS, CHAS) - City Level

Percent of all households with any of the 4 severe housing problems



Source: HCD AFFH Data Viewer (HUD CHAS 2014-2018)  
<https://www.arcgis.com/apps/webappviewer/index.html?id=4d43b384957d4366b09aeeae3c5a1f60>

## Exhibit B-20 Displacement Risk



MODIFIED TYPES	CRITERIA
LOW-INCOME/SUSCEPTIBLE TO DISPLACEMENT	<ul style="list-style-type: none"> <li>Low or mixed low-income tract in 2018</li> </ul>
LOW-INCOME/ADVANTAGE OF LOW-INCOME HOUSEHOLDS	<ul style="list-style-type: none"> <li>Low or mixed low-income tract in 2018</li> <li>Absolute loss of low-income households, 2000-2018</li> </ul>
WIDE-SCALE GENTRIFICATION	<ul style="list-style-type: none"> <li>Low-income or mixed low-income tract in 2018</li> <li>Housing affordable to low or mixed low-income households in 2018</li> <li>Didn't gentrify 1990-2000 OR 2000-2018</li> <li>Marginal change in housing costs OR Zillow home or rental value increases in the 90th percentile between 2012-2018</li> <li>Local and nearby increases in rent were greater than the regional median between 2012-2018 OR the 2018 rent gap is greater than the regional median rent gap</li> </ul>
EARLY/ONGOING GENTRIFICATION	<ul style="list-style-type: none"> <li>Low-income or mixed low-income tract in 2018</li> <li>Housing affordable to moderate or mixed moderate-income households in 2018</li> <li>Increase or rapid increase in housing costs OR above regional median change in Zillow home or rental values between 2012-2018</li> <li>Gentrified in 1990-2000 or 2000-2018</li> </ul>
ADVANCED GENTRIFICATION	<ul style="list-style-type: none"> <li>Moderate, mixed moderate, mixed high, or high-income tract in 2018</li> <li>Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018</li> <li>Marginal change, increase, or rapid increase in housing costs</li> <li>Gentrified in 1990-2000 or 2000-2018</li> </ul>
STABLE MODERATE/MIXED INCOME	<ul style="list-style-type: none"> <li>Moderate, mixed moderate, mixed high, or high-income tract in 2018</li> </ul>
MODERATE INCOME	<ul style="list-style-type: none"> <li>Moderate, mixed moderate, mixed high, or high-income tract in 2018</li> <li>Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018</li> <li>Marginal change or increase in housing costs</li> </ul>
MODERATE INCOME	<ul style="list-style-type: none"> <li>Moderate, mixed moderate, mixed high, or high-income tract in 2018</li> <li>Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018</li> <li>Rapid increase in housing costs</li> <li>Absolute loss of low-income households, 2000-2018</li> <li>Declining low-income in-migration rate, 2012-2018</li> <li>Median income higher in 2018 than in 2000</li> </ul>
STABLE/ADVANCED EXCLUSIVE	<ul style="list-style-type: none"> <li>High-income tract in 2000 and 2018</li> <li>Affordable to high or mixed high-income households in 2018</li> <li>Marginal change, increase, or rapid increase in housing costs</li> </ul>

Source: Urban Displacement Project, UC Berkeley (ACS 2014-2018)  
<http://www.urbandisplacement.org/>



## 5. Summary of Housing Issues and Contributing Factors

The Burbank AI evaluated a wide range of housing issues and potential barriers to fair housing. In general, Burbank is becoming a more racial/ethnically diverse community and the evidence of segregation is low in comparison to Los Angeles County as defined by HUD. The City does not have an identified R/ECAP census tract. Furthermore, the City's census tracts are designated as highest or high opportunity areas under the TCAC/HCD Opportunity Areas, with the exception of two moderate opportunity census tracts located in the southeastern portion of the City. Most of the City's residents have access and are in close proximity to local and regional transit, health care facilities, education, and other services. However, there are fair housing issues that still need to be addressed in the City. The following summarizes the key contributing factors or impediments to fair housing:

### Housing Issues: Affordable housing of various types for Burbank's residents

- **Housing Cost Burden.** Of the total renter households in the City, 56 percent were paying over 30 percent of their total household income on housing. This compares to 58 percent countywide.
- **Large Households.** Disparity in the supply and demand for large rental units, especially among lower income households, with 940 lower-income large family renter households and only 590 adequately sized and affordable units. This imbalance between supply and demand contributes to nearly one-fifth of the City's renter households residing in overcrowded conditions, and demonstrates the need for larger apartment units consisting of three or more bedrooms.
- **Senior Population.** Seniors (65+ years) have experienced a steady proportional increase in population. As of 2018, 15 percent of Burbank residents are seniors as compared to 13 percent in 2000. The median age of Burbank residents in 2018 was 40 years as compared to 36 years for Los Angeles County residents. Senior citizens face housing needs related to housing maintenance, accessibility, and cost. Seniors also experience high housing cost burdens, with almost one-third of senior households overpaying (more than 30% of income) for housing.
- **Lower-Income Households.** Overpayment is most pronounced among lower income renter households. A significant majority of renter households earning less than \$50,000 in Burbank face either overpayment or severe overpayment.
- **Housing Cost.** Median rental rates in Burbank are beyond the level affordable to lower income (80 percent of AMI) households. A three-person low-income household can afford to pay up to \$1,423 in monthly rent (excluding utilities), whereas the median two-bedroom apartment rent in Burbank is \$1,685 -- an affordability gap of \$262. Moderate income (110 percent of AMI) households are still priced out of Burbank's homeownership market. The maximum affordable purchase price ranges from \$267,000 for a three-person household to \$300,900 for a four-person household, rendering both condominiums and single-family homes in Burbank beyond the reach of moderate-income households.
- **Displacement Risk.** Areas most susceptible to displacement include four census tracts (CT 3107.01, CT 3107.02, and CT 3107.03) within the City. These census tracts are identified as "Low-Income/Susceptible to Displacement" or "Ongoing Displacement" and are mostly lower-income areas where the increase in rents may cause a risk of displacement.

### **Housing Issues: Public education of fair housing services and fair housing rights**

- **Racial/Ethnic Diversity.** Burbank is continuing to become more ethnically and racially diverse, which often brings changes in terms of different income levels, family types, and languages spoken. While the majority of Burbank's residents are non-Hispanic White (57%), the Hispanic (24%), Asian (12%), and Black (3%) populations are increasing in their proportion of the citywide total. In Los Angeles County, non-Hispanic White residents only account for 26 percent and Hispanics 26 percent. In addition, English proficiency may affect housing needs and opportunities, and the residents' understanding of their fair housing rights. Among people at least five years old living in Burbank between 2014 and 2018, 45 percent spoke a language other than English at home. Spanish was spoken by 17 percent of people at least five years old; 16 percent reported that they did not speak English "very well."

### **Housing Issues: Fair housing for the special needs population**

- **Persons with Disabilities.** Approximately 11 percent of Burbank's population has some type of disability, encompassing physical, mental, and developmental disabilities. The living arrangements for persons with disabilities depends on the severity of the condition, and ranges from independent living to specialized care environments (group housing).
- **Housing for Persons with Physical Disabilities.** Special need groups experience a high incidence of discrimination complaints. Housing available for persons with physical disabilities continues to be the top discrimination complaint in Burbank, which is consistent with other areas in Los Angeles served by the HRC. In addition, there are discriminatory complaints pertaining to requests for a property manager to make a reasonable modification to accommodate a tenant's disability.
- **Familial Status and Person with Mental Disabilities.** Families with children and persons with mental disabilities are the other protected classes facing alleged discrimination in Burbank.
- **Homeless.** The 2020 point-in-time homeless count identified a total of 291 homeless individuals in Burbank.

### **Housing Issues: Availability of accessible housing**

- **ADU Design Standard.** Public comments from Housing Element community workshops indicated that the need for new ADU design guidelines and standards to accommodate persons with disabilities.

### **Housing Issues: Neighborhood revitalization**

- **Moderate Resource Opportunity Areas.** Although the TCAC/HCD Opportunity Area maps indicate that most of Burbank residents have a high level of access to resources and opportunities, there are two census tracts (CT 310703 and CT 311802) that are identified as moderate resource opportunity areas in the eastern portion of the City along the I-5.
- **Housing Conditions.** Majority of the multi-family housing in Burbank are older than 40 years and require maintenance.

## Site Inventory

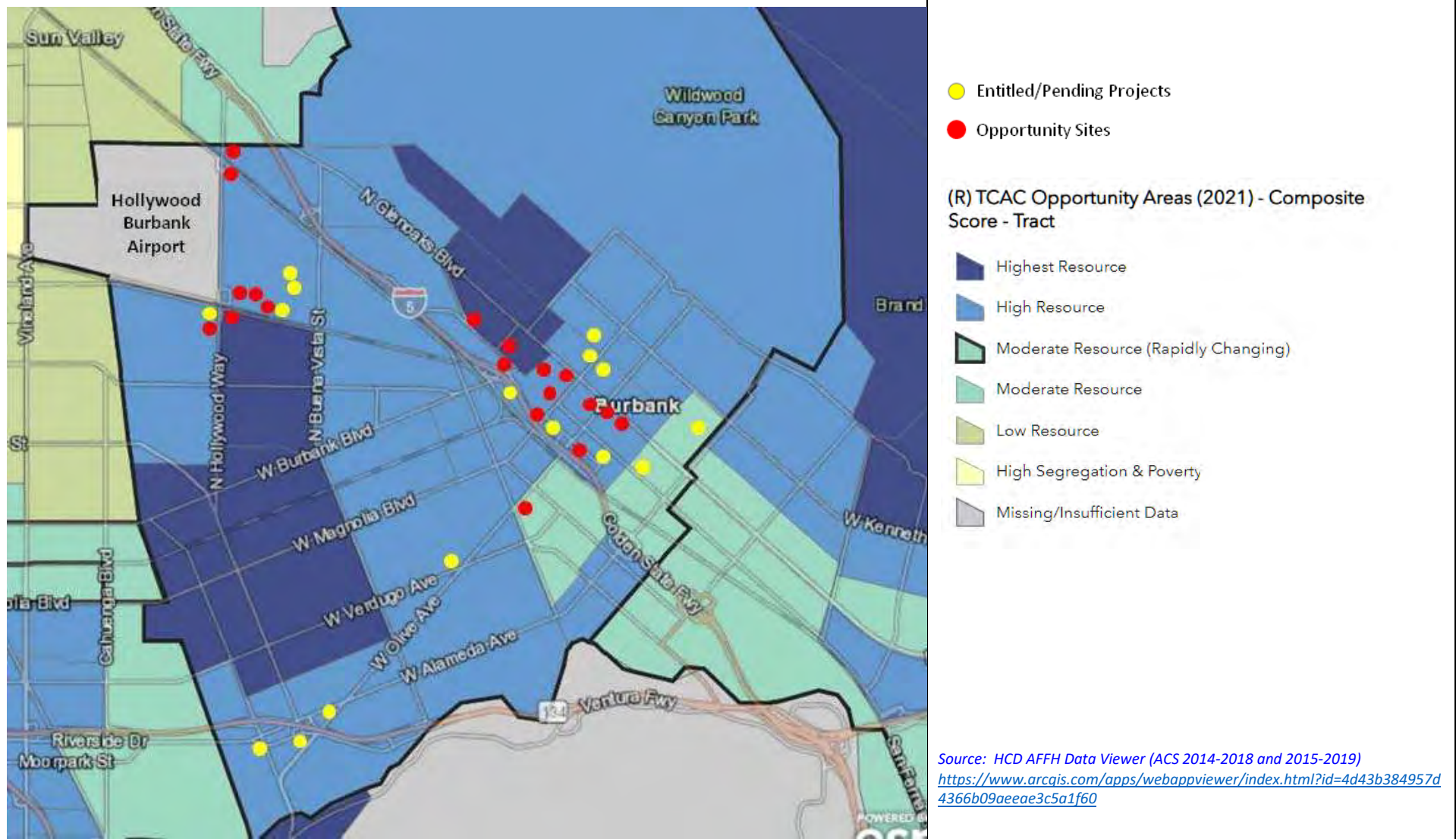
As presented in the Housing Element, Burbank's future housing growth need is based on the SCAG RHNA (6th cycle) that forecasts the need to accommodate 2,553 very-low (29.1%), 1,418 low (16.2%), 1,409 moderate (16.1%), and 3,392 above moderate income units (38.7%) within the 2021-2029 planning period. The full Sites Inventory of the Housing Element presented in **Appendix D** and summarized in Table B-9 shows the City's ability to accommodate its fair share of existing and future housing needs for all income groups. Based on approved and pending housing projects, opportunity sites identified in the Burbank Downtown TOD and Golden State specific plans, projected development of accessory dwelling units, and committed assistance to convert market rate units to affordable, the City is able to accommodate the level of housing growth determined in the RHNA.

The higher-density housing sites identified in the Housing Element sites inventory (**Appendix D**) are primarily located in the highest and high resource areas as shown in Exhibit B-21 of the TCAC/HCD Opportunity Areas and sites identified in the Site Inventory. Entitled and pending housing projects are located in high resource areas, with two projects in moderate resource areas. ADUs are distributed throughout the City, with additional opportunities for lot splits and duplexes in high resource single-family neighborhoods through implementation of SB 9. Overall, the sites inventory helps to expand housing options and promotes a pattern of interspersed multi-family residential uses rather than in concentrated locations. The analysis below illustrates that Burbank's sites inventory: (1) improves areas of opportunity for all Burbank residents; (2) does not exacerbate racially or ethnically concentrated areas of poverty; (3) improves integration; and (4) does not exacerbate displacement risk for Burbank's residents.

**Table B-9**  
**Burbank's Future Housing Estimates 2021-2029**

Sites/Projects	TCAC/HCD Opportunity Areas	General Plan Net Units	Specific Plan Net Units
Downtown TOD	Highest, High Mod. Resources	2,788	3,415
Golden State SP	Highest and High Resources	836	2,651
Media District	High Resources	--	--
Entitlement Projects	High and Moderate Resources	1,845	
Pending Entitlement	High and Moderate Resources	490	
ADUs	Citywide	1,600	
Committed Assistance	High Resources	10	
<b>Total</b>		<b>7,569</b>	<b>10,011</b>
RHNA		8,772	8,772
Difference		(1,203)	1,239

# Exhibit B-21 TCAC Opportunity Areas and Site Inventory



### ***Access to Opportunity***

As presented in previous Table B-4 and illustrated in Exhibit B-21, 34 of the total 37 sites in the Site Inventory are located in the highest and high resource areas of the City. Resources include access to education, economic, transportation, and environmental opportunities. Of the total number of potential lower-income units, 90 percent are located in the highest/high resources areas and only 10 percent in the moderate resource areas. This pattern is similar for moderate/above moderate income units where 87 percent are located in highest and high resource areas and 13 percent in moderate resources areas. Among all the sites in the highest and high resources areas, the TOD 6-Burbank Town includes the largest number of lower income units with a potential of 1,020 units.

AB 686 requires that all sites identified in the Housing Element to meet the RHNA to be consistent with its duty to affirmatively further fair housing. Additionally, the HCD AFFH guidance memo states that sites must be identified and evaluated relative to socio-economic patterns. This is to ensure that the sites for lower-income housing are located equitably across the city with fair access to opportunities and resources, and that the sites are not concentrated in a single geographic area that could exacerbate segregated living patterns. To address this requirement, Table B-10 presents the distribution of lower income units and moderate/above moderate income units relative to: access to resource opportunities; racial/ethnic concentrated areas; persons with disabilities; familial status; low/moderate income; poverty; and displacement risk areas. Exhibits B-22 to B-27 show the locations of entitled and pending projects and opportunity sites identified in the Site Inventory. It should be noted that ADUs have been approved throughout the City, and therefore, the distribution of projected ADUs are assumed citywide.

### ***Racial/Ethnic Concentrated Areas of Poverty***

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) are areas that have both racial/ethnic concentrations and high levels of poverty. As shown previously in Exhibit B-2, there are no census tracts in Burbank that are designated as R/ECAP. Furthermore, Table B-3 presents the 2010 dissimilarity index, which indicates that Burbank was considered relatively integrated with an index of 27.7 for Hispanics as compared to a county index of 63.9 (lower index scores indicate higher levels of integration).

### ***Segregation and Integration***

AB 686 requires that jurisdictions identify sites not only to accommodate the levels of housing needs in the RHNA, but also in a manner that is consistent with affirmatively furthering fair housing. This analysis must address whether the site inventory decreases any existing segregated living patterns and promotes integration among the protected classes. The following analysis discusses the levels of segregation and integration in relation to race/ethnicity, persons with disabilities, familial status, seniors, and income groups.

- **Minority Concentration.** The White population accounts for 57 percent of the total population of Burbank, and the Hispanic population, which is the largest minority group, accounts for 24 percent. As shown in Exhibit B-22, most census tracts in the City are predominantly White, though as previously noted, persons of Armenian descent comprise an estimated 15 percent of Burbank's population and fall within the White racial category. It shows the Hispanic population concentrated in the triangular census tract (CT 3105.01) located east of Hollywood Burbank Airport and CT 3118.02 located south of the I-5 and southeast of Olive Avenue. Table B-10 shows that 85 percent of lower income units in the sites inventory are located in census tracts that are predominantly White, with the remaining 15 percent of the lower income units in predominantly

Hispanic tracts. There is a slightly larger proportion (19%) of moderate and above moderate income units in predominantly Hispanic area.

- **Persons with Disabilities.** According to the ACS 2018 data, an estimated 11,216 Burbank residents (10.8%) have some type of disability. As illustrated in Exhibit B-23, no census tracts are identified as having a high concentration (over 30%) of persons with disabilities. Only one census tract (CT 3107.01), located near Downtown Burbank north of the I-5 has a moderate (20-30%) concentration of persons with disabilities. Since most of Burbank is identified as highest and high resource areas, including CT 3107.01, persons with disabilities have access to social and medical services, retail establishments, and public transportation. Table B-10 shows that almost two-thirds (64%) of the lower income units in the Housing Element sites inventory are in census tracts with less than 20 percent of the population with some form of disability and the remaining one-third of the lower income units are in census tracts with greater than 20 percent disabled. The percentage of moderate and above moderate income units are even higher (85%) in census tracts with less than 20 percent of the population disabled.
- **Familial Status.** Familial status for this analysis refers female-headed households with children under the age of 18. Approximately four percent of the households in Burbank are female-headed households with children. As previously mentioned, these households require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. In addition, families with children sometimes face housing discrimination related to property owner fears of excessive noise and property damage. Exhibit B-24 shows the location of proposed housing sites relative to census tracts with a percentage of households with children in single parent female-headed households. It shows that the highest concentration is in CT 3118.02, which is located in the eastern portion of the City, south of the I-5 and includes the TOD 11-Victory/Olive opportunity site. In addition, Table B-10 shows that over one-half (53%) of the lower income units identified in the site inventory are in census tracts with greater than 20 percent of children of single female-head of households.
- **Seniors (65+).** Burbank's older residents, persons 65 years of age or older, have experienced a steady proportional increase in population, and represent approximately 15 percent of the total population of Burbank. Based on Census 2019 ACS data, senior residents are concentrated in Downtown Burbank in CT 3107.01 and CT 3107.02. Approximately one-third of the residents of CT 3107.01 and almost one-fourth of the residents of CT 3107.02 are seniors. Table B-10 shows that 57 percent of the total lower income units in the site inventory are located in these two census tracts (CT 3107.01 and CT3207.02). The remaining 43 percent of lower income units are located in census tracts with less than 20 percent seniors.
- **Low - Moderate Income.** As illustrated in Exhibit B-25, census tracts with a high percentage (50-75%) of low - moderate income households are concentrated along the I-5 corridor. These generally coincide with the transit and jobs-rich areas that are proposed for future investment and new development of residential and commercial uses with the adoption and implementation of the Burbank Downtown TOD Specific Plan and Golden State Specific Plan. Table B-10 shows that almost three-fourths (72%) of the lower income units in the site inventory are in areas with greater than 50 percent low - moderate income households.
- **Poverty.** Exhibit B-26 shows that only one census tract (CT3107.03) located in the eastern portion of Burbank and north of I-5, has a poverty status of 20-30 percent of the population of that census tract whose income is below poverty level. Table B-10 also shows that less than one percent or 13 units of the City's lower income units in the site inventory are located in CT 3107.03 and over 99 percent of the lower income units are in census tracts where less than 10 percent of the

population live below the poverty level. It should be noted that HUD uses greater than 40 percent poverty as one of its criteria for designating an R/ECAP census tract -- a poverty level not witnessed in any census tract within the Burbank.

**Table B-10**  
**Fair Housing Assessment of Sites Inventory**

<b>Census Tract Areas</b>	<b>Categories</b>	<b>Lower Income Units</b>	<b>Moderate and Above Mod. Income Units</b>
<b>Racial/Ethnic Concentration</b>	Predominantly White	85%	81%
	Predominantly Hispanic	15%	19%
<b>TCAC/HCD Opportunity Areas</b>	Moderate Resources	10%	13%
	Highest/High Resource	90%	87%
<b>Persons with Disabilities</b>	Less than 20% of Pop. Disabled	64%	85%
	Greater than 20% of Pop. Disabled	36%	15%
<b>Familial Status</b>	Less than 20% of Children of Single Female Head of HH	47%	59%
	Greater than 20% of Children of Single Female Head of HH	53%	41%
<b>Seniors (65+)</b>	Less than 20% of Pop. Seniors	43%	69%
	Greater than 20% of Pop. Seniors	57%	31%
<b>Low-Moderate Income</b>	Less than 50% Pop. Low/Mod. Inc.	28%	47%
	Greater than 50% Pop. Low/Mod. Inc.	72%	53%
<b>Poverty</b>	Less than 20% of Pop. in Poverty	>99%	99%
	Greater than 20% of Pop. in Poverty	<1%	1%
<b>Displacement Risk</b>	Susceptible/Ongoing Displacement	54%	33%
	Stable Moderate/Mixed Income	29%	48%
	Becoming Exclusive, and Stable/Advanced Exclusive	17%	19%

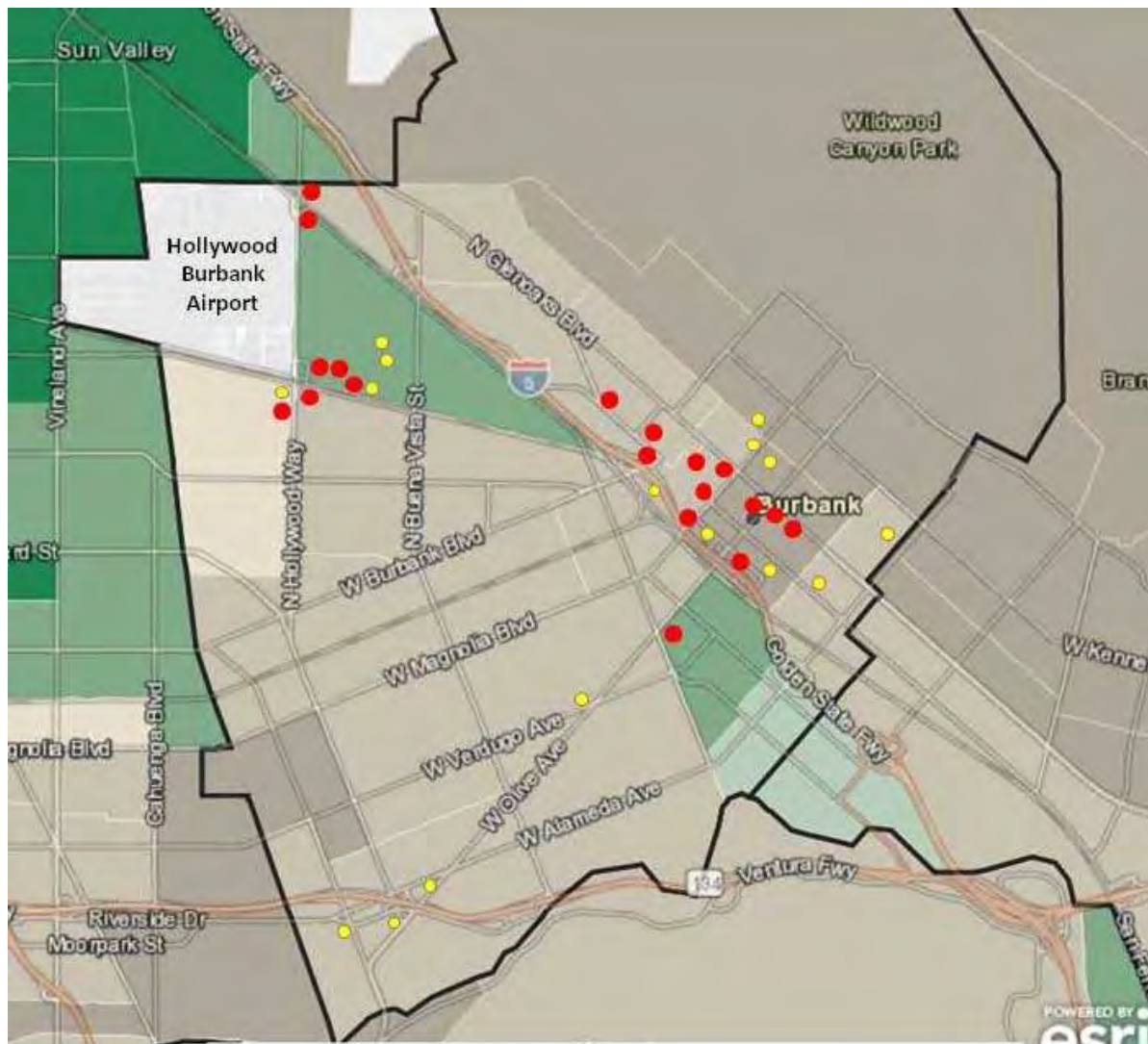
Source: HCD AFFH Data Viewer (ACS 2015-2019)

Note: HUD defines lower income as less than 50% of AMI and moderate incomes as 51-80% of AMI.



## Exhibit B-22

### Predominant Racial/Ethnic Population and Housing Element Sites



● Entitled/Pending Projects

● Opportunity Sites

#### (R) Predominant Population - White Majority Tracts

Dominance Value

■ Predominant (gap > 50%)

■ Sizeable (gap 10% - 50%)

■ Slim (gap < 10%)

#### (R) Predominant Population - Hispanic Majority Tracts

Dominance Value

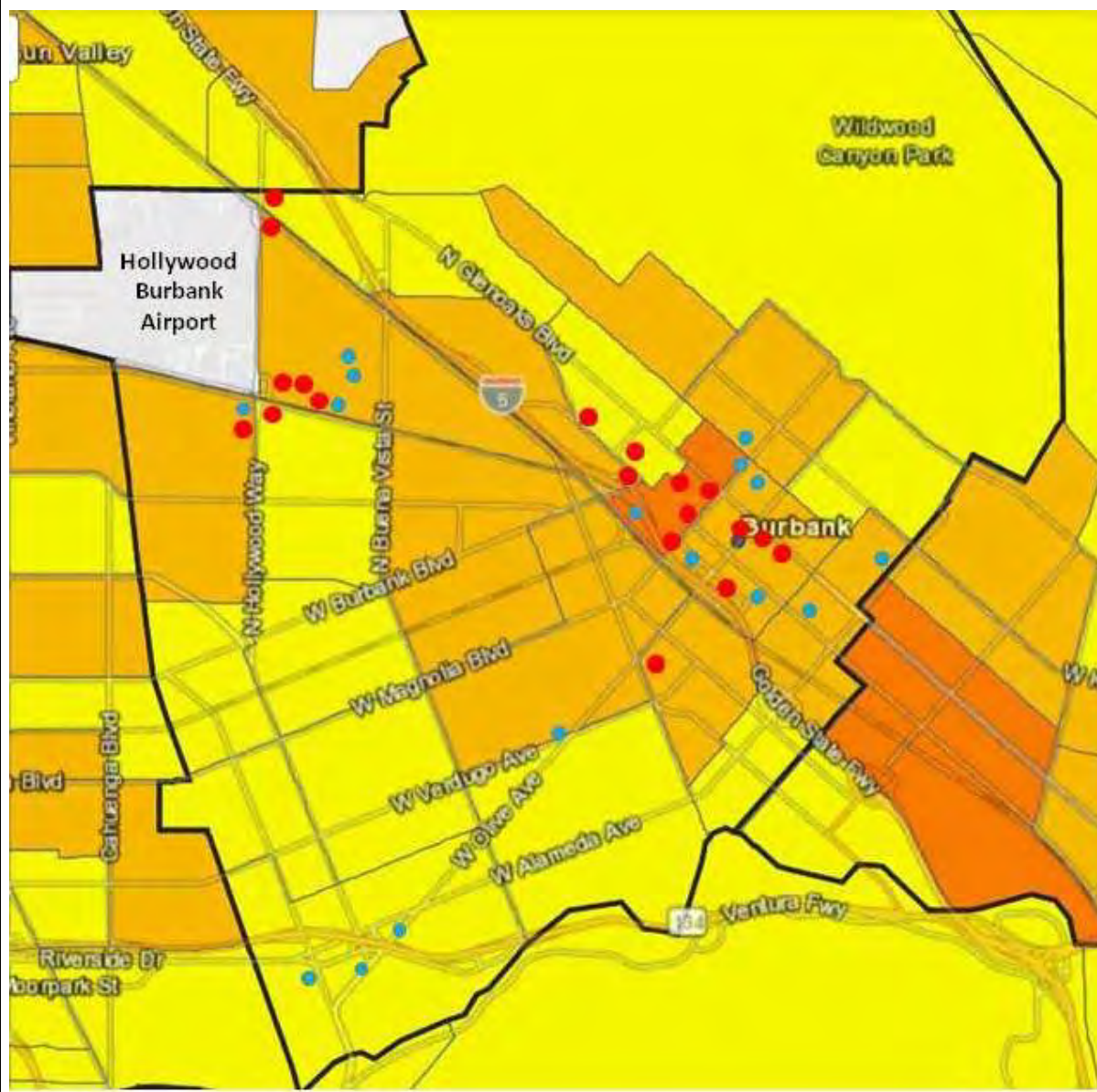
■ Predominant (gap > 50%)

■ Sizeable (gap 10% - 50%)

■ Slim (gap < 10%)

Source: HCD AFFH Data Viewer (ACS 2014-2018 and 2015-2019)  
<https://www.arcgis.com/apps/webappviewer/index.html?id=4d43b384957d4366b09aeeae3c5a1f60>

**Exhibit B-23**  
**Population with a Disability and Housing Element Sites**

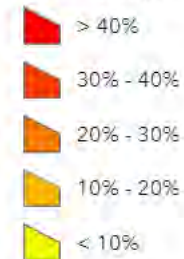


● Entitled/Pending Projects

● Opportunity Sites

(R) Population with a Disability (ACS, 2015 - 2019) - Tract

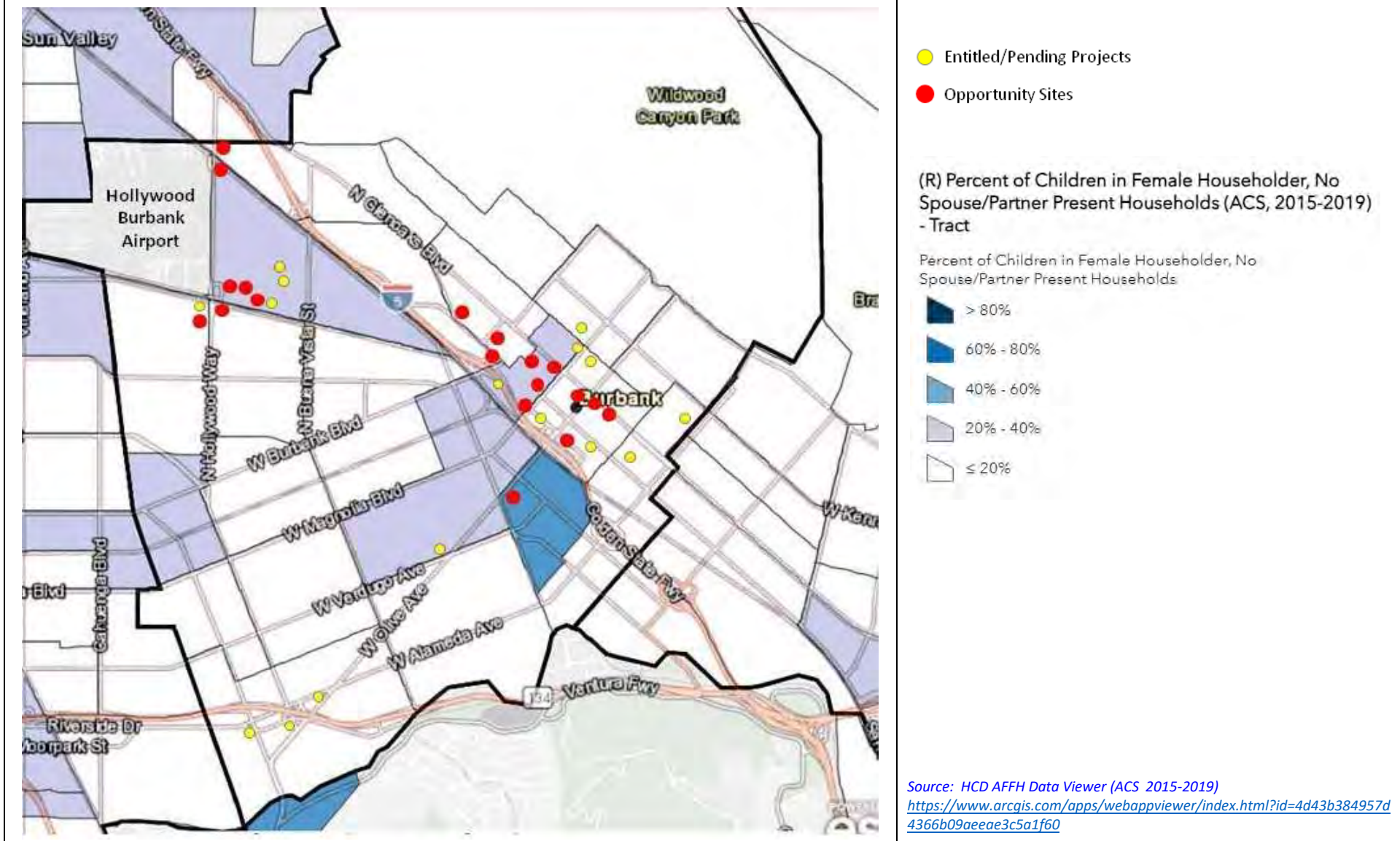
Percent of Population with a Disability



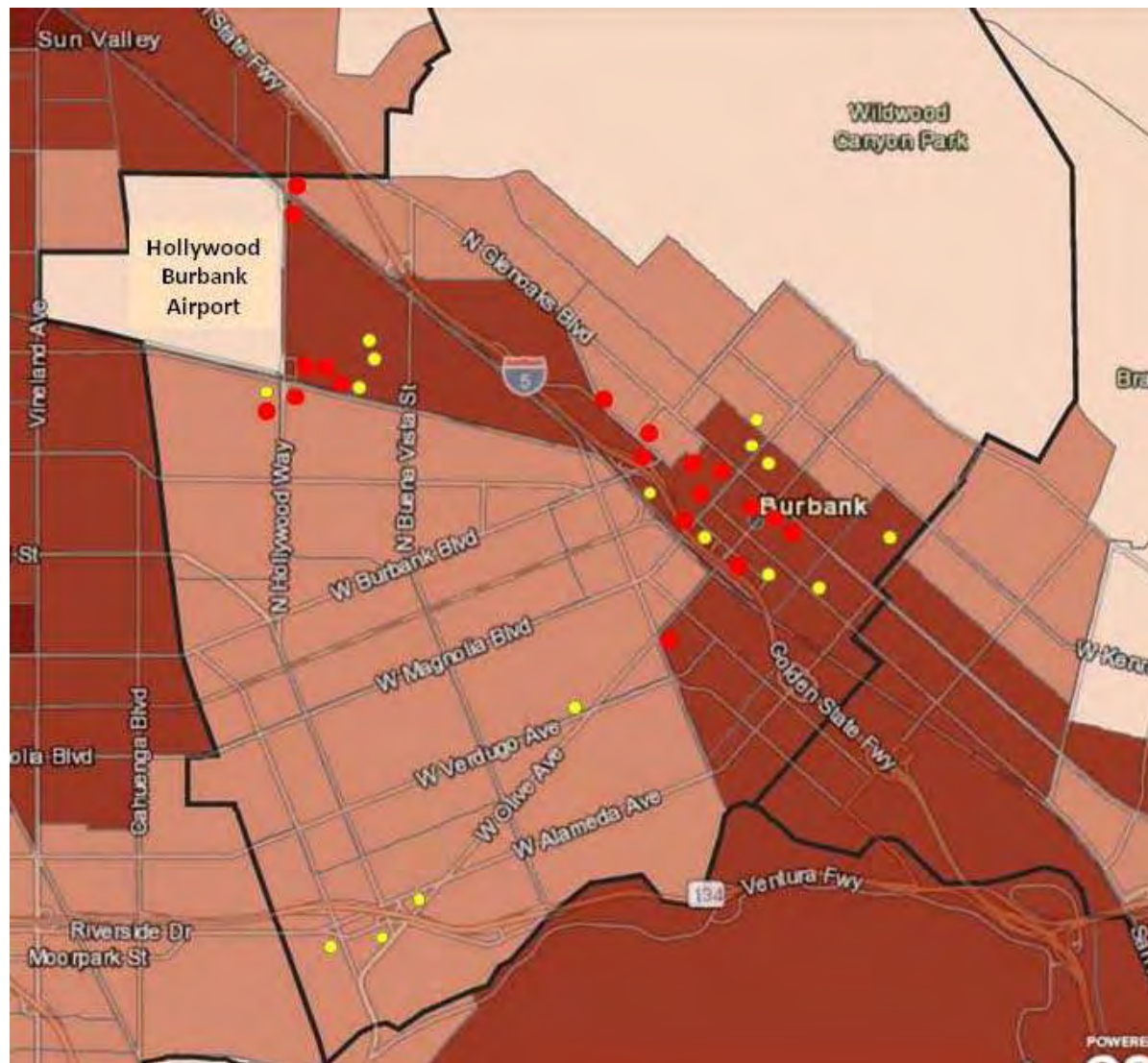
Source: HCD AFFH Data Viewer (ACS 2015-2019)  
<https://www.arcgis.com/apps/webappviewer/index.html?id=4d43b384957d4366b09aeae3c5a1f60>



**Exhibit B-24**  
**Children with Female Householder, No Spouse/Partner and Housing Element Sites**



# Exhibit B-25 Low-Moderate Income Population and Housing Element Sites

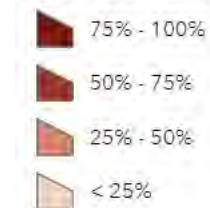


● Entitled/Pending Projects

● Opportunity Sites

## (A) Low to Moderate Income Population (HUD) - Tract

Percent Low-Moderate Income Population

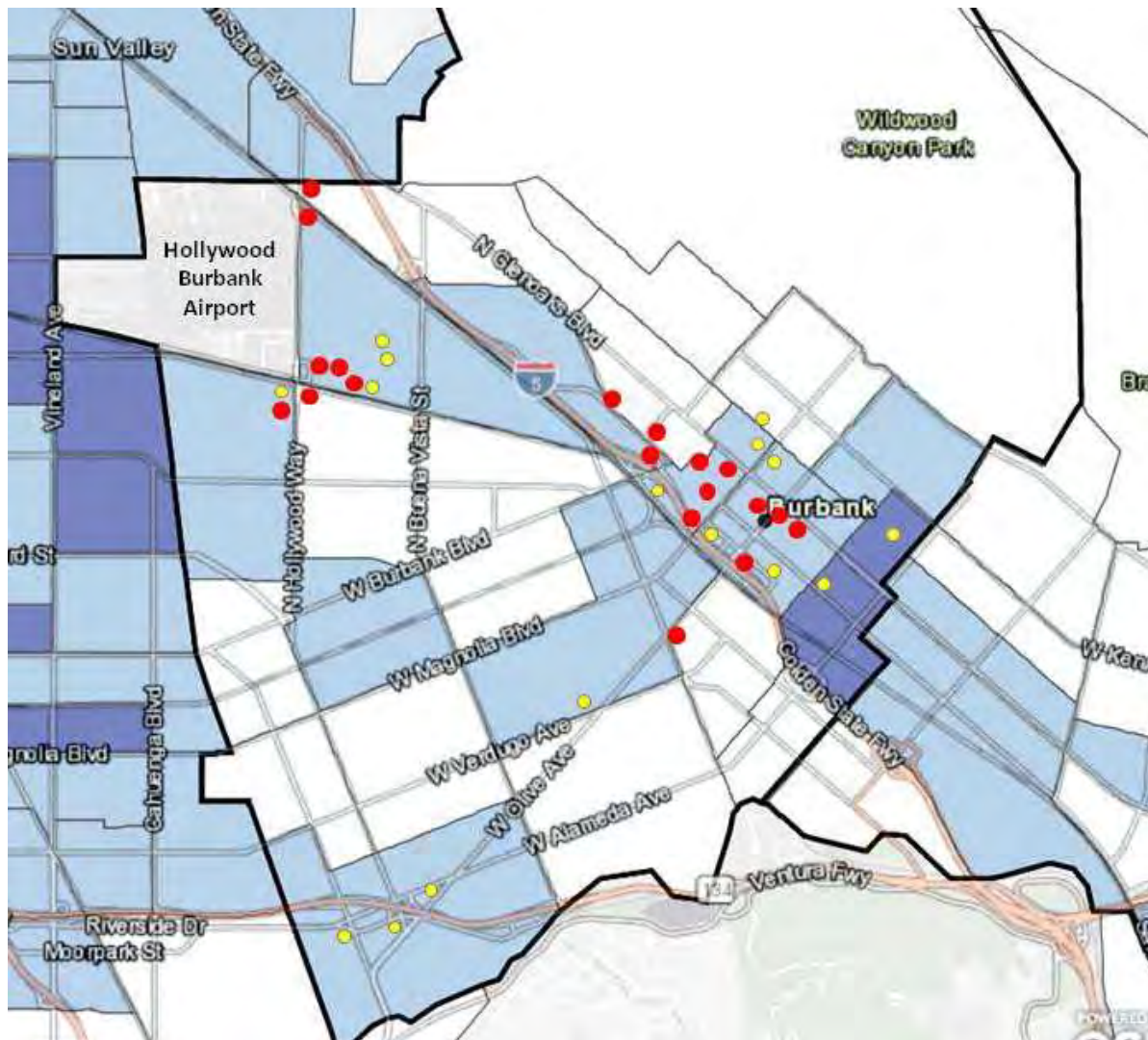


Source: HCD AFFH Data Viewer (ACS 2015-2019)

<https://www.arcgis.com/apps/webappviewer/index.html?id=4d43b384957d4366b09aeeae3c5a1f60>



# Exhibit B-26 Poverty and Housing Element Sites

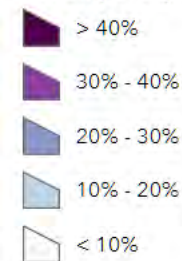


● Entitled/Pending Projects

● Opportunity Sites

## (R) Poverty Status (ACS, 2015 - 2019) - Tract

Percent of Population whose income in the past 12 months is below poverty level



Source: HCD AFFH Data Viewer (ACS 2015-2019)

<https://www.arcgis.com/apps/webappviewer/index.html?id=4d43b384957d4366b09aeeae3c5a1f60>

## ***Displacement Risk***

A mapping tool was developed by the UCLA Urban Displacement Project using Census ACS 2018 data to help stakeholders better understand where neighborhoods are changing and are vulnerable to gentrification and displacement in Los Angeles, Orange, and San Diego Counties<sup>7</sup>. As illustrated in the following Exhibit, a vast majority of Burbank census tracts are identified as Stable Moderate/Mixed Income. However, areas most susceptible to displacement include three connecting census tracts (CT 3107.01, CT 3107.02, and CT 3107.03) located southeast of Burbank Boulevard in downtown Burbank to the border with the City of Glendale. These census tracts are identified as Low-Income/Susceptible to Displacement or Ongoing Displacement of Low-Income Households and are mostly lower-income areas or have experienced an absolute loss of low-income households between 2000 and 2018.

The Downtown TOD Specific Plan accommodates 3,415 new units on Housing Opportunity sites, with 85 percent of these units affordable to lower income households. The Specific Plan area includes portions of Census Tracts 3107.01, 3107.02, and 3107.03 (identified as vulnerable to displacement), and also have disproportionate numbers of lower income and minority households, persons with income below the poverty level, the elderly, and persons with disabilities, and therefore, would be affected by the redevelopment of the downtown area. There are seven TOD Housing Opportunity sites located within the three census tracts. In 2019, the total number of units in the three census tracts totaled approximately 7,000 units with a population of 13,500 residents. The projected increase in housing units of the seven TOD opportunity sites in the displacement-risk census tracts is approximately 2,600 units of which approximately 2,300 units or 88 percent will be available to lower income households. Assuming the area's current persons per dwelling unit of 2.0, the population is estimated to increase by 5,200 residents. Development of these sites will not directly cause significant displacement as they are currently developed with predominately non-residential uses – only eight existing units. However, new market rate development in areas already at-risk of displacement may place upward pressure on rents, resulting in the potential displacement of existing lower income residents. Locating lower income sites in these areas can help to protect vulnerable residents from being displaced under changing market pressures.

With a strong housing market for both owner homes and rental units in Burbank and a shortage of housing statewide, the average apartment rent in Burbank have increased by 40 percent since 2013. The information on rents in Burbank is based on surveys conducted in 2013 and 2020. As a result, many lower income households have been priced out of the ownership and rental housing market and must look elsewhere for housing. Also, the majority of lower income renters face overpayment. The burden of higher housing cost is supported by data from the Census ACS 2015-2019 estimates that show CT 3107.02 and CT 3107.03 continue to have the highest proportion of cost-burdened renters in the City (more than 30% of household income going towards housing). At the other end of the scale are three census tracts: CT 3111 located south of the Hollywood Burbank Airport is designated Becoming Exclusive, which is part of the Golden State Specific Plan areas that also included census tracts designated Stable Moderate/Mixed Income; and CT 3101 and CT 3103 in the northern part of the City are designated Stable/Advance Exclusive. The location of the census tracts and the criteria used to define the designations are presented in Exhibit B-27.

Program objectives being considered in the Specific Plan and include programs to provide greater access to these units for current lower income households in these at-risk areas, and therefore, reduce the potential for displacement of lower-income residents. Moreover, it is anticipated that the opportunity sites identified within the boundaries of the Specific Plan would request density bonus approval and would

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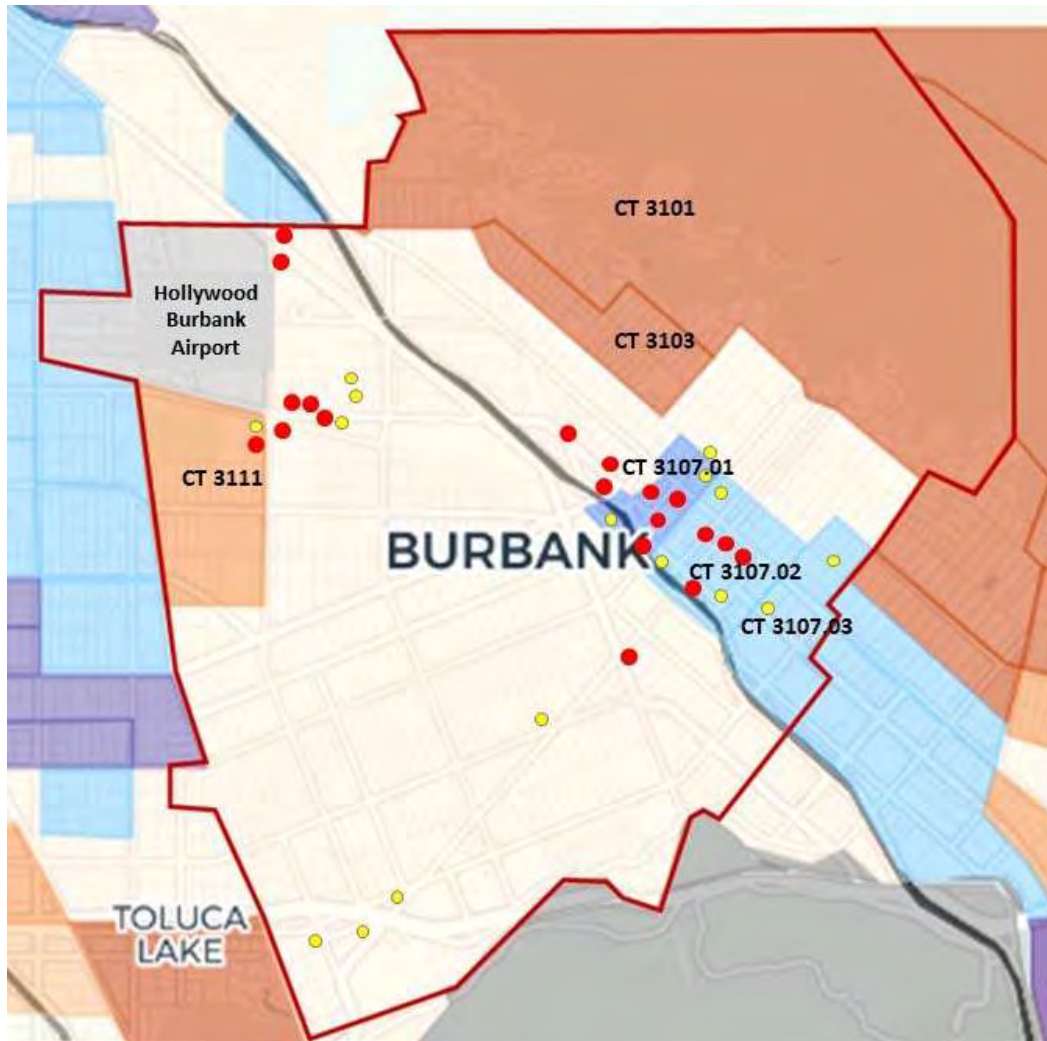
<sup>7</sup> UCLA Urban Displacement Project, <https://www.urbandisplacement.org/los-angeles/los-angeles-gentrification-and-displacement>

therefore be subject to State Density Bonus law that limits the displacement of units as well as calling for replacement units.

In addition, Burbank carries out several anti-displacement programs including limits on rent increases and prohibiting evictions without just cause for tenants that have resided in their units for more than 12 months; providing relocation fees when state or federal funds are utilized; and offering existing households an opportunity to return to the new development. The Burbank Housing Authority continues to administer and expand the use of Federal vouchers offering tenant assistance for lower income residents, allowing tenants to remain in their units and providing preference on the wait list for residents spending more than half their incomes on rent (at-risk of displacement). Furthermore, beginning in July 2022, the Housing Authority will be partnering with a local service provider to administer the Lifting People Up program for very low-income residents at-risk of homelessness and will assist such households in increasing income, securing employment and maintaining their housing. Finally, the City implements the requirements of Government Code Sec. 65583.2(g)(3), which requires that for any proposed development on a site that has had residential uses within the past five years that are or were subject to lower income affordability restrictions, or are or were occupied by lower income households, the City shall require the replacement of all affordable units at the same or lower income level as a condition of development on the site. Thus, the level of housing growth affordable to lower income households and the displacement programs will not exacerbate displacement in at-risk areas.



## Exhibit B-27 Displacement Risk and Site Inventory



● Entitled/Pending Projects

● Opportunity Sites

MODIFIED TYPES	CRITERIA
LOW-INCOME/SUSCEPTIBLE TO DISPLACEMENT	<ul style="list-style-type: none"> <li>Low or mixed low-income tract in 2018</li> </ul>
LOW-INCOME/DISPLACEMENT OR LOW-INCOME HOUSEHOLDS	<ul style="list-style-type: none"> <li>Low or mixed low-income tract in 2018</li> <li>Absolute loss of low-income households, 2000-2018</li> </ul>
EARLY/ONGOING GENTRIFICATION	<ul style="list-style-type: none"> <li>Low-income or mixed low-income tract in 2018</li> <li>Housing affordable to low or mixed low-income households in 2018</li> <li>Didn't gentrify 1990-2000 OR 2000-2018</li> <li>Marginal change in housing costs OR Zillow home or rental value increases in the 90th percentile between 2012-2018</li> <li>Local and nearby increases in rent were greater than the regional median between 2012-2018 OR the 2018 rent gap is greater than the regional median rent gap</li> </ul>
ADVANCED GENTRIFICATION	<ul style="list-style-type: none"> <li>Low-income or mixed low-income tract in 2018</li> <li>Housing affordable to moderate or mixed moderate-income households in 2018</li> <li>Increase or rapid increase in housing costs OR above regional median change in Zillow home or rental values between 2012-2018</li> <li>Gentrified in 1990-2000 or 2000-2018</li> </ul>
STABLE MODERATE/MIXED INCOME	<ul style="list-style-type: none"> <li>Moderate, mixed moderate, mixed high, or high-income tract in 2018</li> </ul>
STABLE MODERATE/MIXED INCOME	<ul style="list-style-type: none"> <li>Moderate, mixed moderate, mixed high, or high-income tract in 2018</li> <li>Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018</li> <li>Marginal change or increase in housing costs</li> </ul>
STABLE MODERATE/MIXED INCOME	<ul style="list-style-type: none"> <li>Moderate, mixed moderate, mixed high, or high-income tract in 2018</li> <li>Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018</li> <li>Rapid increase in housing costs</li> <li>Absolute loss of low-income households, 2000-2018</li> <li>Declining low-income in-migration rate, 2012-2018</li> <li>Median income higher in 2018 than in 2000</li> </ul>
STABLE/ADVANCED EXCLUSIVE	<ul style="list-style-type: none"> <li>High-income tract in 2000 and 2018</li> <li>Affordable to high or mixed high-income households in 2018</li> <li>Marginal change, increase, or rapid increase in housing costs</li> </ul>

Source: Urban Displacement Project, UC Berkeley, <https://www.urbandisplacement.org/>

### ***Existing Deed-Restricted Affordable Housing***

The description of deed-restricted affordable rental housing is presented in Table 1-25 of the Housing Element. The opportunity sites are in close proximity to existing deed-restricted affordable rental housing in the City, while others are in areas of the City with fewer existing deed-restricted affordable housing. The affordable rental housing sites are in areas with access to resources and opportunities such as education, services, jobs, and transit, and they provide additional lower income housing to those susceptible to displacement.

### **Local Information and Knowledge**

In the preparation of the City's 2021-2029 Housing Element and the Burbank Analysis of Impediments to Fair Housing Choice, the City consulted with various stakeholders regarding housing needs and fair housing issues. During the initial stages of developing the Housing Element, the City conducted two virtual stakeholder consultation workshops. First workshop was for housing developers. The second workshop was for housing service providers and housing advocates that serve the lower income community and special needs groups. In addition, as part of the Burbank AI, the City implemented a community outreach program that included consultation with housing service providers. The following local housing needs and fair housing issues were highlighted during the Housing Element and AI outreach efforts:

- Available housing for Burbank's growing low and moderate income workforce is not being produced in the market.
- Cost burden has significant impacts on the special needs population.
- Continuing need for public awareness of available housing services and knowledge of fair housing laws for both tenants and landlords/property owners.
- Certain special needs groups experienced a high incidence of discrimination complaints. Housing for persons with physical disabilities continues to be the top discrimination complaint in Burbank.
- Shortage of housing designed to accommodate persons with disabilities. Building Code requirements (Title 24) for accessibility in new construction are insufficient to meet the need for accessible housing in the community, particularly with the City's aging population.
- Neighborhoods in Burbank require revitalization to improve the existing housing and economic conditions of the area; especially with the limited funds available for redevelopment.
- Details of the complete Housing Element public participation program are included as **Appendix F** of the Housing Element.

## **Fair Housing Actions**

Burbank is committed to furthering fair housing through the implementation of Housing Element policies and programs, Burbank AI actions, proposed City actions in this AFFH as they relate to factors contributing to fair housing issues. Table B-11 that follows presents: the five primary fair housing issues in Burbank; evidence and factors that contribute to these issues; priority of addressing the issues, and identifying meaningful actions by the City.

**Table B-11**  
**Housing Issues, Contributing Factors and City Actions**

<b>FAIR HOUSING ISSUES</b> <i>Condition that restricts fair housing choice or access to opportunity</i>	<b>CONTRIBUTING FACTORS/ EVIDENCE AND PATTERNS</b> <i>Factors that create, contribute to, perpetuate, or increase the severity of fair housing issues</i>	<b>PRIORITY</b>	<b>CITY ACTIONS</b> <i>City's commits to addressing the fair housing issue during the Housing Element planning period of 2021-2029</i>	<b>TARGETS</b> <i>Measure of performance</i>	<b>CORRESPONDING HE PROGRAMS</b> <i>Implements HE Program</i>
<b>Need for Affordable Housing of Various Types and Sizes</b>  <i>(Housing Mobility, New Housing Choices, Displacement Protection)</i>	<b>1. Lack of affordable housing in affluent areas</b> <ul style="list-style-type: none"> <li><b>Affordable housing in affluent areas.</b> No new lower income units are proposed in affluent census block groups (median income greater than \$125,000) and approximately one-quarter of new lower income housing in area with median incomes between \$87,100 - \$125,000. Only 16 percent of new lower income units proposed in predominantly White areas.</li> </ul>	<b>High</b>	<ul style="list-style-type: none"> <li>In 2022, incorporate incentives in the Downtown TOD Specific Plan, including streamlined land use entitlement procedures, for accessible units beyond the state required minimums and universal design in new developments which ensures housing can be used by residents throughout their lifespan.</li> <li>Initiate a policy to provide developers with State HCD's New Home Universal Design Checklist and encourage them to offer Universal Design features to interested buyers.</li> </ul>	Adopt the Downtown TOD Specific Plan with design guidelines and incentives for accessible units and housing designed according to universal design principles. Require all new units in multi-story buildings to be adaptable (readily modifiable for accessibility), and seek to achieve at least 6% of units in buildings with public funding to be fully accessible (estimated 23 accessible units in the TOD Specific Plan).	HE 5-Housing Opportunity Sites
			<ul style="list-style-type: none"> <li>Starting in January 2022, expand the housing supply in High Resource single-family zones by allowing for lot splits and duplexes under the parameters of SB 9</li> </ul>	Through implementation of the City's SB 9 ordinance, seek to integrate at least five units annually in high resource single-family districts.	New State Housing Law signed in 2021

			<ul style="list-style-type: none"> <li>In 2023, provide a streamlined approval process for affordable housing projects that qualify for tax credits and/or other grant funds.</li> </ul>	Adopt the Downtown TOD and Golden State Specific Plans with streamlined approval processes.	HE 5-Housing Opportunity Sites HE 8-Public/ Private Partnership HE 9- Affordable Housing Development Assistance HE 17-Objective Development Standards
			<ul style="list-style-type: none"> <li>In 2023, develop pre-approved/prototype accessory dwelling unit (ADU) plans to streamline the approval process and lower the cost for developers.</li> </ul>	Develop at least three (3) pre-approved/ prototype ADUs, including one smaller sized, lower cost option. Seek to issue permits for 200 ADUs annually, including 80% in high and highest resource neighborhoods (see Exhibit B-21) to foster a more inclusive community.	HE 6a-Promote ADUs
			<ul style="list-style-type: none"> <li>In 2023, begin promoting first-time homebuyer opportunities in high resource neighborhoods through both regulatory and financial incentives. Conduct affirmative marketing to promote equal access to homeownership opportunities.</li> </ul>	Adopt regulatory tools, including a small lot subdivision ordinance, zoning for missing middle housing, and an updated Inclusionary Ordinance to increase affordable homeownership options by 10%.	HE 12 – Affordable Homeownership Program

<p><b>2. Lack of affordable rental housing for large households</b></p> <ul style="list-style-type: none"> <li>▪ <b>Large Households.</b> Disparity in the supply and demand for large rental units which contributes to nearly one-fifth of the City's renter households residing in overcrowded conditions.</li> </ul>	<p><b>High</b></p>	<ul style="list-style-type: none"> <li>▪ Continue to work with the City's non-profit housing partner, the Burbank Housing Corporation (BHC) for the development of two plus- bedroom units.</li> </ul>	<p>Develop 10 two plus-bedroom units through non-profit housing partners and BHC. To date BHC has acquired and rehabilitated 178 two plus bedroom units.</p>	<p>HE 21-Zone Text Amendments for Special Needs Housing</p>
		<ul style="list-style-type: none"> <li>▪ Continue to provide regulatory incentives such as a density bonus and/or concessions to private developers to increase the supply of affordable housing throughout the community for the development of two plus-bedroom units.</li> </ul>	<p>Increase the use of density bonuses by 10%.</p>	
<p><b>3. Displacement of residents due to economic pressure</b></p> <ul style="list-style-type: none"> <li>▪ <b>Housing Cost Burden.</b> 56 percent of total renters pay over 30 percent of their total household income on housing.</li> <li>▪ <b>Senior Population.</b> Seniors experience high housing cost burdens, with almost one-third of senior households overpaying for housing.</li> </ul>	<p><b>High</b></p>	<ul style="list-style-type: none"> <li>▪ Annually partner with Burbank Housing Authority (BHA) to administer the Rental Assistance Voucher program, including targeted vouchers for VASH (Veterans Affairs Supportive Housing), Emergency Housing Vouchers and Permanent Supportive Housing.</li> </ul>	<p>Increase the use of landlord financial incentives by 10%.</p>	<p>HE 4 -Rental Assistance Vouchers</p>
		<ul style="list-style-type: none"> <li>▪ Utilize the Landlord Incentive Program to assist qualifying Permanent Supportive Housing (PSH), Veterans Affairs Supportive Housing (VASH), and Emergency Housing Voucher (EHV) holders with moving expenses (on a case-by-case basis) and security deposits.</li> </ul>	<p>Continue to administer an average of 1,116 vouchers per year. To ensure vouchers are utilized throughout the City, provide voucher holders with a map delineating higher resourced areas to encourage leasing in these areas. Furthermore, annual notice will be provided</p>	

	<ul style="list-style-type: none"> <li>▪ <b>Lower-Income Households.</b> Majority of renter households earning less than \$50,000 in Burbank face overpayment.</li> <li>▪ <b>Housing Cost.</b> Median rental rates in Burbank exceed affordability levels for lower income households.</li> <li>▪ <b>Displacement Risk.</b> Three census tracts where the increase in rents may cause a risk of displacement.</li> </ul>			to landlords in higher resource areas about source of income protections under the FEHA <sup>8</sup> and to educate them that housing incentive funds may be available if a unit is leased to a voucher holder <sup>9</sup> (2023). Provide preference to residents spending more than half their incomes on rent (at-risk of displacement).	
			<ul style="list-style-type: none"> <li>▪ In 2022, update and implement the Inclusionary Housing Ordinance and Density Bonus Ordinance to effectively integrate affordable units in market rate projects.</li> </ul>	Adopt an updated Inclusionary Housing Ordinance and Density Bonus Ordinance in 2022 . Seek to achieve at least 15% very low, low and moderate income units in developments with 5 or more units, including 90% of these affordable units in high and highest resource neighborhoods (see Exhibit B-21). Increase the use of density bonuses by 10%.	<p>HE 9-Affordable Housing Development Assistance</p> <p>HE 10-Inclusionary Housing Ordinance</p> <p>HE 11-Density Bonus Ordinance</p>

<sup>8</sup> As of January 2020, the California Fair Employment and Housing Act (FEHA) protects tenants from housing discrimination based on source of income, including Section 8 Housing Choice Vouchers.

<sup>9</sup> Landlord incentives are targeted to disabled households with a permanent supportive housing voucher.



			<ul style="list-style-type: none"> <li>In 2022/2023, develop and adopt the Downtown TOD, Golden State, and Media District Specific Plans to provide the necessary zoning, objective development standards, and processing procedures to facilitate the production of higher density and affordable housing opportunities near employment transit centers.</li> </ul>	Adopt the Downtown TOD, Golden State, and Media District Specific Plans.	HE 5-Housing Opportunity Sites
			<ul style="list-style-type: none"> <li>Annually partner with BHA to selectively acquire and rehabilitate property to expand unit sizes, improve unit conditions, and add necessary community facilities in focus neighborhoods using CDBG and HOME funds. Continue to provide gap financing for affordable housing projects, with special consideration for projects that set aside units for extremely low-income households and persons with disabilities.</li> </ul>	Acquire and rehabilitate three units annually and 24 units over the 2021-2029 planning period. BHC has acquired and rehabbed over 300 units in Burbank.	HE 1-Neighborhood Revitalization/Community Building
			<ul style="list-style-type: none"> <li>Through 2023, provide rapid-rehousing and transitional housing to assist extremely low income individuals or households using Permanent Local Housing Allocation (PLHA) funds.</li> </ul>	<p>Assist 44 households with rapid rehousing assistance in the first program year.</p> <p>Assist 40 individuals with navigation service in the first program year.</p> <p>Over the 2021-2029 planning period, provide 130 rapid-rehousing units and 480 individuals housing navigation service.</p>	HE 27-Housing for Extremely Low Income Households

			<ul style="list-style-type: none"> <li>Pursue state funding and other funding as available, to provide housing for individuals and/or families who are experiencing homelessness or who are at risk of homelessness. Utilize HOME-ARP funding by September 30, 2030 to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by providing possible housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability across the country.</li> </ul>	<p>Develop 26 modular homes for the homeless. Currently there are no modular homes for the homeless in the city.</p> <p>Annually apply for Measure H funding and prioritize 100% of the funds, as available, for ongoing interim housing operations</p>	HE 25 Homeless Housing and Services
			<ul style="list-style-type: none"> <li>Starting in 2022 seek opportunities to master lease residential rental units/recuperative care for at-risk and homeless adults and special needs populations in an effort to prevent and divert people from becoming homeless.</li> </ul>	As a new program, partner up with program operators/developers to negotiate master lease agreements.	HE 25 Homeless Housing and Services
			<ul style="list-style-type: none"> <li>In 2022 develop and adopt the Downtown TOD, Specific Plan to provide the necessary zoning, objective development standards, and processing procedures to facilitate the production of higher density and affordable housing opportunities in the three displacement risk areas of Burbank.</li> </ul>	Adopt the Downtown TOD Specific Plan.	HE 5-Housing Opportunity Sites
			<ul style="list-style-type: none"> <li>Continue anti-displacement programs including: limits on rent increases and prohibiting evictions without just cause for tenants that have resided in their units for more than 12 months; providing rent mediation and other conflict resolution services through the Landlord-Tenant Commission; providing relocation fees when state or federal funds are utilized; offering existing households an opportunity to return to the new development; and prioritizing rental assistance to households spending &gt;50% of</li> </ul>	Implement programs to protect existing residents from displacement and expand awareness in the community of available protections by increasing outreach and provision of informational materials through the Housing	<p>HE 3-Preserve and Protect Existing Tenants and Housing</p> <p>HE 24-Landlord-Tenant Services and Mediation</p>

			income on housing costs.	Authority and Landlord Tenant Commission. <sup>10</sup> Increase the supply of deed-restricted affordable housing to allow low and moderate income residents options to remain in the community, including requiring 15% affordable units in projects with 5+ units; acquiring and rehabilitating 24 units for long-term affordable housing; purchasing of affordability covenants on 10 market rate units; and establishing a goal to achieve at least 400 affordable units through SB 35 projects.	
			<ul style="list-style-type: none"> <li>In 2022, the Housing Authority will partner with a local service provider to administer the Lifting People Up (LPU) program for very low-income residents at-risk of homelessness and will assist such households in increasing income, securing employment and maintaining their housing.</li> </ul>	Help stabilize at-risk households through the LPU program, and utilize available City locations, including BHC activity centers located in low and moderate income neighborhoods, for programming.	HE 25-Homeless Housing Services

<sup>10</sup> This will be achieved by: 1) continuing two social media posts a month and adding 2-3 posts in the year to highlight new information and laws; 2) continuing to post new information, laws and updates on the City's website (homepage); and 3) continuing to place Ads in printed media available through the Burbank Water and Power (BWP) and Parks and Recreation Department. The BWP "CURRENTS" Newsletter is also available digitally, and the information is streamed daily both on monitors in the BWP lobby and on Burbank Channel 6.

<p><b>Need Public Education of Fair Housing Services and Fair Housing Rights</b></p> <p><i>(Housing Mobility, Displacement Protection)</i></p>	<p><b>1. Lack of fair housing information due to language barriers</b></p> <ul style="list-style-type: none"> <li>▪ <b>Racial/Ethnic Diversity.</b> As Burbank becomes more ethnically and racially diverse, changes occur in terms of different income levels, family types, and languages spoken. English proficiency may affect housing needs and opportunities, and the residents' understanding of their fair housing rights.</li> </ul>	<p><b>Moderate</b></p>	<ul style="list-style-type: none"> <li>▪ Annually partner with Housing Rights Center (HRC) to promote fair housing practices, and provide multi-language (Armenian, English, and Spanish) educational information on fair housing to the public through distribution of fair housing brochures, training sessions, workshops, and press releases/public service announcements.</li> <li>▪ Annually distribute multi-lingual fair housing mailings to buildings with concentrations of immigrant tenants based on statistical and demographic information collected by the City, HRC, and BHC. Continue to provide tenants and landlords with resources on fair housing, procedures on filing a complaint, information on the Burbank Landlord-Tenant Commission, and provide copies of HCD's Landlord/Tenant Rights booklet in multi-languages.</li> <li>▪ Annually partner with BHA in distributing multi-lingual information on housing opportunities throughout the City, providing landlord apartment listings as available, as well as informational brochures to encourage landlords to participate in the housing choice voucher program.</li> <li>▪ Annually partner with BHA in monitoring of the racial and ethnic make-up of Section 8 voucher holders and waiting list by the BHA, and provide applications in multi-languages.</li> </ul>	<p>Conduct at least two fair housing informational workshop per year and increase education and outreach via social and print media including printed materials to Burbank Water and Power, the Libraries, Senior Centers and Activity Centers. Through these steps, the City will increase the distribution fair housing material by at least 25% and increase the number of Burbank residents counseled annually through the HRC from an average of 85 to 90.</p>	<p>HE 23-Fair Housing/AFFH</p> <p>HE 24-Landlord-Tenant Services and Mediation</p>
<p><b>Need Fair Housing for the Special Needs Population</b></p>	<p><b>1. Significant special needs population needing fair housing services</b></p> <ul style="list-style-type: none"> <li>▪ <b>Persons with Disabilities.</b> Approximately 11 percent of</li> </ul>	<p><b>High</b></p>	<ul style="list-style-type: none"> <li>▪ Annually coordinate with BHA, Landlord-Tenant Commission, and HRC to provide landlord-tenant conflict mediation involving property maintenance, repairs, and lease disagreements, unjust rent increases, and evictions.</li> </ul>	<p>Annual monitoring of the number and outcome of illegal housing discrimination cases and landlord-</p>	<p>HE 23-Fair Housing/AFFH</p> <p>HE 24-Landlord-Tenant Services and</p>

<b>(Housing Mobility, New Housing Choices, Displacement Protection)</b>	<p>Burbank's population has some type of disability, encompassing physical, mental and developmental disabilities.</p> <ul style="list-style-type: none"> <li>▪ <b>Fair Housing for Families with Children and Persons with Disabilities.</b> Special need groups experience a high incidence of discrimination complaints. Housing available for families with children and person with physical and mental disabilities continues to be the top discrimination complaint in Burbank.</li> <li>▪ <b>Homeless.</b> The 2020 point-in-time homeless count identified a total of 291 homeless individuals in Burbank.</li> </ul>		<ul style="list-style-type: none"> <li>▪ Continue to provide investigations and response to allegations of illegal housing discrimination through HRC. For cases that cannot be resolved, defer to the Department of Fair Housing and Employment, HUD, small claims court, or to a private attorney, as warranted.</li> </ul>	tenant conflict mediations.	Mediation
			<ul style="list-style-type: none"> <li>▪ In all affordable housing developments that utilize federal, state or local funds, owners/developers will be required to meet the accessibility requirements of the Fair Housing Act and Section 504 of Rehabilitation Act of 1973</li> </ul>	Annual compliance monitoring of Fair Housing Act and Section 504 of Rehabilitation Act.	HE 23-Fair Housing/ AFFH  HE 26-Housing for Persons with Disabilities
			<ul style="list-style-type: none"> <li>▪ Continue to require affirmative fair housing, non-discrimination and equal access in all federally assisted projects.</li> </ul>	Annual compliance monitoring of Fair Housing Act.  Update the AI in 2025	HE 23-Fair Housing/ AFFH
			<ul style="list-style-type: none"> <li>▪ Through 2023 provide rapid-rehousing and transitional housing to assist extremely low income households through the Permanent Local Housing Allocation (PLHA) funds as stated in the PLHA 5-Year Plan.</li> </ul>	Assist 44 households with rapid rehousing assistance in the first program year.  Over the 2021-2029 planning period, provide 130 rapid-rehousing units and 120 unhoused households will receive move-in assistance	HE 27-Housing for Extremely Low Income Households
			<ul style="list-style-type: none"> <li>▪ Pursue state funding and other funds as available, to provide housing for individuals and families who are experiencing homelessness or who are at risk of homelessness.</li> </ul>	Develop 26 modular homes for the homeless. Currently there are no	HE 25 Homeless Housing and Services

			<ul style="list-style-type: none"> <li>Annually pursue Measure H funding for interim housing operations.</li> </ul>	modular homes for the homeless in the city.	
			<ul style="list-style-type: none"> <li>Annually, implement the Homelessness Plan by funding utilization of Section 8 and Emergency Housing Vouchers (EHV) for families at-risk of homelessness.</li> </ul>	Attend regional homeless coordination meetings each month.	HE 25 Homeless Housing and Services
			<ul style="list-style-type: none"> <li>Continue to collaborate on regional efforts to develop supportive housing and affordable housing projects in Burbank, which includes collaboration with the San Fernando Valley Council of Governments, Los Angeles County Homeless Initiative, and Los Angeles Homeless Services Authority</li> </ul>		
<b>Need Accessible Housing</b>  <i>(Housing Mobility, New and Accessible Housing Choices)</i>	<b>1. Lack of assistance to modify housing to accommodate the elderly and persons with disabilities</b> <ul style="list-style-type: none"> <li><b>ADU Design Standard.</b> Public comments indicate the need for new ADU design guideline and standards to accommodate persons with disabilities.</li> <li><b>Persons with Disabilities.</b> One census tract located in the</li> </ul>	<b>Moderate</b>	<ul style="list-style-type: none"> <li>By 2023, incentivize ADU developers to incorporate accessibility features by establishing and promoting a program to reduce building permit and planning fees. In 2025 conduct a mid-cycle review to evaluate if ADU production levels are achieved.</li> </ul>	Establish accessible design guidelines for ADUs. Reduce building permit and planning fees by up to 50% for qualifying ADUs. Seek to issue permits for 200 ADUs annually, including 80% in high and highest resource neighborhoods (see Exhibit B-21) to foster a more inclusive community.	HE 6a-Promote ADUs  HE6b-Track and Monitor ADUs

	northwestern portion of Downtown Burbank shows moderate concentration (20-30%) of persons with disabilities and over one-half of this census tract's disabled population is over the age of 65 years.		<ul style="list-style-type: none"> <li>Continue to expedite the permit processing by providing technical assistance and pre-application consultation for housing that sets aside units to persons with physical and developmental disabilities. The City will continue to coordinate housing near transit centers and door-to-door transit services for persons with disabilities.</li> </ul>	Adopt the Downtown TOD and Golden State Specific Plans with accessibility design guidelines, incentives, and streamlined approval processes.	HE 5-Housing Opportunity Sites  HE 26-Housing for Persons with Disabilities
			<ul style="list-style-type: none"> <li>Continue to require owners/developers to meet the accessibility requirements the Fair Housing Act and Section 504 of Rehabilitation Act of 1973 in all affordable housing developments that utilize federal, state or local funds. Also, continue to pursue competitive federal grants offered by the Office of Lead Hazard Control and Healthy Homes through the Healthy Homes Initiative to obtain funding for modifying homes to accommodate elderly and persons with disabilities.</li> </ul>	<p>Annual compliance monitoring of Fair Housing Act and Section 504 of Rehabilitation Act.</p> <p>Annually apply for grants offered by the Office of Lead Hazard Control and Healthy Homes and prioritize 100% of the funds, as available for modifying homes for the elderly and persons with disabilities. If funds are received, program funding will be marketed to landlords in low- and moderate-income neighborhoods to help improve conditions in these vulnerable areas.</p>	HE 23-Fair Housing/ AFFH  HE 26-Housing for Persons with Disabilities
			<ul style="list-style-type: none"> <li>Continue to require affirmative fair housing, non-discrimination and equal access in all federally assisted projects.</li> </ul>	Annual compliance monitoring of Fair Housing Act and Section	HE 23-Fair Housing/ AFFH  HE 26-Housing for



				504 of Rehabilitation Act.	Persons with Disabilities
			<ul style="list-style-type: none"> <li>As funding permits, continue to provide gap financing for affordable housing projects, with special consideration for projects that set aside units for extremely low-income households and persons with disabilities</li> </ul>	Develop 26 modular homes for the homeless. Currently there are no modular homes for the homeless in the city.	HE 27-Housing for Extremely Low Income Households
<b>Need Neighborhood Revitalization and Resources</b>  <i>(Housing Mobility, Place-based Strategies for Community Preservation and Revitalization)</i>	<b>1. Moderate levels of public investments in specific neighborhoods</b> <ul style="list-style-type: none"> <li><b>Moderate Resource Opportunity Areas.</b> Two census tracts (CT 3107.03 and CT 3118.02) are identified as moderate resource opportunity areas in the City.</li> </ul>	<b>Moderate</b>	<ul style="list-style-type: none"> <li>Continue to provide federal assistance funds (CDBG and HOME) for economic growth, infrastructure, and community services to areas of moderate resources.</li> </ul>	Provide 65% of CDBG funds for community facilities and infrastructure and 100% percent of HOME funds for creating new affordable units via new construction or acquisition/rehab in moderate resources opportunity areas.	HE 1-Neighborhood Revitalization/ Community Building  HE 1a-committed Assistance
			<ul style="list-style-type: none"> <li>Continue to work with the City's non-profit housing partner the BHC to develop affordable housing units in identified census tracts and continue incorporating community serving uses such as childcare, after school care and family programs.</li> </ul>		
	<b>2. Substandard housing conditions</b> <ul style="list-style-type: none"> <li><b>Deferred Maintenance.</b> Majority of the multi-family housing in Burbank are older than 40 years and require maintenance.</li> </ul>	<b>Moderate</b>	<ul style="list-style-type: none"> <li>Continue to partner with the BHC to develop or acquire and rehabilitate housing units as part of the Neighborhood Revitalization program.</li> </ul>	Construct or acquire and rehabilitate an average of three (3) units per year, a total of 24 units over the 2021-2029 planning period.  Convert ten (10) market rate units to permanent affordable units by October 2024.	HE 1-Neighborhood Revitalization/ Community Building  HE 1a-Committed Assistance
			<ul style="list-style-type: none"> <li>By October 2024, provide financial assistance of \$5.0 million toward the conversion of market rate units to permanent affordable housing units. (See HE program 1a). Report to HCD on the status of purchasing affordability covenants no later than July 1, 2025</li> </ul>		

			<ul style="list-style-type: none"><li>Continue to support acquisition and rehabilitation activities with an emphasis on community revitalization, integration, and permanent affordable housing.</li></ul>	BHC has acquired and rehabilitated over 300 units in the city.	
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# Appendix C

Evaluation of 2014-2021 Housing Element Programs

## Appendix C: Evaluation of Accomplishments Under Adopted Housing Element

Under State Housing Element law, communities are required to assess the achievements under their adopted housing programs as part of the update to their housing elements. These results should be quantified where possible (e.g. the actual number of units rehabilitated), but may be qualitative where necessary (e.g. mitigation of governmental constraints). The results should then be compared with what was projected or planned in the earlier element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences must be discussed.

The City of Burbank 2014-2021 Housing Element sets forth 18 separate program components, which are directed at a variety of housing needs. This section reviews the City's progress to date in implementing these housing programs and their continued appropriateness for the 2021-2029 Housing Element. Table C-1 that follows summarizes the City's housing program accomplishments. The results of this analysis will provide the basis for developing the comprehensive housing program strategy presented in Housing Plan of this section.

**Table C-1**  
**Evaluation of 2014-2021 Housing Element Programs**

Programs/Objective	Accomplishments
<b>Existing Housing and Neighborhood Conditions</b>	
<p><b>1. Focus Neighborhood Revitalization/Community Building</b></p> <p><b>Objective:</b> Acquire and rehabilitate rental units. Achieve an average of ten housing units annually, for a total of 80 units over eight years (20 extremely low-, 20 very low-, and 40 low-income units).</p>	<p><b>Progress:</b> After the end of Redevelopment in 2012, the Burbank Housing Corporation (BHC), which implements Burbank's Affordable Housing Program, expanded its efforts beyond the Focus Neighborhoods. During the 2014-2020 period, BHC acquired, rehabilitated, and/or developed the following:</p> <ul style="list-style-type: none"> <li>▪ <b>Jerry's Promise</b> (1932 N. Ontario Street) - acquired, rehabilitated, and created three transitional housing units for homeless families.</li> <li>▪ <b>Elmwood Preservation Project Phase II (Elmwood Focus Neighborhood)</b> -- completed rehabilitation improvements on ten affordable units.</li> <li>▪ <b>Fairview Cottages (2300 N. Fairview Street)</b> -- acquired a three-unit property in the Golden State Neighborhood to provide affordable housing for extremely low-income households.</li> <li>▪ <b>Veterans Bungalows</b> (1101 W. Verdugo/1108 West Angelino Avenue) -- rehabilitated and furnished 11 deed-restricted very low-income units for homeless veterans.</li> </ul> <p>In total, BHC rehabilitated 27 affordable units during the seven-year period</p> <p><b>Effectiveness:</b> This program continues to provide a multi-faceted approach to improving neighborhoods, providing a service-enriched environment, and providing affordable rental housing.</p>

	<p>Implementation of this program achieved one-third of its objective of 80 units.</p> <p><b>Appropriateness:</b> This program continues to be appropriate for the Housing Element Update, providing needed affordable units even though the high cost of housing, limited funds and available properties have constrained program implementation.</p>
<p><b>2. Code Enforcement</b></p> <p><b>Objective:</b> Conduct proactive neighborhood improvement activities within designated CDBG target areas.</p>	<p><b>Progress:</b> As part of the City's Building and Safety Division, Code Enforcement is responsible for the enforcement of property maintenance, zoning, unpermitted construction and business license regulations throughout the City. In 2019, there were 1,141 code enforcement cases (residential and non-residential) recorded Citywide. Of this total, 957 cases were completed, 77 cases were pending, and in 107 cases the permit expired. Many of the residential code enforcement cases were related to property maintenance, zoning compliance, and health and safety issues.</p> <p><b>Effectiveness:</b> The Code Enforcement program is effective in addressing housing and property maintenance issues, especially properties in the CDBG target areas.</p> <p><b>Appropriateness:</b> This is an ongoing program that is an important part of preserving the City's aging housing stock. Code Enforcement continues to be appropriate for the Housing Element Update.</p>
<p><b>3. Preservation of Assisted Housing</b></p> <p><b>Objective:</b> Preserve existing "at-risk" affordable housing stock.</p> <ul style="list-style-type: none"> <li>▪ Monitor At-Risk Units</li> <li>▪ Support for Refinancing</li> <li>▪ Rental Assistance</li> <li>▪ Tenant Education</li> </ul>	<p><b>Progress:</b> There are currently (March 2021) 1,373 deed-restricted affordable rental units in Burbank. The City monitors these affordable units on an annual basis by: maintaining contact with owners/management to ensure long-term affordability covenants are met; maintaining and updating the list of all assisted housing developments; communicating with Section 8 tenants regarding status of HUD contract renewal; providing tenant education for Section 8 recipients in the event of property owner withdrawal from Section 8 program; and promoting fair housing opportunities through owner/tenant workshops.</p> <p>Three projects were identified in the 2014-2021 Housing Element as being at potential risk of losing their long-term affordability status: Wesley Towers, Pacific Manor and Harvard Plaza. All three projected have extended their affordability covenants and are no longer considered at risk of conversion.</p> <p><b>Effectiveness:</b> The City was effective in having the affordability controls extended on all three at-risk projects.</p>

	<p><b>Appropriateness:</b> This is an ongoing program that is an important part of preserving the City’s long-term affordable housing units and aging housing stock. Preservation of Assisted Housing continues to be appropriate for the Housing Element Update.</p>
<p><b>4. Housing Choice Vouchers (Section 8 Rental Assistance)</b></p> <p><b>Objective:</b> Maintain current levels of Section 8 funding and apply for additional funds as available. Encourage landlords to register units with the Burbank Housing Authority and undergo education on the Section 8 program</p>	<p><b>Progress:</b> The Burbank Housing Authority (BHA) has increased its Section 8 allocation of 1,014 vouchers to a total of 1,049 vouchers, including targeted vouchers for VASH (Veterans Affairs Supportive Housing) and Permanent Supportive Housing. Staff applied for funding and was awarded the additional allocation to assist homeless veterans and persons needing supportive housing in the community.</p> <p>The majority of the vouchers are utilized by seniors and persons with disability. Nearly 29,000 households are on the waiting list for Section 8 rental assistance, although just 12% are current Burbank residents.</p> <p><b>Effectiveness:</b> The BHA has been effective in increasing its voucher levels and adjusting program standards to maximize utilization.</p> <p><b>Appropriateness:</b> It is the goal of the 2020/21-2024/25 Consolidated Plan to provide Section 8 rental assistance to 1,029 households annually (including 15 VASH vouchers); and with about 29,000 residents on the waiting list for assistance, the Section 8 Rental Assistance program continues to be appropriate for the Housing Element Update.</p>
<p><b>5. Condominium Conversion Program</b></p> <p><b>Objective:</b> Consider amending the Inclusionary Housing Ordinance to include condominium conversion projects.</p>	<p><b>Progress:</b> Between 2014 and 2020, there were no applications for condominium conversions and no inclusionary housing requirements imposed on condominium conversions.</p> <p><b>Effectiveness:</b> Burbank’s condominium conversion regulations are effective in facilitating the creation of quality entry-level ownership housing. Existing regulations help to mitigate impacts on tenants of the units undergoing conversion by regulating noticing procedures and mandating relocation payments to cover the costs of moving.</p> <p><b>Appropriateness:</b> The City’s condominium conversion regulations remain an appropriate mechanism to ensure the safety and quality of units and to help mitigate the impacts on displaced tenants. While there were no conversions during the period, the City is still considering extending the affordability requirements under the City’s Inclusionary Housing Ordinance to condominium conversions. Changes to this program will be addressed under the</p>

	Inclusionary Housing Program (#9), so a separate program is no longer necessary.
<b>Variety of Housing Sites</b>	
<p><b>6. Land Use Element and Zoning Code</b></p> <p><b>Objective:</b> Facilitate and encourage the creation of residential mixed-use development in the Downtown area and other appropriate locations citywide. Update the Zoning Code to include development standards for residential mixed-use and small-lot development.</p>	<p><b>Progress:</b> The City approved three mixed use developments in the Downtown: Talaria, First Street Village and 777 N Front Street, providing 1,089 new apartments, which included 82 deed-restricted rental units for qualified moderate income households.</p> <p>The City initiated and/or adopted the following Land Use and Zoning Code changes impacting residential uses:</p> <ul style="list-style-type: none"> <li>▪ <b>Elimination of R-5 Very High Density Residential Zone and MDR-5 Media District Very High Density Residential Zone</b> (adopted January 2015, Ord. No. 15-3,860). This Ordinance removes references to the R5 and MDR-5 zones from the Zoning Code and changed the zoning to R-4 and MDR-4, respectively. These zone changes have been reflected on the City's Zone Map.</li> <li>▪ <b>Single-Family Development Standards and Design Guidelines</b> (adopted January 2017, Ord. No. 17-3,890 and Reso. No. 17-28,906). This ordinance regulates bulk and mass of residential development in single-family neighborhoods.</li> <li>▪ <b>Accessory Dwelling Unit</b> (adopted urgency interim ordinance in April 2017 and adopted an ADU ordinance in April 2018, Ord. No. 18-3,901). The ordinance amended the zoning definitions and establish development controls to allow ADUs in all residential zones consistent with State Law. Allowed ADUs to a maximum size of 500 square feet.</li> <li>▪ <b>Urgency Ordinance Extending the Residential Growth Management Provisions of Measure One Until 2030</b> (adopted December 2019, Ord. No. 19-3,929). This urgency ordinance extends the growth control measure originally approved by Burbank voters in 1989 for an additional 10 years. Measure One caps the maximum number of residential dwelling units at the maximum build out identified in the 1988 Land Use Element, consistent with infrastructure capacities. The Burbank2035 General Plan has a maximum build out less than the Measure One maximum build out.</li> <li>▪ <b>Accessory Dwelling Unit</b> (adopted Interim Development Control Ordinance December 2019, Ord. No. 19-3,928 and subsequent ADU Ordinance in February 2020, Ord. No. 20-3932). This ordinance updates development standards for new ADUs and Junior ADUs consistent with recent changes in State law. Changes include allowance for ADUs of up to 850 square feet with one-bedroom and up</li> </ul>



	<p>to 1,000 square feet for two-bedrooms, and exemption from FAR and lot coverage requirements.</p> <ul style="list-style-type: none"> <li>▪ <b>Golden State Specific Plan and Burbank Center Plan Update.</b> The City initiated the Golden State and Downtown Burbank Metrolink Station Transit Oriented Development (TOD) Specific Plans. These Plans will introduce significant additional housing in the area, and will establish development standards and design guidelines to enable compact, well designed, higher-density and mixed-use projects.</li> </ul> <p><b>Effectiveness:</b> The General Plan Land Use Element and Zoning Ordinance continue to provide opportunities for a mix of housing types -- small lot development, live-work units, and mixed-use development.</p> <p><b>Appropriateness:</b> The potential for residential mixed-use development within the existing and proposed Specific Plan areas and the continued increase of ADU development make this program appropriate for the Housing Element Update.</p>
<p><b>7. Second Dwelling Units (“Accessory Dwelling Units”)</b></p> <p><b>Objective:</b> Promote development of second units and monitor ADU development trends annually to evaluate if modifications are needed for City requirements.</p>	<p><b>Progress:</b> New State Accessory Dwelling Unit (ADU) laws (AB 2299 and SB 1069) took effect in January 2017. These state laws made parts of the City’s secondary dwelling unit requirements null and void and established new regulations regarding on-site parking, type and size of dwelling units, setbacks, and water and sewer utility requirements for all new ADUs. In April 2018, the City’s Zoning Code was updated to incorporate new ADU regulations in compliance with State ADU laws. In February 2020 the City adopted Ord. No. 19-3,932 which established development standards regulating new ADUs and Junior ADUs in the City’s single-family and multi-family residential zones in compliance with 2020 State ADU law.</p> <p><b>Effectiveness:</b> Burbank has been highly successful in producing ADUs, having issued over 280 building permits for ADUs between 2017 and 2020. A February 2020 rent survey shows that 46% of ADU rents were within the level affordable to low-income households, 10% were affordable to moderate-income households, and 44% were at levels affordable to above moderate-households.</p> <p><b>Appropriateness:</b> With the new 2020 State ADU laws and the City's ADU Ordinance No. 20-3,932 designed to further facilitate production, applications for ADUs and Junior ADUs are anticipated to remain robust. This program will continue in the Housing Element Update, and pursuant to new State law, will incorporate</p>

	provisions to promote ADUs that provide affordable rents to low and moderate income households.
<b>Development of Affordable Housing</b>	
<p><b>8. Affordable Housing Development Assistance</b></p> <p><b>Objective:</b> Provide regulatory incentives and financial assistance for affordable housing projects, especially for extremely low-income households and persons with disabilities. Also, disseminate information on sites with potential for development, inclusionary housing requirements, density bonuses, and other available incentives and concessions.</p>	<p><b>Progress:</b> In 2017, the City adopted the Burbank Affordable Housing Analysis and Strategy, which describes some of the causes of the affordable housing crisis and suggests strategies/solutions to be considered by the City. The results from the Strategy helped the City Council to formulate a citywide housing goal to facilitate the building of 12,000 dwelling units during the next 15 years, focused primarily in the Downtown Burbank/Burbank Center Plan/North San Fernando Blvd. Specific Plan area, Airport District (Golden State Specific Plan) area, and parts of the Media District Specific Plan area.</p> <p>Projects with affordable housing units that received planning entitlements and/or financial assistance during the planning period included:</p> <ul style="list-style-type: none"> <li>▪ <b>601-615 East Cedar Avenue</b> - 46 unit multi-family project provided 35% density bonus and waiver from certain development standards in exchange for eight deed-restricted very low- and low-income rental units.</li> <li>▪ <b>First Street Village</b> – Mixed use project encompassing 261 apartments and over 21,000 square feet of retail, and including 13 moderate-income units.</li> <li>▪ <b>777 Front Street (La Terra)</b> – Mixed use project including 573 rental units, a 300+ room hotel, and 1,000+ square feet of retail. 69 of the units will be provided at affordable rents to moderate-income households.</li> </ul> <p>In addition to these projects, the City provided funding assistance to BHC to acquire and rehabilitate 17 long-term affordable housing units and 10 additional units owned by BHC were also rehabilitated. The City has also entitled a 42-unit mixed-use project at 624 S. San Fernando Boulevard that will provide affordable units as part of a density bonus request and in compliance with the City’s inclusionary requirements.</p> <p><b>Effectiveness:</b> The City has provided incentives to facilitate the development of 90 new affordable rental units. It is anticipated that 8 of these units will come on line during the 5<sup>th</sup> Housing Element cycle, with the balance coming on line during the 6<sup>th</sup> cycle.</p> <p><b>Appropriateness:</b> As funding permits, continue to provide gap financing, regulatory incentives and concessions to private developers and non-profits to increase the supply of affordable</p>

	housing. This program continues to be appropriate for the Housing Element Update.
<p><b>9. Inclusionary Housing Ordinance</b></p> <p><b>Objective:</b> Continue to implement the Inclusionary Housing Ordinance.</p> <ul style="list-style-type: none"> <li>▪ Monitor the effectiveness of the Ordinance</li> <li>▪ Develop parameters for expending the in-lieu fee revenues</li> <li>▪ Consider amending the Inclusionary Housing Ordinance to include condominium conversion projects</li> </ul>	<p><b>Progress:</b> Burbank’s existing Inclusionary Housing Ordinance, adopted in 2006, requires income and affordability covenants to be imposed on 15% of the units included in new residential developments with five or more units. The ordinance had been suspended for rental housing since 2009 due to the <i>Palmer</i> decision, but with the passage of AB 1505 (the “<i>Palmer Fix</i>”), was re-instated in January 2018. In 2019, an Inclusionary Housing Study prepared by Keyser Marston Associates focused on the impacts created by the imposition of affordable housing requirements; and estimated the fee amounts that can be supported for projects that are permitted to pay a fee in lieu of producing affordable housing. Updated regulations will be considered by the Burbank City Council in 2021. While no inclusionary units were produced during the planning period, numerous projects are in the pipeline that will provide on-site inclusionary units. Smaller projects, such as the recently entitled eight-unit housing project on Naomi Avenue, are more likely to contribute an in-lieu affordable housing fee. to the requested four very low income density bonus units.</p> <p><b>Effectiveness:</b> The City continues to apply its existing inclusionary housing regulations for applicable rental and ownership projects.</p> <p><b>Appropriateness:</b> The Inclusionary Housing Ordinance and Program can provide an important tool for increasing the number of affordable housing units in the City, and continues to be appropriate for the Housing Element Update.</p>
<p><b>10. Housing for Persons with Disabilities</b></p> <p><b>Objective:</b> Support construction and rehabilitation of housing targeted for persons with disabilities.</p>	<p><b>Progress:</b> The City provided financial support to BHC to develop Burbank Veteran Bungalows. This 11-unit property offers formerly homeless veterans affordable housing and supportive services provided through New Directions for Veterans (NDVets). Two units were redesigned for full ADA accessibility.</p> <p><b>Effectiveness:</b> City has implemented its reasonable accommodation ordinance (adopted in 2009) and has complied with ADA requirements.</p> <p><b>Appropriateness:</b> This program continues to be appropriate for the Housing Element Update.</p>
<p><b>11. Sustainability and Green Building</b></p>	<p><b>Progress:</b> The City has adopted the 2019 California Building Standards Code, including the California Energy Code and the CALGreen Code. Each of these codes have increased measures for</p>

<p><b>Objective:</b> Implement Sustainability Action Plan and Greenhouse Gas Reduction Plan and encourage green building practices in new construction and rehab projects.</p>	<p>energy efficiency, resource conservation, green building, and sustainability. Large development projects, such as the mixed-use projects being developed at Avion Burbank and the 777 N. Front Street include project design features that involve energy efficiency and green building design. Single-family residential homes continue to install solar photovoltaic systems and electric vehicle charging units, which are processed through building permits.</p> <p><b>Effectiveness:</b> The Building and Safety Division has implemented CALGreen and provided information to the public about green building via the website and brochures handed out at the public counter.</p> <p><b>Appropriateness:</b> CAL Green (Title 24) building code standards continue to be implemented through the Burbank Building and Safety Division. This program continues to be appropriate for the Housing Element Update.</p>
<p><b>Remove Constraints to Housing</b></p>	
<p><b>12. Transitional and Supportive Housing</b></p> <p><b>Objective:</b> To comply with State law, the City will amend the Zoning Ordinance for transitional and supportive housing to be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.</p>	<p><b>Progress:</b> The City has updated its Zoning Ordinance consistent with State law to treat transitional and supportive housing as a residential use, and to allow supportive housing as a use by right in all zones where multi-family and mixed use is permitted.</p> <p>Between 2014-2020, the Burbank Housing Corporation (BHC) created a total of 17 transitional housing units for adults, youth, and families with children. In 2017, the City entered into a new partnership with Hope of the Valley by adding 38 beds of transitional congregate housing for transitional aged youth experiencing homelessness. Supportive services are offered through Village Family Services in order to stabilize the persons housing needs.</p> <p><b>Effectiveness:</b> The City has been highly effective in expanding its supply of transitional and supportive housing.</p> <p><b>Appropriateness:</b> The City, in cooperation with the Burbank Housing Corporation (BHC), remains committed to expanding transitional and supportive housing opportunities to persons experiencing homelessness or at-risk of becoming homeless.</p>
<p><b>13. Development Standards and Procedures</b></p> <p><b>Objectives:</b> Encourage mixed use developments through implementation of</p>	<p><b>Progress:</b> With funds from the Southern California Association of Governments (SCAG) in 2016, the City initiated the preparation of development standards for mixed-used places. After City staff conducted a number of public workshops and City Council/ Planning Board study sessions on mixed-use design standards, the</p>

<p>mixed use development standards and revisions to the Zoning Ordinance. Review the City's development review and approval process.</p>	<p>City will now consider incorporating these standards in the Burbank Center Plan Update and the Golden State Specific Plan.</p> <p>The City also approved the following mixed-use projects within the planning period:</p> <ul style="list-style-type: none"> <li>▪ <b>First Street Village Mixed-Use Development Project</b> - This project consists of three six-story mixed-use development retail commercial space and 261 multifamily apartments.</li> <li>▪ <b>777 Front Street "La Terra"</b> - The Project includes retail and hotel uses and 573 residential (rental) units on a vacant seven-acre site.</li> <li>▪ <b>Talaria Mixed Use Development at 3401 W. Olive Avenue</b> - This mixed-use project includes 241 residential rental units, a 42,950 square foot supermarket, and 760 parking spaces on 3.86 acres of land.</li> </ul> <p><b>Effectiveness:</b> Three mixed-use projects, totaling 1,075 rental units have been approved by the City since the beginning of 2014.</p> <p><b>Appropriateness:</b> With the Burbank Center Plan Update and the Golden State Specific Plan considering these mixed-use development standards, this program continues to be relevant for the Housing Element Update.</p>
<p><b>14. Fair Housing</b></p> <p><b>Objective:</b> Continue to contract with a qualified fair housing service, provide information on fair housing to Burbank residents and property owners, and promote fair housing practices.</p>	<p><b>Progress:</b> Beginning in 2017, the City entered into a contract with the Housing Rights Center (HRC) to provide housing discrimination assistance and tenant/landlord information. HRC also offers fair housing education and outreach; fair housing investigation and enforcement; monitoring of real estate and lending activities; and assistance in implementation of Burbank's Fair Housing Plan.</p> <p>During 2017-2019, HRC handled 40 discrimination complaint inquiries in Burbank, just three of which rose to the level of a discrimination case. During this same three-year period, HRC handled complaints or requests for assistance involving 220 Burbank tenants or landlords. HRC has been able to resolve roughly 65% of the complainant's issues, with the remainder of complainants referred to an outside agency such as Legal Aid. Burbank is currently updating its Fair Housing Plan ("Analysis of Impediments to Fair Housing Choice") which will guide the City's fair housing activities for the ensuing five years.</p> <p><b>Effectiveness:</b> The City's fair housing program is effective in providing services and education regarding housing discrimination and tenant/landlord rights and responsibilities.</p>

	<p><b>Appropriateness:</b> The Fair Housing Program provides an important service to residents and landlords in the community, and remains appropriate for the Housing Element Update.</p>
<p><b>15. Landlord/Tenant Mediation</b></p> <p><b>Objective:</b> Offer conflict mediation services through Landlord-Tenant Commission.</p>	<p><b>Progress:</b> The Landlord-Tenant Commission meets on the first Monday of each month to educate and assist in resolving issues between landlords and tenants. During 2019, the Commission held various public information meetings on the State’s AB 1482 rent control regulations that took effect on January 1, 2020.</p> <p>In addition, due to the Covid-19 pandemic, the City approved an Urgency Ordinance on March 17, 2020 prohibiting the evictions of residential and commercial tenants for non-payment of rent caused by the Corona virus. The eviction moratorium was extended through July 31<sup>st</sup> with amendments; including certain qualified commercial tenants. Furthermore, the City Council approved a Rent Repayment Ordinance in April 2020 that allows the repayment of back due rent, late fees/penalties to November 30, 2020, unless further extended by action of the City Council.</p> <p><b>Effectiveness:</b> The Landlord-Tenant Commission is effective in helping to mediate the disputes brought before it, and serves an important role in promoting the rights of both tenants and landlords in the Burbank community.</p> <p><b>Appropriateness:</b> The Landlord-Tenant Mediation Program provides a critical service to residents and landlords, especially with rising homelessness and the potential issues resulting from the current Covid-19 pandemic. This program continues to be appropriate for the Housing Element Update.</p>
<p><b>16. Emergency Shelter and Emergency Services</b></p> <p><b>Objective:</b> Explore opportunities for supportive services programs and partnerships to leverage funds; provide funding support to agencies offering homeless services to Burbank's homeless and at-risk population.</p>	<p><b>Progress:</b> During the Housing Element planning period, the City participated in the following activities addressing homelessness:</p> <ul style="list-style-type: none"> <li>▪ The regional Winter Shelter Program operated by Hope of the Valley in Pacoima from December - March, which provides a shuttle van pick-up and drop-off at the Downtown Burbank Metrolink Station.</li> <li>▪ Working together with local, County, and City of Los Angeles partners, the City of Burbank adopted a comprehensive Homeless Plan for 2018-2021. The Homeless Plan provides a proactive approach to homelessness by: 1) creating action oriented solutions that address the ongoing systemic social issues of homelessness impacting our community; 2) coordinating efforts to address homelessness with City Departments, public and private entities, businesses, and community involvement; and 3) identifying funding, barriers, and measurable</li> </ul>

	<p>outcomes. The City has implemented multiple strategies identified in the Homeless Plan, including:</p> <ul style="list-style-type: none"> <li>✓ Preparing a feasibility study for interim or permanent housing;</li> <li>✓ Preparing a feasibility study for the acquisition and conversion of a commercial space into an access center and shelter;</li> <li>✓ Conducting a study of City-owned plots of land for potential use as a safe storage facility;</li> <li>✓ Hiring a Homeless Services Liaison to educate the public regarding the City’s Homelessness efforts and engaging with the homeless; and</li> <li>✓ Extending the partnership with Hope of the Valley to provide a winter shelter pick-up/drop-off from December 1, 2019 to March 30, 2020.</li> </ul> <ul style="list-style-type: none"> <li>▪ The City of Burbank, along with several other cities, advocated for future Measure H Homelessness grants to implement homelessness plans. These efforts led to the release of a Cities’ Homelessness Plan Implementation - Request for Funding Proposal (RFP). Los Angeles County and Home For Good Funder’s Collaborative (HFG) released an RFP soliciting proposals for city-specific projects to increase the supply of interim or permanent supportive housing and to enhance the County service systems for those experiencing homelessness.</li> <li>▪ In 2019, the Downtown Business Improvement District approved a 12-month contract with Streetplus to dedicate homeless outreach in downtown Burbank.</li> </ul> <p><b>Effectiveness:</b> The City has been effective in its support of local homeless service providers, and partnering with other cities in addressing the homelessness issue.</p> <p><b>Appropriateness:</b> According to the 2019 Point-In-Time Homeless Count, the homeless population in the City was estimated to include 282 individuals. This program continues to be important for the Housing Element Update, and will be retitled “Homeless and Housing Services”.</p>
<p><b>17. Accessible Housing and Universal Design</b></p> <p><b>Objective:</b> Explore incentives for residential projects that include universal design features.</p>	<p><b>Progress:</b> The City routinely adopts updates to Uniform Building and Housing Codes to reflect current accessibility requirements in new construction.</p> <p><b>Effectiveness:</b> The City also implements the reasonable accommodation ordinance, which was adopted in 2009.</p> <p><b>Appropriateness:</b> Compliance with accessibility requirements is a standard building code requirement. As part of the Downtown Burbank/Burbank Center Plan Update and Golden State Specific</p>



	<p>Plan development process, the City will consider universal design guidelines and standards. This program will be broadened to encompass housing for person with disabilities in the updated Housing Element.</p>
<p><b>18. Residential Lifeline Program</b></p> <p><b>Objective:</b> Continue to offer reduced utility rates to very low-income seniors and disabled residents.</p>	<p><b>Progress:</b> The Burbank Water and Power’s Lifeline Program offers an exemption from the monthly customer service charge, the utility users tax, and a reduced rate on electric service to income-qualified seniors and persons with disabilities. Description and application for the Lifeline Program is on the Burbank Water and Power website: <a href="https://www.burbankwaterandpower.com/my-home/lifeline-program">https://www.burbankwaterandpower.com/my-home/lifeline-program</a></p> <p><b>Effectiveness:</b> This program is an effective way of reducing the housing costs for Burbank’s special needs populations – low-income seniors and persons with disabilities.</p> <p><b>Appropriateness:</b> The “Opportunities for Energy Conservation” section of the Resources chapter of the Housing Element presents the variety of sustainability programs offered through the City and Burbank Water and Power (BWP). A separate program for BWP’s Residential Lifeline Program is no longer necessary for the Housing Element update.</p>

The Table below summarizes the quantified objectives contained in the City's 2014-2021 Housing Element, and compares the City's progress in fulfilling these objectives:

**Table C-2**  
**Progress Towards 2014-2021 Quantified Objectives**

Income Level	New Construction (2014-2020)		Rehabilitation (2014-2020)		Preservation	
	Goal	Progress	Goal	Progress	Goal	Progress
Extremely Low	347	--	--	8	212	212
Very Low	347	--	20	7	212	212
Low	413	115	20	13		
Moderate	443	29	40	--		
Above Moderate	1,134	553	--	--		
Total	2,684	697	80	28	414	414

**New construction** goal reflects Burbank's 2014-2021 RHNA. Of allocation for 694 very low income units, half is allocated to extremely low income and half to very low income households.

**Rehabilitation** goal and progress reflects the Focus Neighborhood Revitalization Program.

**Conservation** goal and progress reflects the City's units at risk of conversion to market rate.

Housing Element statutes now require jurisdictions to evaluate the effectiveness of the Element's programs in meeting the needs of special needs households. Burbank implemented numerous programs during the 5th cycle planning period that assisted special needs populations, including:

- Providing 11 affordable housing units for homeless veterans, 3 transitional housing units for homeless families, a 38 bed shared housing facility for transitional age youth (ages 18-24), 20 dedicated rental vouchers for formerly homeless and 15 dedicated vouchers for veterans, and rapid re-housing through temporary rent assistance and case management
- Continuing to fund a year-round homeless street outreach program
- Dedicating future funds for establishment of a Tiny Home Village of modular homes on public land for approximately 20 homeless households
- Funding counseling services to families fleeing domestic violence and residing in transitional housing programs operated by Family Service Agency
- Funding programs designed to benefit developmentally disabled adults and children by providing access to employment opportunities, life skills, and case management
- Preserving 149 units of affordable senior rental housing at-risk of conversion to market rate
- Providing rental assistance vouchers to approximately 700 very low income seniors
- Adopting an accessory dwelling unit (ADU) ordinance and updates to facilitate the addition of ADUs which can benefit seniors, persons with disabilities and female-headed households
- Funding the addition of six rent-restricted ADUs on BHC affordable housing sites

# Appendix D

## Housing Element Site Inventory

**Table D-1**  
**Housing Element Site Inventory: Housing Opportunity Sites**  
**Current General Plan**

OP Site ID	Address	APN	General Plan	Zone	Current GP Max Density	Gross Acres	Current Use	Realistic Dev Potential %	Realistic GP Net DUs
<b>DOWNTOWN TOD SPECIFIC PLAN SITES</b>									
<b>TOD 1-Carl's Jr</b>		2460010010	High Density Residential	NSFC	43	0.08	Parking lot/patron	70%	2.3
<b>TOD 1-Carl's Jr</b>		2460010011	High Density Residential	NSFC	43	0.08	Parking lot/patron	70%	2.3
<b>TOD 1-Carl's Jr</b>		2460010012	High Density Residential	NSFC	43	0.08	Parking lot/patron	70%	2.3
<b>TOD 1-Carl's Jr</b>		2460010013	High Density Residential	NSFC	43	0.08	Parking lot/patron	70%	2.3
<b>TOD 1-Carl's Jr</b>	1300 N SAN FERNANDO BLVD	2460010014	Corridor Commercial	NSFC	27	0.21	Restaurant	70%	4.0
<b>TOD 1-Carl's Jr</b>	1310 N SAN FERNANDO BLVD	2460010033	Corridor Commercial	NSFC	27	0.13	Restaurant	70%	2.4
<b>TOD 1-Carl's Jr</b>	1320 N SAN FERNANDO BLVD	2460010036	Corridor Commercial	NSFC	27	0.65	Restaurant	70%	11.3
<b>Total</b>						<b>1.29</b>		70%	<b>26.0</b>
<b>TOD 2-Kmart</b>	1000 N SAN FERNANDO BLVD	2460006045	Corridor Commercial	NSFC	27	2.80	Store	60%	45.4
<b>TOD 2-Kmart</b>	1000 N SAN FERNANDO BLVD	2460007036	Corridor Commercial	NSFC	27	3.63	Disc. depart store	60%	58.9
<b>Total</b>						<b>6.43</b>		60%	<b>104.0</b>
<b>TOD 3-Caltrans/IHOP</b>	923 N SAN FERNANDO BLVD	2460021017	Corridor Commercial	NSFC	27	0.26	Parking lot/patron	70%	4.8
<b>TOD 3-Caltrans/IHOP</b>	913 N SAN FERNANDO BLVD	2460021018	Corridor Commercial	NSFC	27	0.17	Restaurant	70%	3.2
<b>TOD 3-Caltrans/IHOP</b>	911 N SAN FERNANDO BLVD	2460021019	Corridor Commercial	NSFC	27	0.17	Restaurant	70%	2.3
<b>TOD 3-Caltrans/IHOP</b>	903 N SAN FERNANDO BLVD	2460021020	Corridor Commercial	NSFC	27	0.30	Prof. building	70%	5.7
<b>TOD 3-Caltrans/IHOP</b>	901 N SAN FERNANDO BLVD	2460021027	Corridor Commercial	NSFC	27	0.26	Full service station	70%	4.9
<b>TOD 3-Caltrans/IHOP</b>	127 W BURBANK BLVD	2460021028	Corridor Commercial	NSFC	27	0.13	Store	70%	2.5
<b>TOD 3-Caltrans/IHOP</b>	CALTRANS PROPERTY	N/A	N/A		0	1.58	Vacant	70%	
<b>Total</b>						<b>2.87</b>		70%	<b>23.0</b>
<b>TOD 4-Old IKEA</b>	600 N SAN FERNANDO BLVD	2460023044	Downtown	PD	87	6.38	Reg. shopping	70%	388.7
<b>TOD 4-Old IKEA</b>	731 N SAN FERNANDO BLVD	2460023045	Downtown	PD	87	0.90	Reg. shopping	70%	55.0
<b>TOD 4-Old IKEA</b>	601 N SAN FERNANDO BLVD	2460023046	Downtown	PD	87	2.81	Reg. shopping	70%	170.9
<b>TOD 4-Old IKEA</b>	600 N 1ST ST	2460023047	Downtown	PD	87	0.29	Reg. shopping	70%	17.9
<b>TOD 4-Old IKEA</b>	230 E BURBANK BLVD	2460023060	Downtown	PD	87	1.67	Reg. shopping	70%	101.8

OP Site ID	Address	APN	General Plan	Zone	Current GP Max Density	Gross Acres	Current Use	Realistic Dev Potential %	Realistic GP Net DUs
TOD 4-Old IKEA	217 GRINNELL DR	2460031007	Downtown	BCC-2	87	0.19	Parking lot/patron	70%	11.5
TOD 4-Old IKEA	215 GRINNELL DR	2460031008	Downtown	BCC-2	87	0.19	Parking lot/patron	70%	11.5
TOD 4-Old IKEA	218 E BURBANK BLVD	2460031016	Downtown	BCC-2	87	0.17	Parking lot/patron	70%	10.1
TOD 4-Old IKEA	212 E BURBANK BLVD	2460031018	Downtown	BCC-2	87	0.19	Parking lot/patron	70%	11.7
TOD 4-Old IKEA	800 N SAN FERNANDO BLVD	2460031019	Downtown	BCC-2	87	0.24	Bank/savings	70%	14.7
TOD 4-Old IKEA	840 N SAN FERNANDO BLVD	2460031029	Downtown	BCC-2	87	0.16	Bank/savings	70%	9.6
TOD 4-Old IKEA		2460031044	Downtown	BCC-2	87	0.16	Vacant	70%	9.8
TOD 4-Old IKEA	800 N SAN FERNANDO BLVD	2460031045	Downtown	BCC-2	87	0.44	Fast food-walkup	70%	26.8
Total						13.80		70%	839.0
TOD 5-Ashley Home/El Pollo	401 N 1ST ST	2460023056	Downtown	PD	87	2.06	Reg. shopping	70%	125.5
TOD 5-Ashley Home/El Pollo	521 N 1ST ST	2460023057	Downtown	PD	87	0.65	Reg. shopping	70%	39.4
Total						2.71		70%	164.0
TOD 6-Burbank Town Ctr	245 E MAGNOLIA BLVD	2460023048	Downtown	PD	87	1.31	Reg. shopping	70%	79.5
TOD 6-Burbank Town Ctr	201 E MAGNOLIA BLVD	2460023049	Downtown	PD	87	5.20	Reg. shopping	70%	316.5
TOD 6-Burbank Town Ctr	111 E MAGNOLIA BLVD	2460023050	Downtown	PD	87	1.41	Reg. shopping	70%	86.2
TOD 6-Burbank Town Ctr	501 N 3RD ST	2460023052	Downtown	PD	87	2.23	Reg. shopping	70%	135.9
TOD 6-Burbank Town Ctr	550 N 1ST ST	2460023054	Downtown	PD	87	2.71	Reg. shopping	70%	165.3
TOD 6-Burbank Town Ctr	200 E CYPRESS AVE	2460023063	Downtown	PD	87	2.35	Reg. shopping	70%	143.3
TOD 6-Burbank Town Ctr	(PRIV STREET AND YARD IMPS)	2460023064	Downtown	PD	87	1.26	Private Street	70%	76.9
TOD 6-Burbank Town Ctr	555 N 3RD ST	2460023996	Downtown	PD	87	0.27	Theater	70%	16.4
Total						16.75		70%	1,020.0
TOD 7-Civic Center		2453008900	Institutional	PD	0	0.08	Parking lot lease	70%	
TOD 7-Civic Center		2453008903	Institutional	PD	0	0.89	Gov't owned	70%	
TOD 7-Civic Center	348 E ORANGE GROVE AVE	2453008905	Institutional	PD	0	0.36	Store/resid combo	70%	
TOD 7-Civic Center	301 E OLIVE AVE	2453008908	Institutional	PD	0	0.53	Bank/savings	70%	
TOD 7-Civic Center	375 E OLIVE AVE	2453008910	Institutional	PD	0	0.17	Parking lot/patron	70%	
TOD 7-Civic Center		2453008911	Institutional	PD	0	0.20	Parking lot/patron	70%	
TOD 7-Civic Center	374 E ORANGE GROVE AVE	2453008912	Institutional	PD	0	0.66	Bank/savings	70%	
TOD 7-Civic Center (City Hall)	275 E OLIVE AVE	2453009902	Institutional	PD	0	1.79	City Hall/Admin Ctr	70%	

OP Site ID	Address	APN	General Plan	Zone	Current GP Max Density	Gross Acres	Current Use	Realistic Dev Potential %	Realistic GP Net DUs
TOD 7-Civic Center	110 N GLENOAKS BLVD	2455021906	Institutional	R-4	0	1.56	Central Library	70%	
<b>Total</b>						<b>6.24</b>		70%	
TOD 8-Olive/Glenoaks	121 S GLENOAKS BLVD	2453014002	Downtown	BCC-3	87	0.08	Prof building	70%	4.9
TOD 8-Olive/Glenoaks	123 S GLENOAKS BLVD	2453014003	Downtown	BCC-3	87	0.04	Store/resid combo	70%	2.4
TOD 8-Olive/Glenoaks	147 S GLENOAKS BLVD	2453014008	Downtown	BCC-3	87	0.09	Store	70%	2.3
TOD 8-Olive/Glenoaks	356 E OLIVE AVE	2453014012	Downtown	BCC-2	87	0.18	Prof building	70%	10.8
TOD 8-Olive/Glenoaks	348 E OLIVE AVE	2453014014	Downtown	BCC-2	87	0.18	Office building	70%	10.9
TOD 8-Olive/Glenoaks	362 E OLIVE AVE	2453014022	Downtown	BCC-2	87	0.06	Store	70%	3.8
TOD 8-Olive/Glenoaks	358 E OLIVE AVE	2453014023	Downtown	BCC-2	87	0.12	Office building	70%	7.0
TOD 8-Olive/Glenoaks	137 S GLENOAKS BLVD	2453014024	Downtown	BCC-3	87	0.16	Restaurant	70%	7.8
TOD 8-Olive/Glenoaks	372 E OLIVE AVE	2453014025	Downtown	BCC-3	87	0.13	Bank/savings	70%	7.8
TOD 8-Olive/Glenoaks	359 E ANGELENO AVE	2453014026	Downtown	BCC-2	87	0.17	Parking lot/patron	70%	10.5
TOD 8-Olive/Glenoaks	353 E ANGELENO AVE	2453014029	Downtown	BCC-2	87	0.35	Office building	70%	20.4
<b>Total</b>						<b>1.55</b>		70%	<b>88.0</b>
TOD 9-Fosters Freeze/Salvation Army	249 S GLENOAKS BLVD	2453021026	Downtown	BCC-3	87	0.19	Auto serv/body	70%	11.8
TOD 9-Fosters Freeze/Salvation Army	249 S GLENOAKS BLVD	2453021027	Downtown	BCC-3	87	0.09	Auto serv/body	70%	5.3
TOD 9-Fosters Freeze/Salvation Army	201 S GLENOAKS BLVD	2453021029	Downtown	BCC-3	87	0.25	Restaurant	70%	15.4
TOD 9-Fosters Freeze/Salvation Army	221 S GLENOAKS BLVD	2453021030	Downtown	BCC-3	87	0.21	Store	70%	12.5
TOD 9-Fosters Freeze/Salvation Army	354 E ANGELENO AVE	2453021032	High Density Residential	BCC-2	43	0.17	Prof building	70%	5.2
TOD 9-Fosters Freeze/Salvation Army	344 E ANGELENO AVE	2453021033	High Density Residential	BCC-2	43	0.17	Prof building	70%	5.3
TOD 9-Fosters Freeze/Salvation Army	336 E ANGELENO AVE	2453021035	High Density Residential	BCC-2	43	0.18	Private school	70%	5.3
TOD 9-Fosters Freeze/Salvation Army	320 E ANGELENO AVE	2453021041	High Density Residential	BCC-2	43	0.17	Church	70%	5.2
TOD 9-Fosters Freeze/Salvation Army	310 E ANGELENO AVE	2453021046	High Density Residential	BCC-2	43	0.35	Parking lot/patron	70%	10.6
TOD 9-Fosters Freeze/Salvation Army	300 E ANGELENO AVE	2453021062	High Density Residential	BCC-2	43	0.15	Church	70%	4.7

OP Site ID	Address	APN	General Plan	Zone	Current GP Max Density	Gross Acres	Current Use	Realistic Dev Potential %	Realistic GP Net DUs
<b>Total</b>						<b>1.94</b>		70%	<b>81.0</b>
<b>TOD-10-BJs/Black Angus</b>	101 S 1ST ST, 400	2453011029	Downtown	BCC-2	87	2.12	Office building	70%	129.3
<b>TOD-10-BJs/Black Angus</b>	235 S 1ST ST	2453018017	Downtown	BCC-2	87	1.71	Restaurant	70%	103.0
<b>Total</b>						<b>3.83</b>		70%	<b>232.0</b>
<b>TOD 11-Victory/Olive</b>	120 S VICTORY BLVD	2451016011	North Victory	BCCM	27	2.14	Office building	70%	37.4
<b>TOD 11-Victory/Olive</b>	272 E OLIVE AVE	2451016012	North Victory	BCCM	27	0.24	Auto serv/body	70%	3.5
<b>TOD 11-Victory/Olive</b>	264 W OLIVE AVE	2451016013	North Victory	BCCM	27	0.19	Auto serv/body	70%	3.7
<b>TOD 11-Victory/Olive</b>	110 S VICTORY BLVD	2451016014	North Victory	BCCM	27	0.31	Auto serv/body	70%	5.8
<b>Total</b>						<b>2.90</b>		70%	<b>50.0</b>
<b>TOD 12-YMCA</b>	353 E SAN JOSE AVE	2460034021	Downtown	BCC-2	87	0.35	Private school	70%	21.0
<b>TOD 12-YMCA</b>	409 N GLENOAKS BLVD	2460035001	Downtown	BCC-3	87	0.11	Parking lot/patron	70%	6.5
<b>TOD 12-YMCA</b>	369 E MAGNOLIA BLVD	2460035003	Downtown	BCC-3	87	0.18	Restaurant	70%	10.8
<b>TOD 12-YMCA</b>	361 E MAGNOLIA BLVD	2460035005	Downtown	BCC-2	87	0.17	Office building	70%	10.5
<b>TOD 12-YMCA</b>	353 E MAGNOLIA BLVD	2460035007	Downtown	BCC-2	87	0.17	Store/resid combo	70%	10.6
<b>TOD 12-YMCA</b>	352 E SAN JOSE AVE	2460035008	Downtown	BCC-2	87	0.18	Parking lot/patron	70%	10.8
<b>TOD 12-YMCA</b>	320 E SAN JOSE AVE	2460035014	Downtown	PD	87	0.28	Parking lot/patron	70%	17.1
<b>TOD 12-YMCA</b>	300 E SAN JOSE AVE	2460035016	Downtown	PD	87	0.33	Parking lot/patron	70%	20.2
<b>TOD 12-YMCA</b>	344 E SAN JOSE AVE	2460035017	Downtown	PD	87	0.36	Private school	70%	21.9
<b>TOD 12-YMCA</b>	321 E MAGNOLIA BLVD	2460035018	Downtown	PD	87	0.53	Club/Lodge Hall	70%	32.4
<b>Total</b>						<b>2.66</b>		70%	<b>161.0</b>
<b>GOLDEN STATE SPECIFIC PLAN SITES</b>									
<b>GSSP-1 Lima/Avon</b>	3075 N LIMA ST	2466001015	Golden State	M-2	27	0.16	Light industrial	70%	3.0
<b>GSSP-1 Lima/Avon</b>	3079 N LIMA ST	2466001016	Golden State	M-2	27	0.16	Light industrial	70%	2.9
<b>GSSP-1 Lima/Avon</b>	3310 COHASSET ST	2466001022	Golden State	M-2	27	0.15	Light industrial	70%	2.9
<b>GSSP-1 Lima/Avon</b>	3094 N AVON ST	2466001023	Golden State	M-2	27	0.15	Light industrial	70%	2.9
<b>GSSP-1 Lima/Avon</b>	3090 N AVON ST	2466001024	Golden State	M-2	27	0.15	Light industrial	70%	2.9
<b>GSSP-1 Lima/Avon</b>	3086 N AVON ST	2466001025	Golden State	M-2	27	0.31	Light industrial	70%	4.8
<b>GSSP-1 Lima/Avon</b>	3080 N AVON ST	2466001026	Golden State	M-2	27	0.18	Light industrial	70%	3.4



OP Site ID	Address	APN	General Plan	Zone	Current GP Max Density	Gross Acres	Current Use	Realistic Dev Potential %	Realistic GP Net DUs
GSSP-1 Lima/Avon	3071 N LIMA ST	2466001029	Golden State	M-2	27	0.15	Light industrial	70%	2.8
GSSP-1 Lima/Avon	3083 N LIMA ST	2466001030	Golden State	M-2	27	0.31	Warehouse, storage	70%	5.8
GSSP-1 Lima/Avon	3059 N CALIFORNIA ST	2466001045	Golden State	M-2	27	0.15	Vacant	70%	2.8
GSSP-1 Lima/Avon	3063 N CALIFORNIA ST	2466001046	Golden State	M-2	27	0.16	Vacant	70%	3.1
GSSP-1 Lima/Avon	3300 N SAN FERNANDO BLVD	2466001063	Golden State	M-2	27	0.51	Warehouse, storage	70%	9.7
GSSP-1 Lima/Avon	3089 N LIMA ST	2466001064	Golden State	M-2	27	0.16	Warehouse, storage	70%	2.9
GSSP-1 Lima/Avon	3099 N LIMA ST	2466001077	Golden State	M-2	27	0.31	Light industrial	70%	6.0
GSSP-1 Lima/Avon	3320 N SAN FERNANDO BLVD	2466001081	Golden State	M-2	27	0.99	Light industrial	70%	18.7
<b>Total</b>						<b>4.00</b>		<b>70%</b>	<b>74.0</b>
GSSP-2 N. Hollywood Way	3333 N SAN FERNANDO BLVD	2466005003	Golden State	M-2	27	0.89	Light industrial	80%	19.1
GSSP-2 N. Hollywood Way	3207 N SAN FERNANDO BLVD	2466005013	Golden State	M-2	27	0.50	Light industrial	80%	10.9
GSSP-2 N. Hollywood Way		2466005017	Golden State	M-2	27	0.20	Parking lot/structure	80%	4.3
GSSP-2 N. Hollywood Way		2466005018	Golden State	M-2	27	0.23	Parking lot/structure	80%	4.9
GSSP-2 N. Hollywood Way	3303 N SAN FERNANDO BLVD	2466005024	Golden State	M-2	27	1.33	Light industrial	80%	28.7
GSSP-2 N. Hollywood Way	3301 N SAN FERNANDO BLVD	2466005025	Golden State	M-2	27	1.26	Light industrial	80%	27.3
GSSP-2 N. Hollywood Way	3024 N HOLLYWOOD WAY	2466006002	Golden State	M-2	27	0.07	Light industrial	80%	0.4
GSSP-2 N. Hollywood Way	3022 N HOLLYWOOD WAY	2466006003	Golden State	M-2	27	0.06	Light industrial	80%	1.4
GSSP-2 N. Hollywood Way	3020 N HOLLYWOOD WAY	2466006004	Golden State	M-2	27	0.06	Light industrial	80%	1.3
GSSP-2 N. Hollywood Way	3018 N HOLLYWOOD WAY	2466006005	Golden State	M-2	27	0.07	Light industrial	80%	1.4
GSSP-2 N. Hollywood Way	3016 N HOLLYWOOD WAY	2466006006	Golden State	M-2	27	0.06	Light industrial	80%	1.4
GSSP-2 N. Hollywood Way	3014 N HOLLYWOOD WAY	2466006007	Golden State	M-2	27	0.06	Light industrial	80%	1.4
GSSP-2 N. Hollywood Way	3012 N HOLLYWOOD WAY	2466006008	Golden State	M-2	27	0.06	Light industrial	80%	1.3
GSSP-2 N. Hollywood Way		2466006009	Golden State	M-2	27	0.06	Parking lot/structure	80%	1.4
GSSP-2 N. Hollywood Way		2466006010	Golden State	M-2	27	0.06	Parking lot/structure	80%	1.4
GSSP-2 N. Hollywood Way	3000 N HOLLYWOOD WAY	2466006011	Golden State	M-2	27	0.30	Warehouse, storage	80%	6.5
<b>Total</b>						<b>5.28</b>		<b>80%</b>	<b>113.0</b>

OP Site ID	Address	APN	General Plan	Zone	Current GP Max Density	Gross Acres	Current Use	Realistic Dev Potential %	Realistic GP Net DUs
GSSP-3 Valhalla	2210 N SCREENLAND DR	2463001005	Golden State	M-1	27	3.04	Light industrial	70%	57.5
GSSP-3 Valhalla	2211 N HOLLYWOOD WAY	2463001006	Golden State	M-1	27	0.34	Light industrial	70%	6.5
GSSP-3 Valhalla	2205 N HOLLYWOOD WAY	2463001007	Golden State	M-1	27	0.34	Light industrial	70%	5.4
GSSP-3 Valhalla	2201 N HOLLYWOOD WAY	2463001008	Golden State	M-1	27	0.34	Light industrial	70%	5.4
GSSP-3 Valhalla	3520 W VALHALLA DR	2463001011	Golden State	M-1	27	2.41	Light industrial	70%	45.5
GSSP-3 Valhalla	2231 N HOLLYWOOD WAY	2463001012	Golden State	M-1	27	1.64	Light industrial	70%	30.9
<b>Total</b>						<b>8.10</b>		<b>70%</b>	<b>151.0</b>
GSSP-4 Logix	2340 N HOLLYWOOD WAY	2463010001	Golden State	M-2	27	<b>4.46</b>	Office building	<b>80%</b>	<b>96.0</b>
GSSP-5 Ontario		2464004036	Regional Commercial	PD	58	<b>1.73</b>	Parking lot/structure	<b>80%</b>	<b>80.0</b>
GSSP-6 Fairview		2464006045	Regional Commercial	M-2	58	<b>0.65</b>	Parking lot/structure	<b>80%</b>	<b>30.0</b>
GSSP-7 Empire	3030 W EMPIRE AVE	2464001002	Regional Commercial	M-2	58	0.39	Light industrial	80%	18.2
GSSP-7 Empire	3020 W EMPIRE AVE	2464001003	Regional Commercial	M-2	58	0.41	Light industrial	80%	18.9
GSSP-7 Empire	2820 W EMPIRE AVE	2464001007	Regional Commercial	M-2	58	0.74	Heavy industrial	80%	34.3
GSSP-7 Empire	3110 W EMPIRE AVE	2464001015	Regional Commercial	M-2	58	0.82	Office building	80%	38.2
GSSP-7 Empire	3000 W EMPIRE AVE	2464001019	Regional Commercial	M-2	58	1.98	Light industrial	80%	91.6
GSSP-7 Empire	2890 W EMPIRE AVE	2464001020	Regional Commercial	M-2	58	0.86	Light industrial	80%	40.0
GSSP-7 Empire	3120 W EMPIRE AVE	2464001021	Regional Commercial	M-2	58	1.13	Warehouse, storage	80%	51.4
GSSP-7 Empire		2464001906	Institutional	RR	0	0.06	Government, public	80%	
<b>Total</b>						<b>6.4</b>		<b>80%</b>	<b>292.0</b>
<b>TOTAL HOUSING OPPORTUNITY SITES</b>						<b>93.70</b>			<b>3,624.0</b>

**Table D-2**  
**Housing Element Site Inventory**  
**Entitlement or Pending Entitlement Projects**

Project ID	Address	General Plan	Zoning	DUs	Net DUs
<b>Entitled Projects</b>					
Former Fry's Site	2311 N. HOLLYWOOD WAY	Regional Commercial	C-3	863	863
La Terra	777 FRONT STREET	Downtown Commercial	PD 17-01	573	573
First Street Village	315 N. FIRST STREET (16 PARCELS)	Downtown Commercial	PD 14-01	275	275
3700 Riverside	3700 RIVERSIDE DR.	Media District Commercial	MDC-3	49	49
S. San Fernando/Cedar	624-628 S. SAN FERNANDO BLVD.	South San Fernando Commercial	BCC-3	42	42
530 E. San Jose Ave.	530 E. SAN JOSE AVE.			4	2
Cedar Ave Apartments	610-615 E. CEDAR AVE.	High Density Residential	R-4	46	32
Naomi Apts	2321-2325 N. NAOMI ST.	Medium Density Residential	R-4	8	6
Cypress	565 E. CYPRESS AVE	High Density Residential	R-4	3	3
214 N. Orchard	214 N. ORCHARD	Low Density Residential	R-2	5	2
<b>Total Entitled Units</b>				<b>1,904</b>	<b>1,845</b>
<b>Pending Projects</b>					
Bob Hope Center Project	3201 W. OLIVE AVE.	Media District Commercial	PD 2001-2	123	123
The Premier on First	103 E. VERDUGO AVE.	Downtown Commercial	BCC-2	154	154
Palm Ave	529-537 E. PALM	High Density Residential	R-4	24	19
4100 Riverside	4100 RIVERSIDE	Media District Commercial	MDC-3	44	44
Thornton Condos	2720 THORNTON AVE.	High Density Residential	R-4	4	2
2814 W. Empire	2814 W. EMPIRE	Regional Commercial	M-2	148	148
<b>Total Pending Units</b>		-		<b>497</b>	<b>490</b>

**Table D-3**  
**Housing Element Site Inventory: Housing Opportunity Sites**  
**Proposed Downtown TOD and Golden State Specific Plans**

OP Site ID	Address	APN	General Plan	Zone	Current GP Max Density	Gross Acres	Current Use	Realistic Dev Potential %	Prop SP Max Density	Realistic SP Net DUs
<b>DOWNTOWN TOD SPECIFIC PLAN SITES</b>										
TOD 1-Carl's Jr		2460010010	High Density Residential	NSFC	43	0.08	Parking lot/patron	70%		
TOD 1-Carl's Jr		2460010011	High Density Residential	NSFC	43	0.08	Parking lot/patron	70%		
TOD 1-Carl's Jr		2460010012	High Density Residential	NSFC	43	0.08	Parking lot/patron	70%		
TOD 1-Carl's Jr		2460010013	High Density Residential	NSFC	43	0.08	Parking lot/patron	70%		
TOD 1-Carl's Jr	1300 N SAN FERNANDO BLVD	2460010014	Corridor Commercial	NSFC	27	0.21	Restaurant	70%		
TOD 1-Carl's Jr	1310 N SAN FERNANDO BLVD	2460010033	Corridor Commercial	NSFC	27	0.13	Restaurant	70%		
TOD 1-Carl's Jr	1320 N SAN FERNANDO BLVD	2460010036	Corridor Commercial	NSFC	27	0.65	Restaurant	70%		
<b>Total</b>						<b>1.29</b>		70%		<b>26.0</b>
TOD 2-Kmart	1000 N SAN FERNANDO BLVD	2460006045	Corridor Commercial	NSFC	27	2.80	Store	60%		
TOD 2-Kmart	1000 N SAN FERNANDO BLVD	2460007036	Corridor Commercial	NSFC	27	3.63	Disc. depart store	60%		
<b>Total</b>						<b>6.43</b>		60%		<b>104.0</b>
TOD 3-Caltrans/IHOP	923 N SAN FERNANDO BLVD	2460021017	Corridor Commercial	NSFC	27	0.26	Parking lot/patron	70%		
TOD 3-Caltrans/IHOP	913 N SAN FERNANDO BLVD	2460021018	Corridor Commercial	NSFC	27	0.17	Restaurant	70%		
TOD 3-Caltrans/IHOP	911 N SAN FERNANDO BLVD	2460021019	Corridor Commercial	NSFC	27	0.17	Restaurant	70%		
TOD 3-Caltrans/IHOP	903 N SAN FERNANDO BLVD	2460021020	Corridor Commercial	NSFC	27	0.30	Prof. building	70%		
TOD 3-Caltrans/IHOP	901 N SAN FERNANDO BLVD	2460021027	Corridor Commercial	NSFC	27	0.26	Full service station	70%		
TOD 3-Caltrans/IHOP	127 W BURBANK BLVD	2460021028	Corridor Commercial	NSFC	27	0.13	Store	70%		
TOD 3-Caltrans/IHOP	CALTRANS PROPERTY	N/A	N/A		0	1.58	Vacant	70%		
<b>Total</b>						<b>2.87</b>		70%		<b>23.0</b>
TOD 4-Old IKEA	600 N SAN FERNANDO BLVD	2460023044	Downtown	PD	87	6.38	Reg. shopping	70%		
TOD 4-Old IKEA	731 N SAN FERNANDO BLVD	2460023045	Downtown	PD	87	0.90	Reg. shopping	70%		
TOD 4-Old IKEA	601 N SAN FERNANDO BLVD	2460023046	Downtown	PD	87	2.81	Reg. shopping	70%		
TOD 4-Old IKEA	600 N 1ST ST	2460023047	Downtown	PD	87	0.29	Reg. shopping	70%		
TOD 4-Old IKEA	230 E BURBANK BLVD	2460023060	Downtown	PD	87	1.67	Reg. shopping	70%		
TOD 4-Old IKEA	217 GRINNELL DR	2460031007	Downtown	BCC-2	87	0.19	Parking lot/patron	70%		
TOD 4-Old IKEA	215 GRINNELL DR	2460031008	Downtown	BCC-2	87	0.19	Parking lot/patron	70%		

OP Site ID	Address	APN	General Plan	Zone	Current GP Max Density	Gross Acres	Current Use	Realistic Dev Potential %	Prop SP Max Density	Realistic SP Net DUs
TOD 4-Old IKEA	218 E BURBANK BLVD	2460031016	Downtown	BCC-2	87	0.17	Parking lot/patron	70%		
TOD 4-Old IKEA	212 E BURBANK BLVD	2460031018	Downtown	BCC-2	87	0.19	Parking lot/patron	70%		
TOD 4-Old IKEA	800 N SAN FERNANDO BLVD	2460031019	Downtown	BCC-2	87	0.24	Bank/savings	70%		
TOD 4-Old IKEA	840 N SAN FERNANDO BLVD	2460031029	Downtown	BCC-2	87	0.16	Bank/savings	70%		
TOD 4-Old IKEA		2460031044	Downtown	BCC-2	87	0.16	Vacant	70%		
TOD 4-Old IKEA	800 N SAN FERNANDO BLVD	2460031045	Downtown	BCC-2	87	0.44	Fast food-walkup	70%		
Total						13.80		70%		839.0
TOD 5-Ashley Home/El Pollo	401 N 1ST ST	2460023056	Downtown	PD	87	2.06	Reg. shopping	70%		
TOD 5-Ashley Home/El Pollo	521 N 1ST ST	2460023057	Downtown	PD	87	0.65	Reg. shopping	70%		
Total						2.71		70%		164.0
TOD 6-Burbank Town Ctr	245 E MAGNOLIA BLVD	2460023048	Downtown	PD	87	1.31	Reg. shopping	70%		
TOD 6-Burbank Town Ctr	201 E MAGNOLIA BLVD	2460023049	Downtown	PD	87	5.20	Reg. shopping	70%		
TOD 6-Burbank Town Ctr	111 E MAGNOLIA BLVD	2460023050	Downtown	PD	87	1.41	Reg. shopping	70%		
TOD 6-Burbank Town Ctr	501 N 3RD ST	2460023052	Downtown	PD	87	2.23	Reg. shopping	70%		
TOD 6-Burbank Town Ctr	550 N 1ST ST	2460023054	Downtown	PD	87	2.71	Reg. shopping	70%		
TOD 6-Burbank Town Ctr	200 E CYPRESS AVE	2460023063	Downtown	PD	87	2.35	Reg. shopping	70%		
TOD 6-Burbank Town Ctr	(PRIV STREET AND YARD IMPS)	2460023064	Downtown	PD	87	1.26	Private Street	70%		
TOD 6-Burbank Town Ctr	555 N 3RD ST	2460023996	Downtown	PD	87	0.27	Theater	70%		
Total						16.75		70%		1020.0
TOD 7-Civic Center		2453008900	Institutional	PD	0	0.08	Parking lot lease	70%	87	4.9
TOD 7-Civic Center		2453008903	Institutional	PD	0	0.89	Gov't owned	70%	87	54.2
TOD 7-Civic Center	348 E ORANGE GROVE AVE	2453008905	Institutional	PD	0	0.36	Store/resid combo	70%	87	21.7
TOD 7-Civic Center	301 E OLIVE AVE	2453008908	Institutional	PD	0	0.53	Bank/savings	70%	87	32.5
TOD 7-Civic Center	375 E OLIVE AVE	2453008910	Institutional	PD	0	0.17	Parking lot/patron	70%	87	10.2
TOD 7-Civic Center		2453008911	Institutional	PD	0	0.20	Parking lot/patron	70%	87	12.2
TOD 7-Civic Center	374 E ORANGE GROVE AVE	2453008912	Institutional	PD	0	0.66	Bank/savings	70%	87	39.2
TOD 7-Civic Center (City Hall)	275 E OLIVE AVE	2453009902	Institutional	PD	0	1.79	City Hall/Admin Ctr	70%	87	109.2
TOD 7-Civic Center	110 N GLENOAKS BLVD	2455021906	Institutional	R-4	0	1.56	Central Library	70%	87	95.1
Total						6.24		70%	87	379.0

OP Site ID	Address	APN	General Plan	Zone	Current GP Max Density	Gross Acres	Current Use	Realistic Dev Potential %	Prop SP Max Density	Realistic SP Net DUs
TOD 8-Olive/Glenoaks	121 S GLENOAKS BLVD	2453014002	Downtown	BCC-3	87	0.08	Prof building	70%		
TOD 8-Olive/Glenoaks	123 S GLENOAKS BLVD	2453014003	Downtown	BCC-3	87	0.04	Store/resid combo	70%		
TOD 8-Olive/Glenoaks	147 S GLENOAKS BLVD	2453014008	Downtown	BCC-3	87	0.09	Store	70%		
TOD 8-Olive/Glenoaks	356 E OLIVE AVE	2453014012	Downtown	BCC-2	87	0.18	Prof building	70%		
TOD 8-Olive/Glenoaks	348 E OLIVE AVE	2453014014	Downtown	BCC-2	87	0.18	Office building	70%		
TOD 8-Olive/Glenoaks	362 E OLIVE AVE	2453014022	Downtown	BCC-2	87	0.06	Store	70%		
TOD 8-Olive/Glenoaks	358 E OLIVE AVE	2453014023	Downtown	BCC-2	87	0.12	Office building	70%		
TOD 8-Olive/Glenoaks	137 S GLENOAKS BLVD	2453014024	Downtown	BCC-3	87	0.16	Restaurant	70%		
TOD 8-Olive/Glenoaks	372 E OLIVE AVE	2453014025	Downtown	BCC-3	87	0.13	Bank/savings	70%		
TOD 8-Olive/Glenoaks	359 E ANGELENO AVE	2453014026	Downtown	BCC-2	87	0.17	Parking lot/patron	70%		
TOD 8-Olive/Glenoaks	353 E ANGELENO AVE	2453014029	Downtown	BCC-2	87	0.35	Office building	70%		
Total						1.55		70%		88.0
TOD 9-Fosters Freeze/Salvation Army	249 S GLENOAKS BLVD	2453021026	Downtown	BCC-3	87	0.19	Auto serv/body	70%	87	11.8
TOD 9-Fosters Freeze/Salvation Army	249 S GLENOAKS BLVD	2453021027	Downtown	BCC-3	87	0.09	Auto serv/body	70%	87	5.3
TOD 9-Fosters Freeze/Salvation Army	201 S GLENOAKS BLVD	2453021029	Downtown	BCC-3	87	0.25	Restaurant	70%	87	15.4
TOD 9-Fosters Freeze/Salvation Army	221 S GLENOAKS BLVD	2453021030	Downtown	BCC-3	87	0.21	Store	70%	87	12.5
TOD 9-Fosters Freeze/Salvation Army	354 E ANGELENO AVE	2453021032	High Density Residential	BCC-2	43	0.17	Prof building	70%	87	10.6
TOD 9-Fosters Freeze/Salvation Army	344 E ANGELENO AVE	2453021033	High Density Residential	BCC-2	43	0.17	Prof building	70%	87	10.6
TOD 9-Fosters Freeze/Salvation Army	336 E ANGELENO AVE	2453021035	High Density Residential	BCC-2	43	0.18	Private school	70%	87	10.7
TOD 9-Fosters Freeze/Salvation Army	320 E ANGELENO AVE	2453021041	High Density Residential	BCC-2	43	0.17	Church	70%	87	10.5
TOD 9-Fosters Freeze/Salvation Army	310 E ANGELENO AVE	2453021046	High Density Residential	BCC-2	43	0.35	Parking lot/patron	70%	87	21.4
TOD 9-Fosters Freeze/Salvation Army	300 E ANGELENO AVE	2453021062	High Density Residential	BCC-2	43	0.15	Church	70%	87	9.4
Total						1.94		70%	87	118.0
TOD-10-BJs/Black Angus	101 S 1ST ST, 400	2453011029	Downtown	BCC-2	87	2.12	Office building	70%		
TOD-10-BJs/Black Angus	235 S 1ST ST	2453018017	Downtown	BCC-2	87	1.71	Restaurant	70%		

OP Site ID	Address	APN	General Plan	Zone	Current GP Max Density	Gross Acres	Current Use	Realistic Dev Potential %	Prop SP Max Density	Realistic SP Net DUs
<b>Total</b>						<b>3.83</b>		70%		<b>232.0</b>
<b>TOD 11-Victory/Olive</b>	120 S VICTORY BLVD	2451016011	North Victory	BCCM	27	2.14	Office building	70%		
<b>TOD 11-Victory/Olive</b>	272 E OLIVE AVE	2451016012	North Victory	BCCM	27	0.24	Auto serv/body	70%		
<b>TOD 11-Victory/Olive</b>	264 W OLIVE AVE	2451016013	North Victory	BCCM	27	0.19	Auto serv/body	70%		
<b>TOD 11-Victory/Olive</b>	110 S VICTORY BLVD	2451016014	North Victory	BCCM	27	0.31	Auto serv/body	70%		
<b>Total</b>						<b>2.90</b>		70%		<b>50.0</b>
<b>TOD 12-YMCA</b>	353 E SAN JOSE AVE	2460034021	Downtown	BCC-2	87	0.35	Private school	70%		48.6
<b>TOD 12-YMCA</b>	409 N GLENOAKS BLVD	2460035001	Downtown	BCC-3	87	0.11	Parking lot/patron	70%		15.1
<b>TOD 12-YMCA</b>	369 E MAGNOLIA BLVD	2460035003	Downtown	BCC-3	87	0.18	Restaurant	70%		24.9
<b>TOD 12-YMCA</b>	361 E MAGNOLIA BLVD	2460035005	Downtown	BCC-2	87	0.17	Office building	70%		24.1
<b>TOD 12-YMCA</b>	353 E MAGNOLIA BLVD	2460035007	Downtown	BCC-2	87	0.17	Store/resid combo	70%		24.6
<b>TOD 12-YMCA</b>	352 E SAN JOSE AVE	2460035008	Downtown	BCC-2	87	0.18	Parking lot/patron	70%		24.9
<b>TOD 12-YMCA</b>	320 E SAN JOSE AVE	2460035014	Downtown	PD	87	0.28	Parking lot/patron	70%		39.5
<b>TOD 12-YMCA</b>	300 E SAN JOSE AVE	2460035016	Downtown	PD	87	0.33	Parking lot/patron	70%		46.7
<b>TOD 12-YMCA</b>	344 E SAN JOSE AVE	2460035017	Downtown	PD	87	0.36	Private school	70%		50.6
<b>TOD 12-YMCA</b>	321 E MAGNOLIA BLVD	2460035018	Downtown	PD	87	0.53	Club/Lodge Hall	70%		74.8
<b>Total</b>						<b>2.66</b>		70%		<b>372.0</b>
<b>GOLDEN STATE SPECIFIC PLAN SITES</b>										
<b>GSSP-1 Lima/Avon</b>	3075 N LIMA ST	2466001015	Golden State	M-2	27	0.16	Light industrial	70%	120	13.2
<b>GSSP-1 Lima/Avon</b>	3079 N LIMA ST	2466001016	Golden State	M-2	27	0.16	Light industrial	70%	120	13.1
<b>GSSP-1 Lima/Avon</b>	3310 COHASSET ST	2466001022	Golden State	M-2	27	0.15	Light industrial	70%	120	12.8
<b>GSSP-1 Lima/Avon</b>	3094 N AVON ST	2466001023	Golden State	M-2	27	0.15	Light industrial	70%	120	13.0
<b>GSSP-1 Lima/Avon</b>	3090 N AVON ST	2466001024	Golden State	M-2	27	0.15	Light industrial	70%	120	12.9
<b>GSSP-1 Lima/Avon</b>	3086 N AVON ST	2466001025	Golden State	M-2	27	0.31	Light industrial	70%	120	24.7
<b>GSSP-1 Lima/Avon</b>	3080 N AVON ST	2466001026	Golden State	M-2	27	0.18	Light industrial	70%	120	15.0
<b>GSSP-1 Lima/Avon</b>	3071 N LIMA ST	2466001029	Golden State	M-2	27	0.15	Light industrial	70%	120	12.6
<b>GSSP-1 Lima/Avon</b>	3083 N LIMA ST	2466001030	Golden State	M-2	27	0.31	Warehouse, storage	70%	120	26.0
<b>GSSP-1 Lima/Avon</b>	3059 N CALIFORNIA ST	2466001045	Golden State	M-2	27	0.15	Vacant	70%	120	12.5
<b>GSSP-1 Lima/Avon</b>	3063 N CALIFORNIA ST	2466001046	Golden State	M-2	27	0.16	Vacant	70%	120	13.6
<b>GSSP-1 Lima/Avon</b>	3300 N SAN FERNANDO BLVD	2466001063	Golden State	M-2	27	0.51	Warehouse, storage	70%	120	42.9

OP Site ID	Address	APN	General Plan	Zone	Current GP Max Density	Gross Acres	Current Use	Realistic Dev Potential %	Prop SP Max Density	Realistic SP Net DUs
GSSP-1 Lima/Avon	3089 N LIMA ST	2466001064	Golden State	M-2	27	0.16	Warehouse, storage	70%	120	13.1
GSSP-1 Lima/Avon	3099 N LIMA ST	2466001077	Golden State	M-2	27	0.31	Light industrial	70%	120	26.4
GSSP-1 Lima/Avon	3320 N SAN FERNANDO BLVD	2466001081	Golden State	M-2	27	0.99	Light industrial	70%	120	83.0
<b>Total</b>						<b>4.00</b>		<b>70%</b>		<b>334.0</b>
GSSP-2 N. Hollywood Way	3333 N SAN FERNANDO BLVD	2466005003	Golden State	M-2	27	0.89	Light industrial	80%	120	85.1
GSSP-2 N. Hollywood Way	3207 N SAN FERNANDO BLVD	2466005013	Golden State	M-2	27	0.50	Light industrial	80%	120	48.3
GSSP-2 N. Hollywood Way		2466005017	Golden State	M-2	27	0.20	Parking lot/structure	80%	120	19.0
GSSP-2 N. Hollywood Way		2466005018	Golden State	M-2	27	0.23	Parking lot/structure	80%	120	22.0
GSSP-2 N. Hollywood Way	3303 N SAN FERNANDO BLVD	2466005024	Golden State	M-2	27	1.33	Light industrial	80%	120	127.4
GSSP-2 N. Hollywood Way	3301 N SAN FERNANDO BLVD	2466005025	Golden State	M-2	27	1.26	Light industrial	80%	120	121.1
GSSP-2 N. Hollywood Way	3024 N HOLLYWOOD WAY	2466006002	Golden State	M-2	27	0.07	Light industrial	80%	120	5.3
GSSP-2 N. Hollywood Way	3022 N HOLLYWOOD WAY	2466006003	Golden State	M-2	27	0.06	Light industrial	80%	120	6.1
GSSP-2 N. Hollywood Way	3020 N HOLLYWOOD WAY	2466006004	Golden State	M-2	27	0.06	Light industrial	80%	120	5.9
GSSP-2 N. Hollywood Way	3018 N HOLLYWOOD WAY	2466006005	Golden State	M-2	27	0.07	Light industrial	80%	120	6.2
GSSP-2 N. Hollywood Way	3016 N HOLLYWOOD WAY	2466006006	Golden State	M-2	27	0.06	Light industrial	80%	120	6.1
GSSP-2 N. Hollywood Way	3014 N HOLLYWOOD WAY	2466006007	Golden State	M-2	27	0.06	Light industrial	80%	120	6.1
GSSP-2 N. Hollywood Way	3012 N HOLLYWOOD WAY	2466006008	Golden State	M-2	27	0.06	Light industrial	80%	120	6.0
GSSP-2 N. Hollywood Way		2466006009	Golden State	M-2	27	0.06	Parking lot/structure	80%	120	6.1
GSSP-2 N. Hollywood Way		2466006010	Golden State	M-2	27	0.06	Parking lot/structure	80%	120	6.1
GSSP-2 N. Hollywood Way	3000 N HOLLYWOOD WAY	2466006011	Golden State	M-2	27	0.30	Warehouse, storage	80%	120	28.8
<b>Total</b>						<b>5.28</b>		<b>80%</b>		<b>505.0</b>
GSSP-3 Valhalla	2210 N SCREENLAND DR	2463001005	Golden State	M-1	27	3.04	Light industrial	70%	120	255.5
GSSP-3 Valhalla	2211 N HOLLYWOOD WAY	2463001006	Golden State	M-1	27	0.34	Light industrial	70%	120	28.7
GSSP-3 Valhalla	2205 N HOLLYWOOD WAY	2463001007	Golden State	M-1	27	0.34	Light industrial	70%	120	27.3
GSSP-3 Valhalla	2201 N HOLLYWOOD WAY	2463001008	Golden State	M-1	27	0.34	Light industrial	70%	120	27.3
GSSP-3 Valhalla	3520 W VALHALLA DR	2463001011	Golden State	M-1	27	2.41	Light industrial	70%	120	202.3
GSSP-3 Valhalla	2231 N HOLLYWOOD WAY	2463001012	Golden State	M-1	27	1.64	Light industrial	70%	120	137.4
<b>Total</b>						<b>8.10</b>		<b>70%</b>		<b>678.0</b>



OP Site ID	Address	APN	General Plan	Zone	Current GP Max Density	Gross Acres	Current Use	Realistic Dev Potential %	Prop SP Max Density	Realistic SP Net DUs
GSSP-4 Logix	2340 N HOLLYWOOD WAY	2463010001	Golden State	M-2	27	4.46	Office building	80%	120	428.0
GSSP-5 Ontario		2464004036	Regional Commercial	PD	58	1.73	Parking lot/structure	80%	120	166.0
GSSP-6 Fairview		2464006045	Regional Commercial	M-2	58	0.65	Parking lot/structure	80%	58	30.0
GSSP-7 Empire	3030 W EMPIRE AVE	2464001002	Regional Commercial	M-2	58	0.39	Light industrial	80%	100	31.5
GSSP-7 Empire	3020 W EMPIRE AVE	2464001003	Regional Commercial	M-2	58	0.41	Light industrial	80%	100	32.5
GSSP-7 Empire	2820 W EMPIRE AVE	2464001007	Regional Commercial	M-2	58	0.74	Heavy industrial	80%	100	59.2
GSSP-7 Empire	3110 W EMPIRE AVE	2464001015	Regional Commercial	M-2	58	0.82	Office building	80%	100	65.9
GSSP-7 Empire	3000 W EMPIRE AVE	2464001019	Regional Commercial	M-2	58	1.98	Light industrial	80%	100	158.0
GSSP-7 Empire	2890 W EMPIRE AVE	2464001020	Regional Commercial	M-2	58	0.86	Light industrial	80%	100	68.9
GSSP-7 Empire	3120 W EMPIRE AVE	2464001021	Regional Commercial	M-2	58	1.13	Warehouse, storage	80%	100	89.3
GSSP-7 Empire		2464001906	Institutional	RR	0	0.06	Government, public	80%	100	4.9
Total						6.40		80%		510.0
TOTAL PROPOSED SPECIFIC PLAN OPPORTUNITY SITES						93.7				6,066 units

## **Exhibit D-1**

### **TOD and GSSP Opportunity Sites**

## TOD 1 - Carl's Jr.



**Site Acreage:** 1.29 acres

**Current General Plan Land Use:**  
High Density Res. (43 du/ac)  
Corridor Commercial (27 du/ac)

**Proposed Zoning:**  
Downtown Burbank TOD SP (27 du/ac and 43 du/ac)

**Net Unit Potential:** 26 units

**Programs to Facilitate Development:** 5, 9, 10, 11, 17, 19, 20, 22

### Site Description and Factors Supporting Development:

This site is located at prominent corner across the street from McCambridge Park on San Fernando Road. The site abuts multifamily and is in a TCAC designated highest resource area with underutilized service commercial/fast food restaurants whose buildings are more than 40 years old, and an improvement-to-land value ratio of just 0.75.<sup>1</sup> Five of the seven parcels are owned by one owner. The properties are targeted as opportunity sites in the Downtown Burbank TOD Specific Plan and the City is engaging with the property owners about the viability of developing mixed use projects at both sites individually, or through consolidation into a larger parcel. In conjunction with release of the City's draft Housing Element opportunity sites and public meetings regarding the Downtown TOD Specific Plan update, the City has received inquiries as recently as October 2021 about the site's development potential that currently exists, as well as what is being envisioned through the TOD Specific Plan. The existing base maximum density is proposed to be increased as part of the Specific Plan update. Beyond that, other housing development incentives to be established with the Specific Plan update will further support the likelihood of residential development on the site. As noted in the inventory, the site is expected to yield fewer than 100 dwelling units and would therefore fall within the Housing Element program to allow for by-right ministerial review. Additional factors supporting residential development include density incentives for lot

<sup>1</sup> Improvement-to-land value ratios under 1.0 are considered economically conducive for redevelopment.

	<p>consolidation, reduced parking for residential use, and identification of the site as an opportunity site within the Specific Plan itself.</p> <p>In order for the level of projected housing development to occur on this opportunity site, small-lot consolidation will be necessary. This site has seven small parcels with three property owners, but as discussed in the Housing Element regarding small sites, the City has experience facilitating small-lot consolidation, with the five projects presented in Table I-45 (Examples of Small Lot Consolidation) involving the aggregation of multiple small parcels. In each of these instances, property owners were able to acquire adjacent small parcels that were either physically underdeveloped and/or economically underutilized to create a viable site which was then developed to a higher economic use. Four of the five projects took advantage of density bonuses and provided affordable units. Other TOD sites also contain small parcels that share similar characteristics of physical and/or economic underutilization, and in several instances are already under common ownership. With the increased densities and economic incentives to be provided under the specific plan, these small parcels will be ripe for consolidation and development.</p> <p>The City's Housing, Economic Development and Real Estate Division is in the process of preparing property information sheets detailing applicable zoning regulations, permitted density, etc. that can be used to help actively market the subject site. These property information worksheets for all the housing opportunity sites in the Housing Element will be completed in the third quarter of 2022 and posted on the City's website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway.</p>
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## TOD 2 - Kmart Shopping Center



**Site Acreage:** 6.43 acres

**General Plan Land Use:**  
Corridor Commercial (27 du/ac)

**Proposed Zoning:**  
Downtown Burbank TOD SP (27 du/ac)

**Net Unit Potential:** 104 units

**Programs to Facilitate Development:**  
5, 9, 10, 11, 17, 19, 20, 22

### Site Description and Factors Supporting Development:

This opportunity site is located in a prime location along the North San Fernando Boulevard corridor and includes a now shuttered K-Mart store built in 1962 and large surface parking area under single-ownership. The area is identified as highest resource by TCAC, is in close proximity to services including the adjacent McCambridge Park, and within a high-quality transit area. The property is targeted as an opportunity site in the Downtown Burbank TOD Specific Plan and the City is engaging with the multiple prospective developers seeking to develop the site as a residential and/or mixed-use project. One of the two parcels on this site (southeastern portion) has an improvement-to-land value ratio of 0.80 and the existing building was also built in 1962. Furthermore, the existing base maximum density is proposed to be increased as part of the Specific Plan update to allow up to 43

	<p>dwelling units per acre. Beyond that, other housing development incentives to be established with the Specific Plan update will further support the likelihood of residential development on the site.</p> <p>In February 2022, City staff met with the property owner's representative and architect about a potential mixed-use project at the subject site. The property owner's representatives conveyed their interest in being involved in the Downtown TOD Specific Plan process to provide input on a mixed-use project on the site that is consistent with the Specific Plan project objectives and with the Program Environmental Impact Report in order to preserve any future opportunities for streamlined project review and environmental assessment. Communications between staff and the property owner's representatives is ongoing.</p> <p>Moreover, the City's Housing, Economic Development and Real Estate Division is in the process of preparing property information sheets detailing applicable zoning regulations, permitted density, etc. that can be used to help actively market the subject site. These property information worksheets for all the housing opportunity sites in the Housing Element will be completed in the third quarter of 2022 and posted on the City's website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway.</p>
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## TOD 3 - Caltrans/IHOP



**Site Acreage:** 2.87 acres

**General Plan Land Use:**

Corridor Commercial (27 du/ac)

**Proposed Zoning:**

Downtown Burbank TOD SP (27 du/ac)

**Net Unit Potential:** 23 units

**Programs to Facilitate Development:**

5, 9, 10, 11, 17, 19, 20, 22

**Note:** 1.58-acre Caltrans property not included for residential development

**Site Description and Factors Supporting Development:**

This opportunity site includes a 1960s IHOP restaurant (closed), fast food restaurant, gas station and surface parking. The site also includes a 1.58-acre parcel of land owned by Caltrans. The prior use of the Caltrans property was an off-ramp from the I-5 freeway to Burbank Boulevard. As surplus property, it is currently used as a staging area for the construction of a bridge overpass; however, once the construction is completed, the City will engage with Caltrans to obtain the property. The first communication with Caltrans was in early 2022. While no specific environmental studies have not been conducted on the Caltrans property, all potential environmental risks will be assessed as part of the TOD Specific Plan Program EIR. The existing buildings are over 40 years and the property is underutilized. Excluding the Caltrans parcel, the site has an improvement-to-land value ratio of just 0.17, indicating a strong potential for lot consolidation and redevelopment with a higher value economic use. City staff will continue to engage with Caltrans and the adjacent property owners about the viability of

	<p>redeveloping these parcels as a cohesive mixed-use project including the introduction of affordable and market rate residential units in proximity to downtown. Redevelopment of the site is being evaluated as part of the Downtown Burbank TOD Specific Plan. This site falls within the Housing Element program to allow for by-right ministerial review process for projects within the specific plans that include 100 dwelling units or fewer.</p> <p>In order for the level of projected housing development to occur in this opportunity site, small-lot consolidation will be necessary. This site has six small parcels (not counting the Caltrans parcel) with three property owners, but as discussed in the Housing Element regarding small sites, the City has experience facilitating small-lot consolidation, with the five projects presented in Table I-45 (Examples of Small Lot Consolidation) involving the aggregation of multiple small parcels. In each of these instances, property owners were able to acquire adjacent small parcels that were either physically underdeveloped and/or economically underutilized to create a viable site which was then developed to a higher economic use. Four of the five projects took advantage of density bonuses and provided affordable units. Other TOD sites also contain small parcels that share similar characteristics of physical and/or economic underutilization, and in several instances are already under common ownership. With the increased densities and economic incentives to be provided under the specific plan, these small parcels will be ripe for consolidation and development.</p> <p>In addition, the City's Housing, Economic Development and Real Estate Division is in the process of preparing property information sheets detailing applicable zoning regulations, permitted density, etc. that can be used to help actively market the subject site. These property information worksheets for all the housing opportunity sites in the Housing Element will be completed in the third quarter of 2022 and posted on the City's website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway.</p>
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## TOD 4 - Old IKEA Site



**Site Acreage:** 13.8 acres

**General Plan Land Use:**  
Downtown (87 du/ac)

**Proposed Zoning:**  
Downtown Burbank TOD SP  
(87 du/ac)

**Net Unit Potential:** 839 units

**Programs to Facilitate  
Development:** 5, 9, 10, 11, 17, :

### Site Description and Factors Supporting Development:

After the closing of the old IKEA building in 2017, the owners of the property (also owners of adjacent Burbank Town Center) proposed development of a seven-story mixed-use project on the 13.8-acre site that would have produced over 1,100 new housing units. The project was subsequently paused just prior to the COVID pandemic. City staff has been in ongoing discussions with the property owners, and have proposed by right approval of residential land uses, as well as consideration of the possible repurposing of vacant and/or underutilized portions of the mall square footage as office use. In the most recent discussion with the owners (October 2021) they requested to include the private street (Cypress Ave) that runs between N. 1<sup>st</sup> and N. 3<sup>rd</sup> Streets to the total site area in order to increase the potential for additional building area, including for a residential portion. These efforts are focused on facilitating a mixed-use project that combines potential for new office space with new housing in a major employment and transportation hub within the City's Downtown Burbank TOD Specific Plan. As of November 2021, the Onni Group (a Toronto-based investor and developer with expertise in the construction of mixed-use developments) has acquired the Burbank Town Center as well as approximately 75% of the land within the TOD 4

	<p>opportunity site for redevelopment purposes, and has been in discussions with City staff about the pending Downtown Burbank TOD Specific Plan as it relates the Town Center site. While they are still defining the scope of their project, their goal is to develop well in excess of the 1,020 units identified in the Housing Element for this site. In May of 2022, City staff met with the property owner's representatives and architects about a potential mixed-use project at the subject site. The property owner's representatives conveyed their interest in being involved in the Downtown TOD Specific Plan process to provide input on a mixed-use project on the subject site that is consistent with the Specific Plan project objectives and with the Program EIR to preserve any future opportunities for streamlined project review and environmental assessment. Communications between staff and the property owner's representatives is ongoing.</p> <p>Moreover, the City's Housing, Economic Development and Real Estate Division is in the process of preparing property information sheets detailing applicable zoning regulations, permitted density, etc. that can be used to help actively market the subject site. These property information worksheets for all the housing opportunity sites in the Housing Element will be completed in the third quarter of 2022 and posted on the City's website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway.</p>
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## TOD 5 – Ashley Home/El Pollo



**Site Acreage:** 2.71 acres

**General Plan Land Use:**

Downtown (87 du/ac)

**Proposed Zoning:**

Downtown Burbank TOD SP (87 du/ac)

**Net Unit Potential:** 164 units

**Programs to Facilitate Development:**

5, 9, 10, 11, 17, 19, 20, 22

**Site Description and Factors Supporting Development:**

This site is also owned by the property owner of the Burbank Town Center and old IKEA property. It is currently developed with an Ashley Furniture store and El Pollo Loco developed in the early 1990s. With a land-to-improvement value of just 0.74, it has high redevelopment potential. As previously discussed, City staff has been in ongoing discussions about redeveloping the site with Crown Realty Group, which own the land. As of November 2021, the Onni Group (a Toronto-based investor and developer with expertise in the construction of mixed-use developments) has purchased the Burbank Town Center for redevelopment purposes, and has been in discussions with City staff about the pending Downtown Burbank TOD Specific Plan as it relates the Town Center site. While they are still defining the scope of their project, their goal is to develop well in excess of the 1,020 units identified in the Housing Element for this site. In May of 2022, City staff met with the property owner's representatives and architects about a

	<p>potential mixed-use project at the subject site. The property owner's representatives conveyed their interest in being involved in the Downtown TOD Specific Plan process to provide input on a mixed-use project of the subject site that is consistent with the Specific Plan project objectives and with the Program Environmental Impact Report in order to preserve any future opportunities for streamlined project review and environmental assessment. Communications between staff and the property owner's representatives is ongoing.</p> <p>In addition, the City's Housing, Economic Development and Real Estate Division is in the process of preparing property information sheets detailing applicable zoning regulations, permitted density, etc. that can be used to help actively market the subject site. These property information worksheets for all the housing opportunity sites in the Housing Element will be completed in the third quarter of this year and posted on the City's website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway.</p>
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## TOD 6 - Burbank Town Center



**Site Acreage:** 16.75 acres

**General Plan Land Use:** Downtown (87 du/ac)

**Net Unit Potential:** 1,020 units

**Proposed Zoning:** Downtown Burbank TOD SP (87 du/ac)

**Programs to Facilitate Development:** 5, 9, 10, 11, 17, 19, 20, 22

### Site Description and Factors Supporting Development:

In 2017, the owner of the Burbank Town Center property that also includes ownership of the Old IKEA, Office Depot, Corner Bakery, Ashley Furniture and El Pollo Loco, proposed an amendment to the existing planned development for the 30-plus acre aggregated site that included just over 1,000 new housing units as well as new hotel rooms, restaurants, and retail uses. Just prior to Covid, the project was subsequently paused as the ownership entities reconsidered the scope of the project. However, City staff has been in ongoing discussions with the various ownership entities that included Crown Realty Group and EB Arrow Realty. As part of these ongoing discussions, City staff is considering by right approval of residential land uses, including new affordable housing consistent with the City's Inclusionary Housing regulations, as well as consideration of the possible repurposing of vacant and/or underutilized portions of the mall square footage as office and other service commercial uses. These efforts are focused on facilitating a mixed-use project that combines potential for new office space, reconfigured retail space with new housing in a major employment and transportation hub within the City's Downtown Burbank TOD Specific Plan area consistent with the Housing Element update and associated policies and programs to increase housing production and address Burbank's 3 to 1 jobs to housing imbalance. As of November 2021, the Onni Group (a Toronto-based investor and developer with expertise in the construction of mixed-use developments) has acquired the Burbank Town Center for redevelopment purposes, and has been in discussions with City staff about the pending Downtown Burbank TOD Specific Plan as it relates the Town Center site. While they are still defining the scope of their project, their goal is to develop well in excess of the 1,020 units identified in the Housing Element for this site. In May of 2022, City staff met with the property owner's representatives and architects about a potential mixed-use project at the subject site. The property owner's representatives conveyed their interest in being involved in

the Downtown TOD Specific Plan process to provide input on a mixed-use project of the subject site that is consistent with the Specific Plan project objectives and with the Program Environmental Impact Report to preserve any future opportunities for streamlined project review and environmental assessment. Communications between staff and the property owner's representatives is ongoing.

Furthermore, the City's Housing, Economic Development and Real Estate Division is in the process of preparing property information sheets detailing applicable zoning regulations, permitted density, etc. that can be used to help actively market the subject site. These property information worksheets for all the housing opportunity sites in the Housing Element will be completed in the third quarter of 2022 and posted on the City's website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway.

## TOD 7 - Civic Center



**Site Acreage:** 6.24 acres

**General Plan Land Use:**  
Institutional (0 du/ac)

**Proposed Zoning:**  
Downtown Burbank TOD SP  
(87 du/ac)

**Net Unit Potential:** 379 units

**Programs to Facilitate  
Development:** 5, 8, 9, 10, 11,  
17, 19, 20, 22

### Site Description and Factors Supporting Development:

The Civic Center site currently has no allowable residential density under the Institutional General Plan land use designation. As part of the Downtown TOD Specific Plan and Housing Element implementation, the site's density will be increased to allow up to 87 dwelling units per acre. This effort will help facilitate the planning and visioning process that the City is currently undertaking with the community and City decision makers to consider redevelopment of City-owned properties within this opportunity site to include a new library, affordable and workforce housing, new office space, shared parking facilities, a transit plaza, and new public open spaces; the existing City Hall building will remain. The site includes administrative buildings, bank, library, parking lot and a portion of a parking structure. As part of the development of the Downtown Burbank TOD Specific Plan, the City is developing a general concept for the Civic Center opportunity site that will consider the development of a Public-Private-Partnership ("P3") to help facilitate the development of the project during the 2021-2029 planning period. The proposed land uses, including residential, will be evaluated as part of the Specific Plan's Program EIR with the intent to facilitate streamlined review of future development. The Specific Plan will also consider the potential use of transfer development rights, to allow transfer of unused density to other parcels within the Civic Center site.

	<p>Over the past seven months, the City’s Civic Center taskforce made of key City executives and land development staff have been working with ARUP and a subconsultant team made up of economists, urban designers, traffic engineers, and environmental consultants to develop a plan to consider a public private partnership (“P3”) for the Civic Center. The Civic Center plan would include amongst other things, the development of housing, office, retail and a new library as well as on-site parking. During this period, the City has undertaken various studies including development of multiple Civic Center conceptual plans, parking analysis, capital cost estimate and affordability assessment. This effort will culminate in a presentation by City staff and ARUP to the City Council in the last quarter of 2022. It is the intent of this effort to seek City Council authorization to prepare an RFP to solicit proposals from qualified developers to build out the Civic Center in a manner that addresses the various mix of residential, commercial, and civic uses. The RFP development, solicitation of proposals and negotiation would take approximately 12 months to complete in late 2023. It is anticipated that a Civic Center Project would be underway by the summer of 2025.</p>
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## TOD 8 - Olive and Glenoaks



**Site Acreage:** 1.55 acres

**General Plan Land Use:**

Downtown (87 du/ac)

**Proposed Zoning:**

Downtown Burbank TOD SP (87 du/ac)

**Net Unit Potential:** 88 units

**Programs to Facilitate**

**Development:** 5, 9, 10, 11, 17, 19, 20, 22

**Site Description and Factors Supporting Development:**

City staff had previous discussions with the property owner about the redevelopment of this opportunity site as a residential/mixed use project. The site currently contains multi-tenant office buildings in the City's Downtown. The majority of the buildings on the site were constructed prior to 1980 and half of the parcels are underutilized with improvement to land value ratios of less than 1. The site includes 11 separate parcels and three owners. The site itself is near the City's downtown adjacent to a Los Angeles County Courthouse and across the street from the City's Civic Center. The site is approximately half a mile from the Downtown Burbank Metrolink Train Station, within a High Quality Transit Area. Per TCAC Opportunity Map, the site is within a high resource area. The redevelopment effort is focused on facilitating a mixed-use project that combines the potential for new office space with new housing in a major employment and transportation hub. In addition, this site falls within the Housing Element program to allow for by-right ministerial review process for projects within the specific plans that include 100 dwelling units or

	<p>fewer. Various property owners have approached City staff in the past regarding potential development of the site. Once the draft of the Downtown TOD Specific Plan is available for public review, City staff will reach out to the property owners of the opportunity site and invite them to participate in workshop to discuss the draft plan and solicit input from the public.</p> <p>In order for the level of projected housing development to occur in this opportunity site, small-lot consolidation will be necessary. This site has 11 small parcels with three property owners, but as discussed in the Housing Element regarding small sites, the City has experience facilitating small-lot consolidation, with the five projects presented in Table I-45 (Examples of Small Lot Consolidation) involving the aggregation of multiple small parcels. In each of these instances, property owners were able to acquire adjacent small parcels that were either physically underdeveloped and/or economically underutilized to create a viable site which was then developed to a higher economic use. Four of the five projects took advantage of density bonuses and provided affordable units. Other TOD sites also contain small parcels that share similar characteristics of physical and/or economic underutilization, and in several instances are already under common ownership. With the increased densities and economic incentives to be provided under the specific plan, these small parcels will be ripe for consolidation and development.</p> <p>In addition, the City's Housing, Economic Development and Real Estate Division is in the process of preparing property information sheets detailing applicable zoning regulations, permitted density, etc. that can be used to help actively market the subject site. These property information worksheets for all the housing opportunity sites in the Housing Element will be completed in the third quarter of 2022 and posted on the City's website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway.</p>
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## TOD 9 - Fosters Freeze/Boys and Girls Club



**Site Acreage:** 1.94 acres

**General Plan Land Use:**

Downtown (87 du/ac)

High Density Residential (43 du/ac)

**Proposed Zoning:**

Downtown Burbank TOD SP (87 du/ac)

**Net Unit Potential:** 118 units

**Programs to Facilitate Development:**

5, 9, 10, 11, 17, 19, 20, 22

**Site Description and Factors Supporting Development:**

City staff had previous redevelopment discussions with the property owner of the north half of this opportunity site about the redevelopment of the opportunity site as a residential/mixed use project. The site currently contains medical office buildings, Foster Freeze Restaurant, a small church, and other older structures. The site's overall improvement-to-land value ratio is 0.46 and the majority of structures were built prior to 1980. The site is adjacent to a Los Angeles County Courthouse and the City's Civic Center, and is a little more than half a mile from the Downtown Burbank Metrolink Station. The portion of the site that has an existing General Plan Land Use designation of High Density Residential at 43 dwelling units per acre will be increased to allow for 87 dwelling units per acre. This increase in density accounts for approximately 1.37 acres of the total 1.94-acre site.

	<p>Similar to the previous site (TOD 8), various property owners have approached City staff in the past regarding potential development of the site. Once the draft of the Downtown TOD Specific Plan is available for public review, City staff will reach out to the property owners of the opportunity site and invite them to participate in workshop to discuss the draft plan and solicit input from the public.</p> <p>In order for the level of projected housing development to occur in this opportunity site, small-lot consolidation will be necessary. This site has ten small parcels with five property owners, but as discussed in the Housing Element regarding small sites, the City has experience facilitating small-lot consolidation, with the five projects presented in Table I-45 (Examples of Small Lot Consolidation) involving the aggregation of multiple small parcels. In each of these instances, property owners were able to acquire adjacent small parcels that were either physically underdeveloped and/or economically underutilized to create a viable site which was then developed to a higher economic use. Four of the five projects took advantage of density bonuses and provided affordable units. Other TOD sites also contain small parcels that share similar characteristics of physical and/or economic underutilization, and in several instances are already under common ownership. With the increased densities and economic incentives to be provided under the specific plan, these small parcels will be ripe for consolidation and development.</p> <p>In addition, the City's Housing, Economic Development and Real Estate Division is in the process of preparing property information sheets detailing applicable zoning regulations, permitted density, etc. that can be used to help actively market the subject site. These property information worksheets for all the housing opportunity sites in the Housing Element will be completed in the third quarter of 2022 and posted on the City's website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway.</p>
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## TOD 10 - BJ's and Black Angus



**Site Acreage:** 3.83 acres

**General Plan Land Use:**

Downtown (87 du/ac)

**Proposed Zoning:**

Downtown Burbank TOD SP (87 du/ac)

**Net Unit Potential:** 232 units

**Programs to Facilitate Development:**

5, 9, 10, 11, 17, 19, 20, 22

### Site Description and Factors Supporting Development:

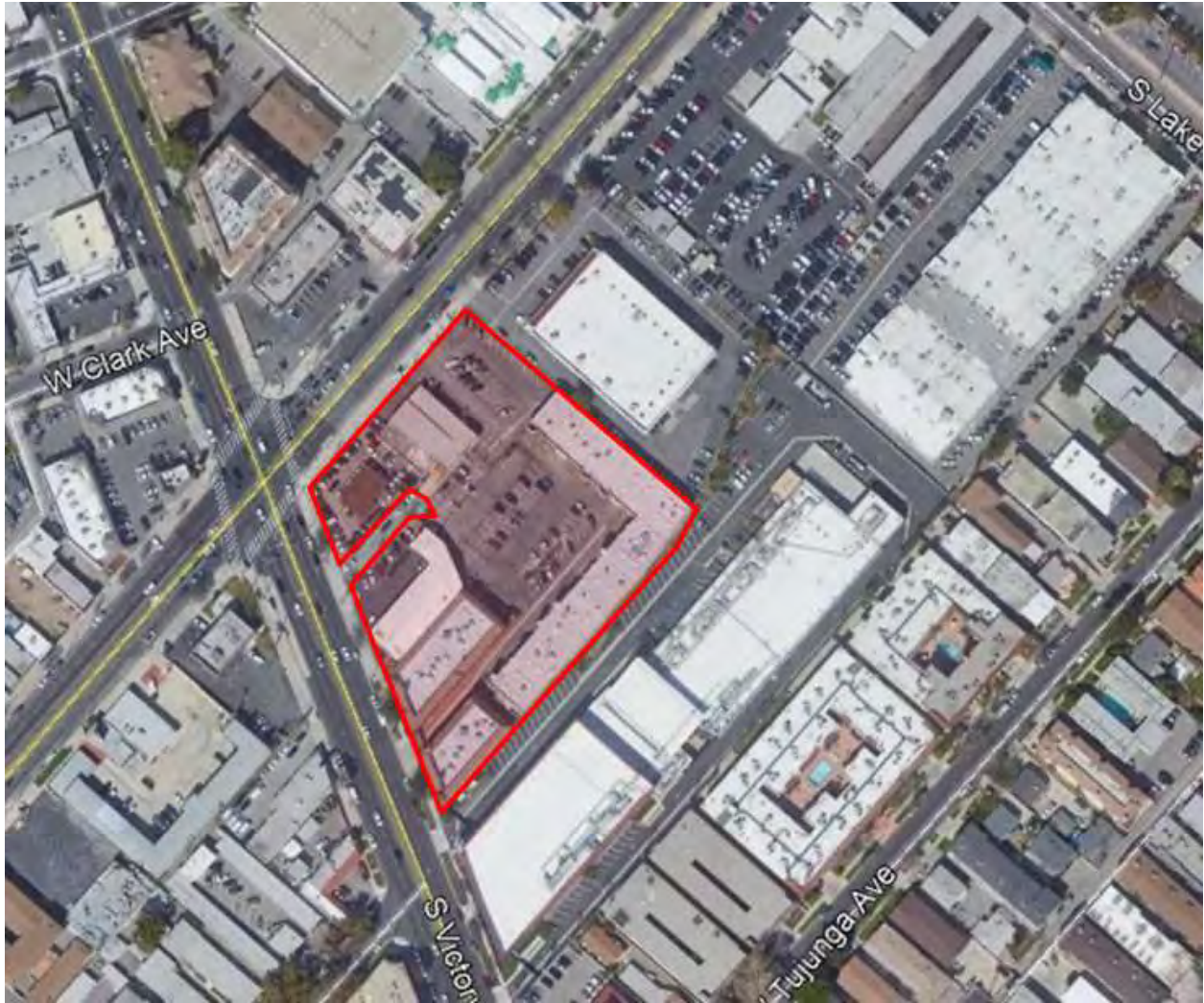
The opportunity site is located in a prime location within Downtown and includes two standalone restaurants (BJ's and Black Angus), and an office building. Approximately 75% of the underutilized 3.83-acre site is currently used for parking. The site is within easy walking distance (approximately half-mile) from the Downtown Burbank Metrolink Station. The City is engaging with multiple prospective developers seeking to develop the site as a residential and/or mixed-use development. The City has received inquiries during the current planning period about the short and long-term development potential of the site.

In addition, the City's Housing, Economic Development and Real Estate Division is in the process of preparing property information sheets detailing applicable zoning regulations, permitted density, etc.

	<p>that can be used to help actively market the subject site. These property information worksheets for all the housing opportunity sites in the Housing Element will be completed in the third quarter of 2022 and posted on the City's website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway.</p>
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## TOD 11 - Victory/Olive



**Site Acreage:** 2.9 acres

**General Plan Land Use:**  
North Victory (27 du/ac)

**Proposed Zoning:**  
Downtown Burbank TOD SP (27 du/ac)

**Net Unit Potential:** 50 units

**Programs to Facilitate Development:**  
5, 9, 10, 11, 17, 19, 20, 22

### Site Description and Factors Supporting Development:

This opportunity site is located at the corner of Victory Boulevard and Olive Avenue, west of the I-5 freeway. The site contains a collection of underutilized service commercial/media uses. The site's overall improvement-to-land value ratio is 0.86. The City is engaging with the property owners about the viability of developing mixed-use projects on individual parcels or on a consolidated site. The City has received inquiries during the current planning period about the short- and long-term development potential envisioned as a result of the proposed Specific Plan. This site falls within the Housing Element program to allow for by-right ministerial review process for projects within the specific plans that include 100 dwelling units or fewer. In January 2022, City staff met with the property owner's attorney and land development representative about a potential mixed-use project at the subject site. The property owner's representatives conveyed their interest in being involved in the Downtown TOD Specific Plan process to provide input on a mixed-use project of the subject site that is consistent with the Specific Plan project objectives and with



	<p>the Program EIR in order to preserve any future opportunities for streamlined project review and environmental assessment. Communications between staff and the property owners' representatives is ongoing.</p> <p>In order for the level of projected housing development to occur in this opportunity site, small-lot consolidation will be necessary. This site has four small parcels with three property owners, but as discussed in the Housing Element regarding small sites, the City has experience facilitating small-lot consolidation, with the five projects presented in Table I-45 (Examples of Small Lot Consolidation) involving the aggregation of multiple small parcels. In each of these instances, property owners were able to acquire adjacent small parcels that were either physically underdeveloped and/or economically underutilized to create a viable site which was then developed to a higher economic use. Four of the five projects took advantage of density bonuses and provided affordable units. Other TOD sites also contain small parcels that share similar characteristics of physical and/or economic underutilization, and in several instances are already under common ownership. With the increased densities and economic incentives to be provided under the specific plan, these small parcels will be ripe for consolidation and development.</p> <p>Moreover, the City's Housing, Economic Development and Real Estate Division is in the process of preparing property information sheets detailing applicable zoning regulations, permitted density, etc. that can be used to help actively market the subject site. These property information worksheets for all the housing opportunity sites in the Housing Element will be completed in the third quarter of 2022 and posted on the City's website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway. The property information sheet will be posted on the City's website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway.</p>
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## TOD 12 - YMCA



**Site Acreage:** 2.66 acres

**General Plan Land Use:**  
Downtown (87 du/ac)

**Proposed Zoning:**  
Downtown Burbank TOD SP (87 du/ac)

**Net Unit Potential:** 372 units

**Programs to Facilitate Development:**  
5, 9, 10, 11, 17, 19, 20, 22

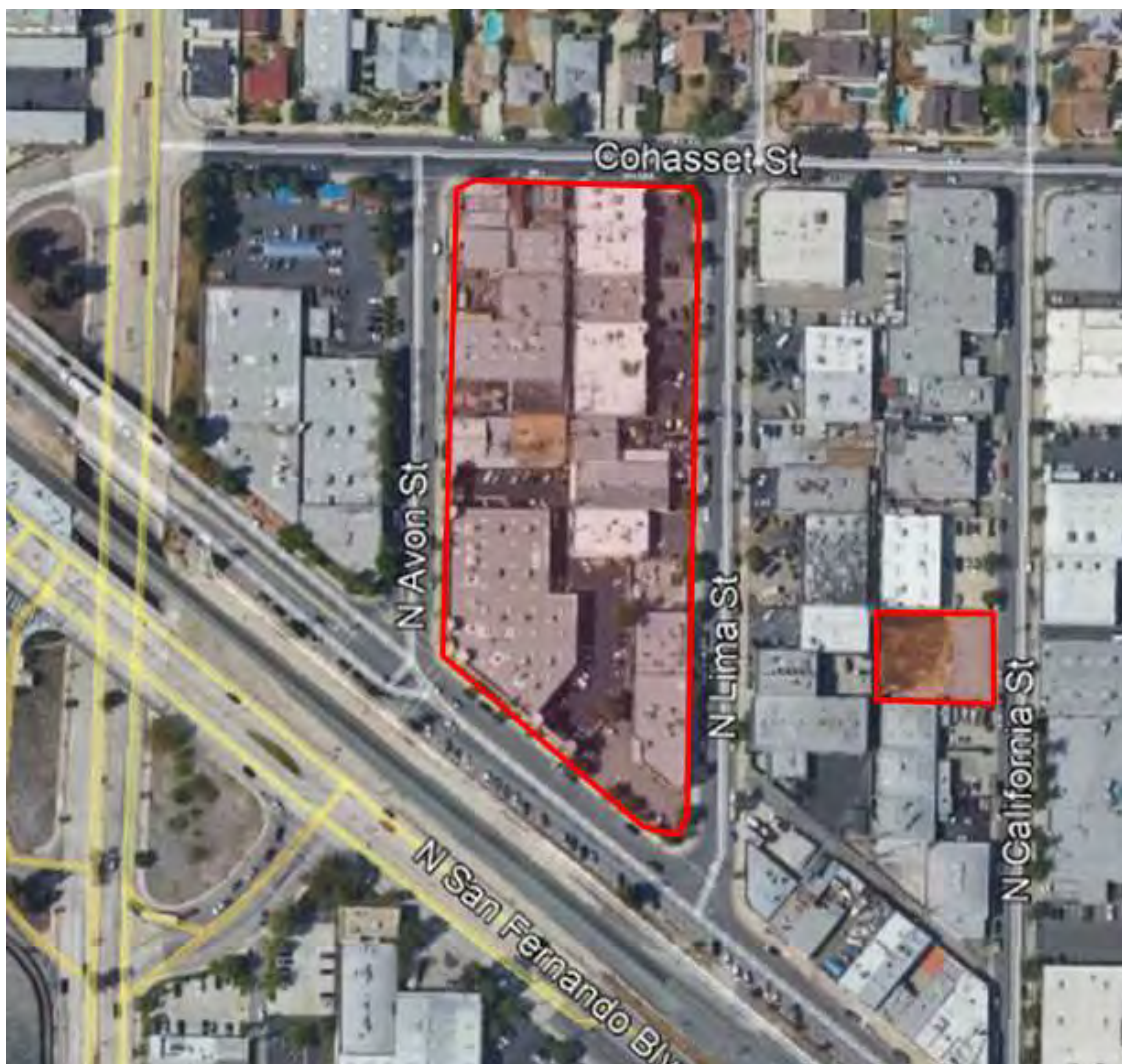
### Site Description and Factors Supporting Development:

The 10 parcels that make up this opportunity site include the existing YMCA facility and adjacent retail/commercial businesses and surface parking on YMCA-owned properties. Most of the existing buildings were constructed prior to 1980 and most parcels are underutilized with improvement to land value ratios of less than 1.0. The YMCA-led property ownership group and development team initiated a pre-application meeting with City staff in February 2021 during which the conceptual project proposal was discussed. The redevelopment of the YMCA opportunity site would include a new YMCA facility along with associated community-serving retail and child development center, as well as market rate and affordable units through a combination of the City's inclusionary housing requirement and State density bonus incentive. The site is within 0.3 miles of the Civic Center, a prominent location within the transit and jobs-rich Downtown core and 0.8 miles from the Downtown Burbank Metrolink Train Station. Preliminary project proposal for the site facilitates development of 372 dwelling

	<p>units including 66 deed-restricted affordable lower income units. In April 2022, City staff met with the property owner's attorney and land development representative about a potential mixed-use project at the subject site. The property owner's representatives conveyed their interest in being involved in the Downtown TOD Specific Plan process to provide input on a mixed-use project of the subject site that is consistent with the Specific Plan project objectives and with the Program Environmental Impact Report to preserve any future opportunities for streamlined project review and environmental assessment. Communications between staff and the property owner's representatives is ongoing.</p> <p>In order for the level of projected housing development to occur in this opportunity site, small-lot consolidation will be necessary. This site has ten small parcels with four property owners, but as discussed in the Housing Element regarding small sites, the City has experience facilitating small-lot consolidation, with the five projects presented in Table I-45 (Examples of Small Lot Consolidation) involving the aggregation of multiple small parcels. In each of these instances, property owners were able to acquire adjacent small parcels that were either physically underdeveloped and/or economically underutilized to create a viable site which was then developed to a higher economic use. Four of the five projects took advantage of density bonuses and provided affordable units. Other TOD sites also contain small parcels that share similar characteristics of physical and/or economic underutilization, and in several instances are already under common ownership. With the increased densities and economic incentives to be provided under the specific plan, these small parcels will be ripe for consolidation and development.</p> <p>Moreover, the City's Housing, Economic Development and Real Estate Division is in the process of preparing property information sheets detailing applicable zoning regulations, permitted density, etc. that can be used to help actively market the subject site. These property information worksheets for all the housing opportunity sites in the Housing Element will be completed in the third quarter of 2022 and posted on the City's website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway. The property information sheet will be posted on the City's website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway.</p>
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## GSSP 1 - Lima/Avon



**Total Acres:** 4.0 acres

**General Plan Land Use:**  
Golden State (27 du/ac)

**Proposed Zoning:**  
Golden State SP (120 du/ac)

**Net Unit Potential:** 334 units

**Programs to Facilitate Development:** 5, 9, 10, 11, 17, 19, 20, 22

### Site Description and Factors Supporting Development:

This site encompasses 15 parcels within the City's Golden State Specific Plan focus area. The properties are bounded by San Fernando Blvd, Avon Street, Lima Street and Cohasset Street. One vacant parcel is located on California Street. These parcels are currently zoned as General Industrial (M-2) and would be rezoned to allow for Mixed Use Transit Oriented Development at a density of 120 dwelling units per acre, to allow for mixed use residential development within a quarter mile of the existing Burbank Airport – North AV Line Metrolink Station, and a half mile of Hollywood Burbank Airport and proposed High Speed Rail Station. Additionally, these parcels are within close proximity of major regional employers including an Amazon Delivery Station, Nickelodeon, Cartoon Network, Netflix, Hasbro, Warner Brothers and Disney. The site includes uses such as storage and warehousing, light industrial and parking lots, with a majority of the buildings built prior to 1980 and half of the parcels are underutilized with improvement to land value ratios of less than 1.0. Representatives of property owners and potential investors have expressed interest in multi-family residential development within this site.

	<p>In order for the level of projected housing development to occur in this opportunity site, small-lot consolidation will be necessary. This site has 15 small parcels with 11 property owners, but as discussed in the Housing Element regarding small sites, the City has experience facilitating small-lot consolidation, with the five projects presented in Table I-45 (Examples of Small Lot Consolidation) involving the aggregation of multiple small parcels. In each of these instances, property owners were able to acquire adjacent small parcels that were either physically underdeveloped and/or economically underutilized to create a viable site which was then developed to a higher economic use. Four of the five projects took advantage of density bonuses and provided affordable units. Other GSSP sites also contain small parcels that share similar characteristics of physical and/or economic underutilization, and in several instances are already under common ownership. With the increased densities and economic incentives to be provided under the specific plan, these small parcels will be ripe for consolidation and development.</p> <p>Moreover, the City's Housing, Economic Development and Real Estate Division is in the process of preparing property information sheets detailing applicable zoning regulations, permitted density, etc. that can be used to help actively market the subject site. These property information worksheets for all the housing opportunity sites in the Housing Element will be completed in the third quarter of 2022 and posted on the City's website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway. The property information sheet will be posted on the City's website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway.</p>
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## GSSP 2 - N. Hollywood Way



**Site Acreage:** 5.28 acres

**General Plan Land Use:**  
Golden State (27 du/ac)

**Proposed Zoning:**  
Golden State SP (120 du/ac)

**Net Unit Potential:** 505 units

**Programs to Facilitate Development:**  
5, 9, 10, 11, 17, 19, 20, 22

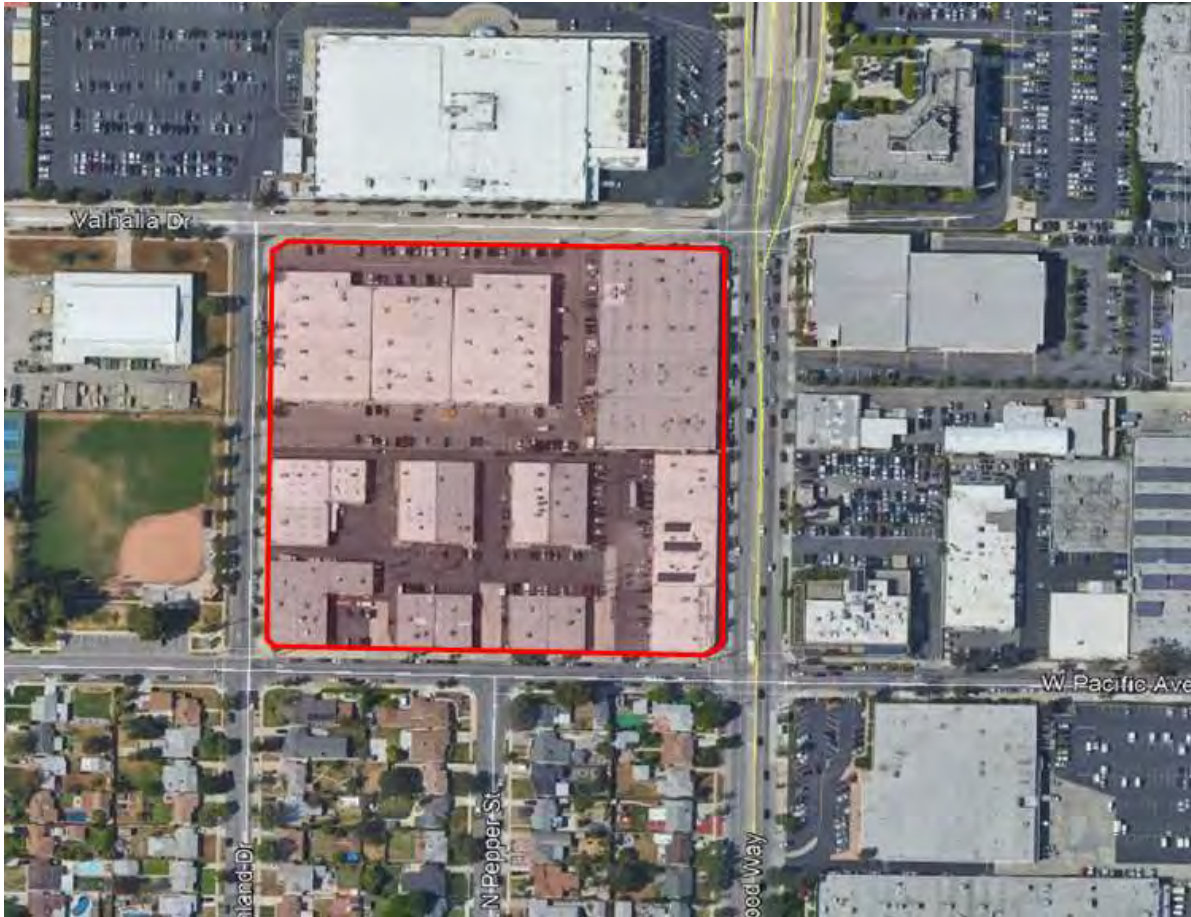
### Site Description and Factors Supporting Development:

This site encompasses 16 parcels near the southeast corner San Fernando Blvd and Hollywood Way. These parcels are currently zoned as General Industrial (M-2) and would be rezoned to allow for Mixed Use Transit Oriented Development at a density of 120 dwelling units per acre, to allow for mixed use residential development within a quarter mile of the existing Burbank Airport – North AV Line Metrolink Station, and a half mile of Hollywood Burbank Airport and proposed High Speed Rail Station. Additionally, these parcels are within close proximity of major regional employers including an Amazon Delivery Station, Nickelodeon, Cartoon Network, Netflix, Hasbro, Warner Brothers and Disney. The sites currently include uses such as storage and warehousing, light industrial and parking lots. The majority of the building are over 40 years old and most of the parcels have an improvement to land value of less than 1.0. Representatives of property owners and potential investors have expressed interest in multi-family residential developments in this opportunity site. A majority of these parcels have improvement-to-land value ratios of less than 1.0 and buildings constructed prior to 1980.

	<p>In order for the level of projected housing development to occur in this opportunity site, small-lot consolidation will be necessary. This site has 16 small parcels and 12 owners, but as discussed in the Housing Element regarding small sites, the City has experience facilitating small-lot consolidation, with the five projects presented in Table I-45 (Examples of Small Lot Consolidation) involving the aggregation of multiple small parcels. In each of these instances, property owners were able to acquire adjacent small parcels that were either physically underdeveloped and/or economically underutilized to create a viable site which was then developed to a higher economic use. Four of the five projects took advantage of density bonuses and provided affordable units. Other GSSP sites also contain small parcels that share similar characteristics of physical and/or economic underutilization, and in several instances are already under common ownership. With the increased densities and economic incentives to be provided under the specific plan, these small parcels will be ripe for consolidation and development.</p> <p>Moreover, the City's Housing, Economic Development and Real Estate Division is in the process of preparing property information sheets detailing applicable zoning regulations, permitted density, etc. that can be used to help actively market the subject site. These property information worksheets for all the housing opportunity sites in the Housing Element will be completed in the third quarter of 2022 and posted on the City's website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway. The property information sheet will be posted on the City's website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway.</p>
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## GSSP 3 - Valhalla



**Site Acreage:** 8.10 acres

**General Plan Land Use:**  
Golden State (27 du/ac)

**Proposed Zoning:**  
Golden State SP (120 du/ac)

**Net Unit Potential:** 678 units

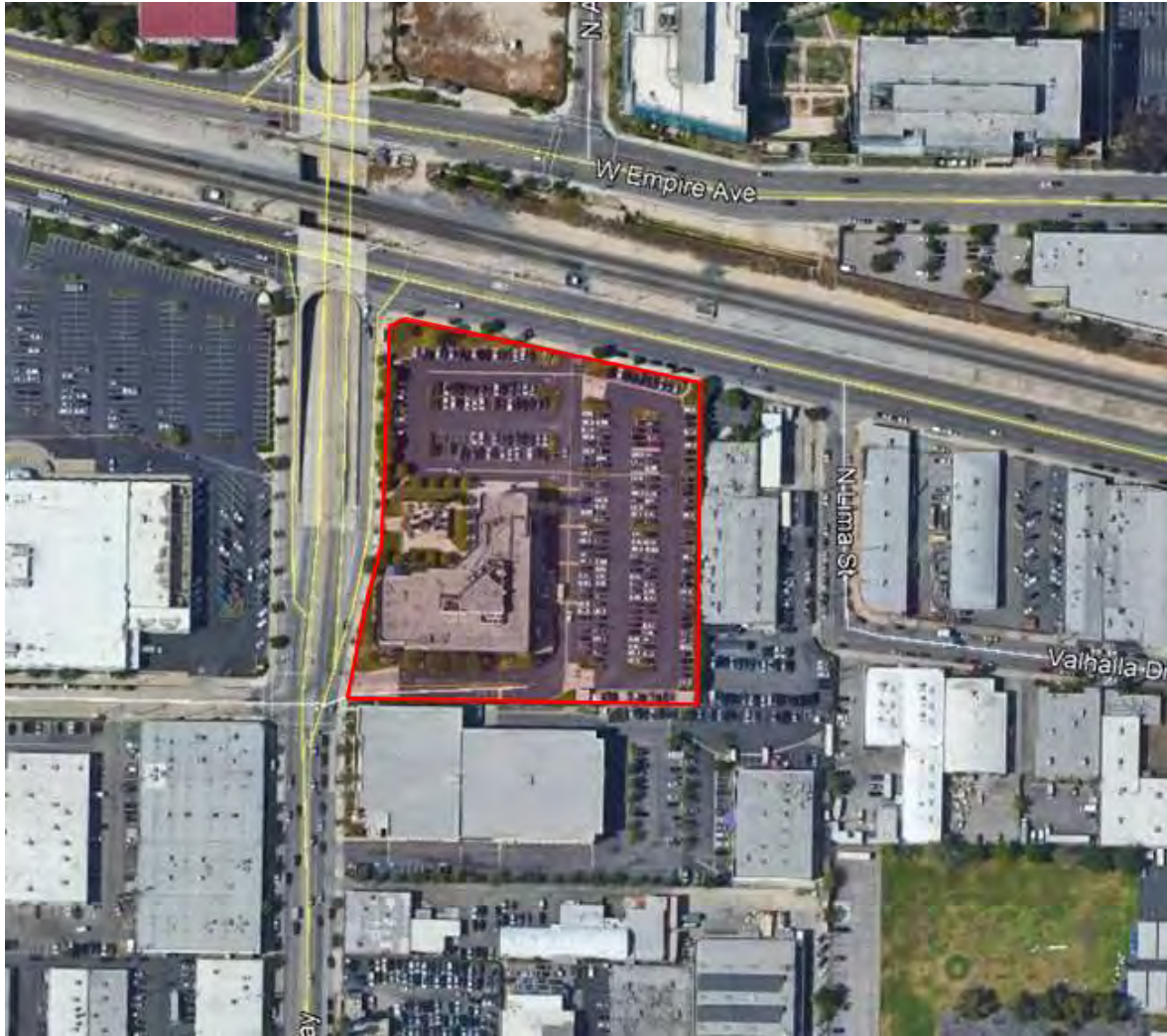
**Programs to Facilitate Development:** 5, 9, 10, 11, 17, 19, 20, 22

### Site Description and Factors Supporting Development:

This site encompasses six parcels bounded by Screenland Drive, Pacific Avenue, Valhalla Drive and Hollywood Way. These parcels are currently zoned as Limited Industrial (M-1) and would be rezoned to allow for Mixed Use Transit Oriented Development at a density of 120 dwelling units per acre, to allow for mixed use residential development within a quarter mile of the existing Burbank Airport – South VC Line Metrolink Station, and approximately a half mile of Hollywood Burbank Airport and the proposed High Speed Rail Station. Additionally, these parcels are within close proximity of major regional employers including an Amazon Delivery Station, Nickelodeon, Cartoon Network, Netflix, Hasbro, Warner Brothers and Disney. The sites currently include uses such as storage and warehousing, light industrial and parking lots. A majority of these parcels have improvement-to-land value ratios of less than 1.0 and buildings constructed prior to 1980. With the rezoning, these properties would be key candidates for residential development, similar the development of the former Fry's Property by La Terra Development, LL, which proposes over 800 residential units. Redevelopment of these six parcels would bridge the gap between the existing residential neighborhood to the south of Pacific Avenue and the proposed residential development north of Valhalla Drive.

	<p>In order for the level of projected housing development to occur in this opportunity site, small-lot consolidation will be necessary. This site has six small parcels with five property owners, but as discussed in the Housing Element regarding small sites, the City has experience facilitating small-lot consolidation, with the five projects presented in Table I-45 (Examples of Small Lot Consolidation) involving the aggregation of multiple small parcels. In each of these instances, property owners were able to acquire adjacent small parcels that were either physically underdeveloped and/or economically underutilized to create a viable site which was then developed to a higher economic use. Four of the five projects took advantage of density bonuses and provided affordable units. Other GSSP sites also contain small parcels that share similar characteristics of physical and/or economic underutilization, and in several instances are already under common ownership. With the increased densities and economic incentives to be provided under the specific plan, these small parcels will be ripe for consolidation and development.</p> <p>This opportunity site is just south of the property at 2311 N. Hollywood Way (a former Frys Electronics Store) that is being developed with a 862 unit mixed-use project. The Frys site is adjacent to the Airport Influence Area and railroad right of way. The approved project includes numerous project design features and mitigation measures to address noise control measures and façade upgrades such as MERV 13 filtration system, sound baffling glass barriers, and interior design of units to maintain interior unit noise to 45 dBA, to name a few. The project’s design features and mitigation measures are consistent with the City’s Burbank2035 General Plan goals and policies that seek to facilitate mixed use projects near public transit and employment centers while ensuring that new residential development located near the airport, railroad, and freeways are designed to address any potential health risks in compliance with City green building codes, the City’s Greenhouse Gas Reduction Plan, and Burbank2035 Land Use, Housing, Air Quality/Greenhouse Gas, and Mobility Elements. The subject GSSP 3 site is located south of the Frys development site, and thus will benefit from buffering by the new development’s high rise construction and location away from the airport noise influence area and railroad right of way. Any future development at GSSP 3 would be required to receive similar clearances to the Frys site from the FAA and the Airport Land Use Committee before obtaining approval from the City for development.</p> <p>Moreover, the City’s Housing, Economic Development and Real Estate Division is in the process of preparing property information sheets detailing applicable zoning regulations, permitted density, etc. that can be used to help actively market the subject site. These property information worksheets for all the housing opportunity sites in the Housing Element will be completed in the third quarter of 2022 and posted on the City’s website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway. The property information sheet will be posted on the City’s website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway.</p>
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## GSSP 4 - Logix



**Site Acreage:** 4.46 acres

**General Plan Land Use:**  
Golden State (27 du/ac)

**Proposed Zoning:**  
Golden State SP (120 du/ac)

**Net Unit Potential:** 428 units

**Programs to Facilitate Development:** 5, 9, 10, 11, 17, 19, 22

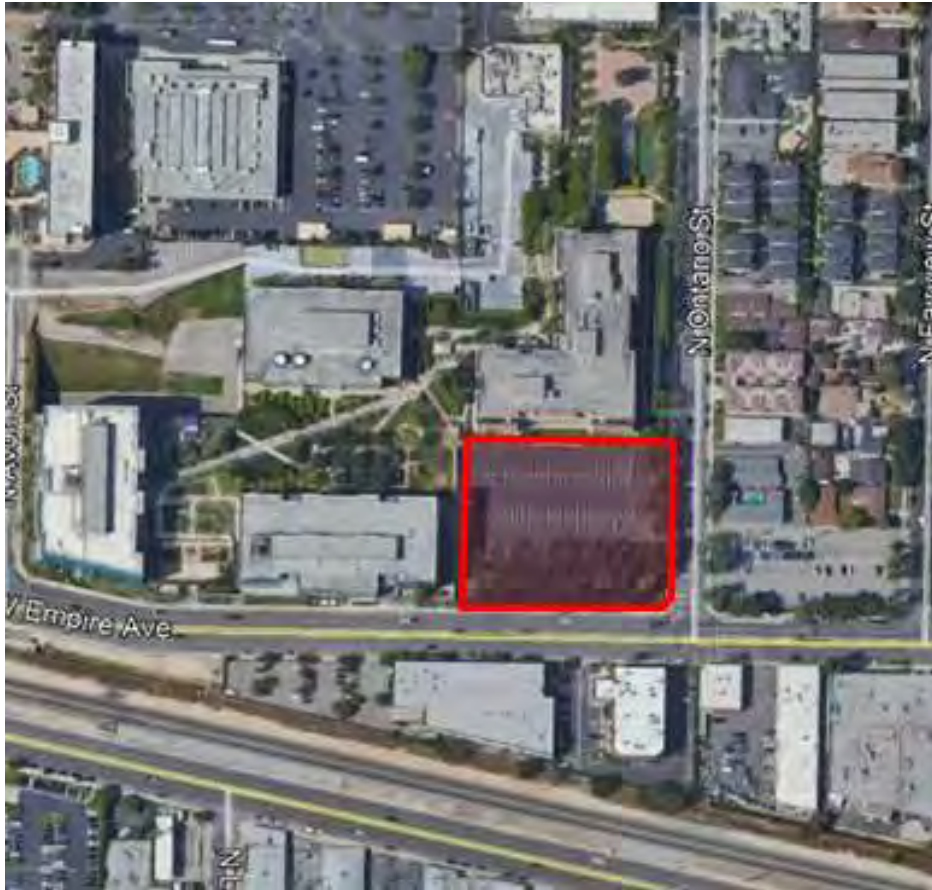
### Site Description and Factors Supporting Development:

This one-parcel site is located at the southeast corner of Vanowen Street and Hollywood Way. This parcel is currently zoned as General Industrial (M-2) and would be rezoned to allow for Mixed Use Transit Oriented Development at a density of 120 dwelling units per acre, to allow for mixed use residential development within a quarter mile of the existing Burbank Airport – South VC Line Metrolink Station, and approximately a half mile of Hollywood Burbank Airport and the proposed High Speed Rail Station. This site is within close proximity of major regional employers including an Amazon Delivery Station, Nickelodeon, Cartoon Network, Netflix, Hasbro, Warner Brothers and Disney. The site is currently improved with a pre-1980 office building and surrounding surface parking. In 2016, Logix Federal Credit Union – the tenant occupying the existing office building – announced that they would be relocating their company headquarters from Burbank to Valencia CA. In 2020 the City met with a potential investor (La Terra Development, LLC) who expressed interest in multi-family residential developments on this opportunity site. This opportunity site is east of the property at 2311 N. Hollywood Way (a former Frys Electronics Store) that is being developed



	<p>with a 862 unit mixed-use project. The Frys site is adjacent to the Airport Influence Area and railroad right of way. The approved project includes numerous project design features and mitigation measures to address noise control measures and façade upgrades such as MERV 13 filtration system, sound baffling glass barriers, and interior design of units to maintain interior unit noise to 45 dBA, to name a few. The project’s design features and mitigation measures are consistent with the City’s Burbank2035 General Plan goals and policies that seek to facilitate mixed use projects near public transit and employment centers while ensuring that new residential development located near the airport, railroad, and freeways are designed to address any potential health risks in compliance with City green building codes, the City’s Greenhouse Gas Reduction Plan, and Burbank2035 Land Use, Housing, Air Quality/Greenhouse Gas, and Mobility Elements. The subject GSSP 4 site is located further east of the Frys development site, which will be buffered by the new development’s construction and further away from the airport noise influence area. Any future development at GSSP 4 would have to receive similar clearances to the 2311 N. Hollywood Way development site from the FAA and the Airport Land Use Committee before obtaining approval from the City for development.</p> <p>Moreover, the City’s Housing, Economic Development and Real Estate Division is in the process of preparing property information sheets detailing applicable zoning regulations, permitted density, etc. that can be used to help actively market the subject site. These property information worksheets for all the housing opportunity sites in the Housing Element will be completed in the third quarter of 2022 and posted on the City’s website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway. The property information sheet will be posted on the City’s website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway.</p>
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## GSSP 5 - Ontario



**Site Acreage:** 1.73 acres

**General Plan Land Use:**  
Regional Commercial (58 du/ac)

**Proposed Zoning:**  
Golden State SP (120 du/ac)

**Net Unit Potential:** 166 units

**Programs to Facilitate Development:** 5, 9, 10, 11, 17, 19, 22

### Site Description and Factors Supporting Development:

This site includes one parcel located at the northeast corner of Empire Avenue and Ontario Street. This parcel is currently zoned as Planned Development and would be rezoned to allow for Mixed Use Transit Oriented Development at a density of 120 dwelling units per acre, to allow for mixed use residential development within a quarter mile of the existing Burbank Airport – South VC Line Metrolink Station, and approximately a half mile of Hollywood Burbank Airport and the proposed High Speed Rail Station. This site is within close proximity of major regional employers. The site is currently improved with a surface parking lot. City staff has been in ongoing discussions the property owner, Worthe Realty Group who has shown an interest in redeveloping the site with a mixed use and/or residential project pursuant to the proposed Golden State Specific Plan which seeks to maximize housing opportunities within a half-mile distance of the existing Burbank Airport Metrolink Station. The site is within a major employment complex (The Media Studios North Campus), which houses businesses like Disney, Hasbro, Madison Square Garden entertainment and Kaiser Permanente. The purpose is to maximize the proximity of the site to major employment, improve housing availability in the neighborhood, and reduce vehicle miles travelled for existing and future employees of the Media Studio North Campus and surrounding employers. This parcel has an improvement-to-land value ratio of just 0.03.

	<p>This opportunity site is northeast of the property at 2311 N. Hollywood Way (a former Frys Electronics Store) that is being developed with a 862 unit mixed-use project. The Frys site is adjacent to the Airport Influence Area and railroad right of way. The approved project includes numerous project design features and mitigation measures to address noise control measures and façade upgrades such as MERV 13 filtration system, sound baffling glass barriers, and interior design of units to maintain interior unit noise to 45 dBA, to name a few. The project's design features and mitigation measures are consistent with the City's Burbank2035 General Plan goals and policies that seek to facilitate mixed use projects near public transit and employment centers while ensuring that new residential development located near the airport, railroad, and freeways are designed to address any potential health risks in compliance with City green building codes, the City's Greenhouse Gas Reduction Plan, and Burbank2035 Land Use, Housing, Air Quality/Greenhouse Gas, and Mobility Elements. The subject GSSP 5 site is located further east of the Frys development site, which will be buffered by the new development's construction and further away from the airport noise influence area. Any future development at GSSP 5 would have to receive similar clearances to the 2311 N. Hollywood Way development site from the FAA and the Airport Land Use Committee before obtaining approval from the City for development.</p> <p>Moreover, the City's Housing, Economic Development and Real Estate Division is in the process of preparing property information sheets detailing applicable zoning regulations, permitted density, etc. that can be used to help actively market the subject site. These property information worksheets for all the housing opportunity sites in the Housing Element will be completed in the third quarter of 2022 and posted on the City's website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway. The property information sheet will be posted on the City's website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway.</p>
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## GSSP 6 - Fairview



**Site Acreage:** 0.65 acres

**General Plan Land Use:**  
Regional Commercial (58 du/ac)

**Proposed Zoning:**  
Golden State SP (58 du/ac)

**Net Unit Potential:** 30 units

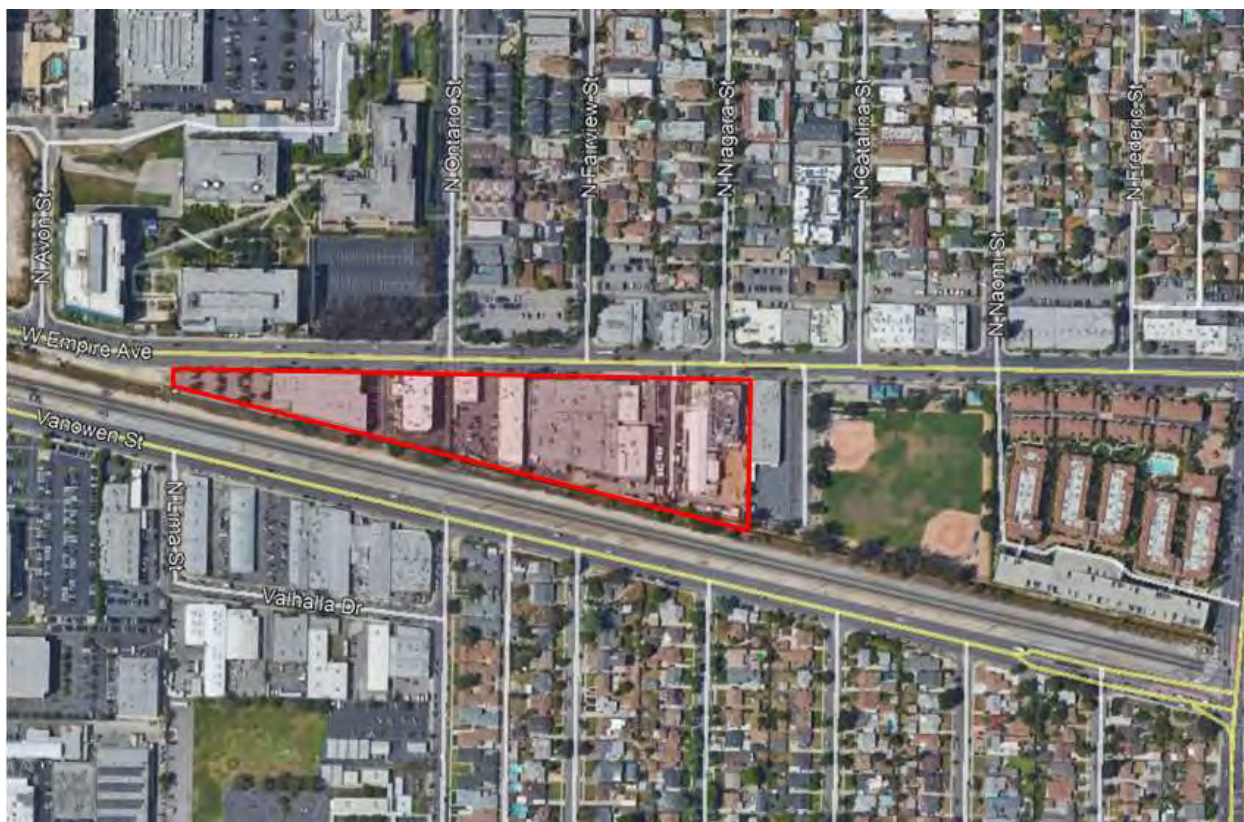
**Programs to Facilitate Development:** 5, 9, 10, 11, 17, 19, 22

This opportunity site includes one parcel and is bounded by Empire Avenue, Ontario Street and Fairview Street. This parcel is currently zoned General Industrial (M-2) and would be rezoned to allow for Mixed Use Transit Oriented Development at a density of 58 dwelling units per acre. This would allow for mixed use residential development within a quarter mile of the existing Burbank Airport – South VC Line Metrolink Station, and approximately a half mile of Hollywood Burbank Airport and the proposed High Speed Rail Station. Additionally, this site is within close proximity of major regional employers including an Amazon Delivery Station, Nickelodeon, Cartoon Network, Netflix, Hasbro, Warner Brothers and Disney. City staff has been in ongoing discussions the property owner, about the redevelopment of the opportunity site as a residential project that seeks to maximize housing opportunities. The site is currently improved with a surface parking lot, and has an improvement-to-land value ratio of just 0.05. Redevelopment of this parcel would allow for up to 30 units. This site falls within the Housing Element program to allow for by-right ministerial review process for projects within the specific plans that include 100 dwelling units or fewer. As of May of 2022, the City has received an application on this site for SB 35 Streamlined Ministerial review for the development of 148 residential dwelling units 100% affordable to low-income households, well in excess of the 30 units assumed in the sites inventory.



	<p>Moreover, the City's Housing, Economic Development and Real Estate Division is in the process of preparing property information sheets detailing applicable zoning regulations, permitted density, etc. that can be used to help actively market the subject site. These property information worksheets for all the housing opportunity sites in the Housing Element will be completed in the third quarter of 2022 and posted on the City's website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway. The property information sheet will be posted on the City's website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway.</p>
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## GSSP 7 - Empire



**Site Acreage:** 6.4 acres

**General Plan Land Use:**

Regional Commercial (58 du/ac)  
1 small parcel -- Institutional (0 du/ac)

**Proposed Zoning:**

Golden State SP (100 du/ac)

**Net Unit Potential:** 510 units

**Programs to Facilitate Development:**

5, 9, 10, 11, 17, 19, 20, 22

**Site Description and Factors Supporting Development:**

This site includes eight parcels totaling approximately seven acres. The properties are located along Empire Avenue. These parcels are currently zoned as General Industrial (M-2) and would be rezoned to allow for Mixed Use Transit Oriented Development at a density of 100 dwelling units per acre, to allow for mixed use residential development within a quarter mile of the existing Burbank Airport – South VC Line Metrolink Station, and approximately a half mile of Hollywood Burbank Airport and the proposed High Speed Rail Station. Additionally, these parcels are within close proximity of major regional employers including an Amazon Delivery Station, Nickelodeon, Cartoon Network, Netflix, Hasbro, Warner Brothers and Disney. The sites currently include uses such as storage and warehousing, light and heavy industrial and office. Most of the buildings were constructed prior to 1980.

In order for the level of projected housing development to occur in this opportunity site, small-lot consolidation will be necessary. This site has eight small parcels with six property owners, but as discussed in the Housing Element regarding small sites, the City has experience facilitating small-lot consolidation, with the five projects presented in Table I-45 (Examples of Small Lot Consolidation) involving the aggregation of multiple small parcels. In each of these instances, property owners were able to acquire adjacent small parcels that were either physically underdeveloped and/or economically underutilized to create a viable site which was then developed to a higher economic use. Four of the five

	<p>projects took advantage of density bonuses and provided affordable units. Other GSSP sites also contain small parcels that share similar characteristics of physical and/or economic underutilization, and in several instances are already under common ownership. With the increased densities and economic incentives to be provided under the specific plan, these small parcels will be ripe for consolidation and development.</p> <p>Representatives of property owners and potential investors have expressed interest in multi-family development on these sites. For example, City staff has been in ongoing discussions with property owners, including Abs Properties, about the redevelopment of properties with residential projects that seek to maximize housing opportunities. Redevelopment of these parcels would allow for up to 510 units.</p> <p>On November 29, 2021, the City received a Notice of Intent (NOI) to submit an application for a Streamlined Ministerial Approval Process under SB 35 for the 2 acre parcel within GSSP 7. The proposal is to construct a 100% affordable multi-family residential building with 340 units at 3000 W. Empire Avenue. On the same date, the City also received an NOI to submit an SB 35 application for the property at 3001 W. Empire located across the street to construct 131 affordable units. As of May 2022, the applicant is preparing updated applications to address City comments on the projects' compliance with applicable objective design and development standards.</p> <p>Moreover, the City's Housing, Economic Development and Real Estate Division is in the process of preparing property information sheets detailing applicable zoning regulations, permitted density, etc. that can be used to help actively market the subject site. These property information worksheets for all the housing opportunity sites in the Housing Element will be completed in the third quarter of 2022 and posted on the City's website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway. The property information sheet will be posted on the City's website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway.</p>
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**Please Start Here, Instructions in Cell  
A2, Table in A3:B15**

**Form Fields**

Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at [sitesinventory@hcd.ca.gov](mailto:sitesinventory@hcd.ca.gov). Please send the Excel workbook, not a scanned or PDF copy of the tables.

General Information	
Jurisdiction Name	City of Burbank
Housing Element Cycle	6th Cycle
Contact Information	
First Name	Shipra
Last Name	Rajesh
Title	Associate Planner
Email	<a href="mailto:SRajesh@burbankca.gov">SRajesh@burbankca.gov</a>
Phone	(818) 238-5250
Mailing Address	
Street Address	<u>150 N. Third St.</u>
City	Burbank
Zip Code	91502

Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Information-1 (Underutilization)	Information-2 (Likeliness of Development)	Information-3 (Availability to Resources)
N SAN FERNANDO/BETHANY	91504	2460010010	A	High Density Residential	NSFC	0	43	0.08	Parking lot/patron	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	2.3			2.3	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Highest Resources, High Quality Transit Area
N SAN FERNANDO/BETHANY	91504	2460010011	A	High Density Residential	NSFC	0	43	0.08	Parking lot/patron	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	2.3			2.3	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Highest Resources, High Quality Transit Area
N SAN FERNANDO/BETHANY	91504	2460010012	A	High Density Residential	NSFC	0	43	0.08	Parking lot/patron	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	2.3			2.3	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Highest Resources, High Quality Transit Area
N SAN FERNANDO/BETHANY	91504	2460010013	A	High Density Residential	NSFC	0	43	0.08	Parking lot/patron	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	2.2			2.2	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Highest Resources, High Quality Transit Area
1300 N SAN FERNANDO BLVD	91504	2460010014	A	Corridor Commercial	NSFC	0	27	0.21	Restaurant	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle		2.0	1.8	3.8	Building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Highest Resources, High Quality Transit Area
1310 N SAN FERNANDO BLVD	91504	2460010033	A	Corridor Commercial	NSFC	0	27	0.13	Restaurant	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle		1.2	1.1	2.3	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Highest Resources, High Quality Transit Area
1320 N SAN FERNANDO BLVD	91504	2460010036	A	Corridor Commercial	NSFC	0	27	0.65	Restaurant	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle		5.8	5.1	10.9	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Highest Resources, High Quality Transit Area
Total: TOD 1-Carl's Jr	91504							1.29						9.0	9.0	8.0	26.0			
1000 N SAN FERNANDO BLVD	91502	2460006045	B	Corridor Commercial	NSFC	0	27	2.80	Store	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle		22.6	22.6	45.2	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Highest Resources, High Quality Transit Area
1000 N SAN FERNANDO BLVD	91502	2460007036	B	Corridor Commercial	NSFC	0	27	3.63	Disc. depart store	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle		29.4	29.4	58.8	Building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Highest Resources, High Quality Transit Area
Total: TOD 2-Kmart	91502							6.43							52.0	52.0	104.0			
923 N SAN FERNANDO BLVD	91502	2460021017	C	Corridor Commercial	NSFC	0	27	0.26	Parking lot/patron	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle		2.5	4.7	7.2	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
913 N SAN FERNANDO BLVD	91502	2460021018	C	Corridor Commercial	NSFC	0	27	0.17	Restaurant	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle		1.6	3.1	4.7	Building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
911 N SAN FERNANDO BLVD	91502	2460021019	C	Corridor Commercial	NSFC	0	27	0.17	Restaurant	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle		1.2	2.2	3.4	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
903 N SAN FERNANDO BLVD	91502	2460021020	C	Corridor Commercial	NSFC	0	27	0.30	Prof. building	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle		2.9	5.6	8.5	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
901 N SAN FERNANDO BLVD	91502	2460021027	C	Corridor Commercial	NSFC	0	27	0.26	Full service station	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle		2.5	4.8	7.3	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area

Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Information-1 (Underutilization)	Information-2 (Likeliness of Development)	Information-3 (Availability to Resources)
127 W BURBANK BLVD	91502	2460021028	C	Corridor Commercial	NSFC	0	27	0.13	Store	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle		1.3	2.4	3.7	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
I-5 FWY/E BURBANK	91502	N/A	C	N/A		0	0	1.58	Vacant	Yes-Current	YES - State-Owned	Available	Not in Last Cycle					Vacant public land	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
Total: TOD 3-Caltrans/IHOP	91502							2.87							12.0	11.0	23.0			
600 N SAN FERNANDO BLVD	91502	2460023044	D	Downtown	PD	0	87	6.38	Reg. shopping	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	388.2			388.2	Improve/Land Value ratio < 1	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Highest/High Resources, High Quality Transit Area
731 N SAN FERNANDO BLVD	91502	2460023045	D	Downtown	PD	0	87	0.90	Reg. shopping	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	55			55		Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Highest/High Resources, High Quality Transit Area
601 N SAN FERNANDO BLVD	91502	2460023046	D	Downtown	PD	0	87	2.81	Reg. shopping	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	170.7			170.7		Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Highest/High Resources, High Quality Transit Area
600 N 1ST ST	91502	2460023047	D	Downtown	PD	0	87	0.29	Reg. shopping	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	17.9			17.9		Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Highest/High Resources, High Quality Transit Area
230 E BURBANK BLVD	91502	2460023060	D	Downtown	PD	0	87	1.67	Reg. shopping	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	101.7			101.7	Improve/Land Value ratio < 1	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Highest/High Resources, High Quality Transit Area
217 GRINNELL DR	91502	2460031007	D	Downtown	BCC-2	0	87	0.19	Parking lot/patron	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	11.5			11.5	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Highest/High Resources, High Quality Transit Area
215 GRINNELL DR	91502	2460031008	D	Downtown	BCC-2	0	87	0.19	Parking lot/patron	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	11.5			11.5	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Highest/High Resources, High Quality Transit Area
218 E BURBANK BLVD	91502	2460031016	D	Downtown	BCC-2	0	87	0.17	Parking lot/patron	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	10.1			10.1	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Highest/High Resources, High Quality Transit Area
212 E BURBANK BLVD	91502	2460031018	D	Downtown	BCC-2	0	87	0.19	Parking lot/patron	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	11.7			11.7	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Highest/High Resources, High Quality Transit Area
800 N SAN FERNANDO BLVD	91502	2460031019	D	Downtown	BCC-2	0	87	0.24	Bank/savings	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	14.6			14.6	Improve/Land Value ratio < 1	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Highest/High Resources, High Quality Transit Area
840 N SAN FERNANDO BLVD	91502	2460031029	D	Downtown	BCC-2	0	87	0.16	Bank/savings	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	9.6			9.6	Building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Highest/High Resources, High Quality Transit Area
N SAN FERNANDO/GRINNEL	91502	2460031044	D	Downtown	BCC-2	0	87	0.16	Vacant	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	9.8			9.8	Improve/Land Value ratio < 1	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Highest/High Resources, High Quality Transit Area
800 N SAN FERNANDO BLVD	91502	2460031045	D	Downtown	BCC-2	0	87	0.44	Fast food-walkup	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	26.7			26.7	Improve/Land Value ratio < 1	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Highest/High Resources, High Quality Transit Area
Total: TOD 4-Old IKEA	91502							13.80						839.0			839.0			

Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Information-1 (Underutilization)	Information-2 (Likelihood of Development)	Information-3 (Availability to Resources)
401 N 1ST ST	91502	2460023056	E	Downtown	PD	0	87	2.06	Reg. shopping	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	124.8			124.8	Improve/Land Value ratio < 1	Proposed Downtown TOD Specific Plan,	TCAC-High Resources, High Quality Transit Area
521 N 1ST ST	91502	2460023057	E	Downtown	PD	0	87	0.65	Reg. shopping	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	39.2			39.2		Proposed Downtown TOD Specific Plan,	TCAC-High Resources, High Quality Transit Area
Total: TOD 5-Ashley Home/El Pol	91502							2.71						164.0			164.0			
245 E MAGNOLIA BLVD	91502	2460023048	F	Downtown	PD	0	87	1.31	Reg. shopping	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	79.5			79.5		Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
201 E MAGNOLIA BLVD	91502	2460023049	F	Downtown	PD	0	87	5.20	Reg. shopping	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	316.5			316.5		Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
111 E MAGNOLIA BLVD	91502	2460023050	F	Downtown	PD	0	87	1.41	Reg. shopping	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	86.2			86.2		Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
501 N 3RD ST	91502	2460023052	F	Downtown	PD	0	87	2.23	Reg. shopping	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	135.9			135.9		Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
550 N 1ST ST	91502	2460023054	F	Downtown	PD	0	87	2.71	Reg. shopping	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	165.3			165.3		Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
200 E CYPRESS AVE	91502	2460023063	F	Downtown	PD	0	87	2.35	Reg. shopping	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	143.3			143.3		Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
(PRIV STREET AND YARD IMPS)	91502	2460023064	F	Downtown	PD	0	87	1.26	Private Street	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	76.9			76.9		Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
555 N 3RD ST	91502	2460023996	F	Downtown	PD	0	87	0.27	Theater	Yes-Current	YES - City-Owned	Available	Not in Last Cycle	16.4			16.4		Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
Total: TOD 6-Burbank Town Ctr	91502							16.75						1020.0			1020.0			
121 S GLENOAKS BLVD	91502	2453014002	G	Downtown	BCC-3	0	87	0.08	Prof building	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	4.9			4.9	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
123 S GLENOAKS BLVD	91502	2453014003	G	Downtown	BCC-3	0	87	0.04	Store/resid combo	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	2.4			2.4	Building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
147 S GLENOAKS BLVD	91502	2453014008	G	Downtown	BCC-3	0	87	0.09	Store	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	2.3			2.3	Building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area



Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Information-1 (Underutilization)	Information-2 (Likelihood of Development)	Information-3 (Availability to Resources)
356 E OLIVE AVE	91502	2453014012	G	Downtown	BCC-2	0	87	0.18	Prof building	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	10.7			10.7	Improve/Land Value ratio < 1	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
348 E OLIVE AVE	91502	2453014014	G	Downtown	BCC-2	0	87	0.18	Office building	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	10.8			10.8	Building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
362 E OLIVE AVE	91502	2453014022	G	Downtown	BCC-2	0	87	0.06	Store	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	3.8			3.8	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
358 E OLIVE AVE	91502	2453014023	G	Downtown	BCC-2	0	87	0.12	Office building	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	7.0			7.0	Building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
137 S GLENOAKS BLVD	91502	2453014024	G	Downtown	BCC-3	0	87	0.16	Restaurant	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	7.7			7.7	Building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
372 E OLIVE AVE	91502	2453014025	G	Downtown	BCC-3	0	87	0.13	Bank/savings	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	7.7			7.7	Improve/Land Value ratio < 1	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
359 E ANGELENO AVE	91502	2453014026	G	Downtown	BCC-2	0	87	0.17	Parking lot/patron	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	10.5			10.5	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
353 E ANGELENO AVE	91502	2453014029	G	Downtown	BCC-2	0	87	0.35	Office building	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	20.2			20.2		Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
Total: TOD 8-Olive/Glenoaks	91502													88.0			88.0			
101 S 1ST ST, 400	91502	2453011029	H	Downtown	BCC-2	0	87	2.12	Office building	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	129.2			129.2		Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
235 S 1ST ST	91502	2453018017	H	Downtown	BCC-2	0	87	1.71	Restaurant	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	102.8			102.8	Improve/Land Value ratio < 1	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
Total: TOD-10-BJs/Black Angus	91502							3.83						232.0			232.0			
120 S VICTORY BLVD	91502	2451016011	I	North Victory	BCCM	0	27	2.14	Office building	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle		18.6	18.6	37.2		Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Moderate Resources, High Quality Transit Area
272 E OLIVE AVE	91502	2451016012	I	North Victory	BCCM	0	27	0.24	Auto serv/body	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle		1.7	1.7	3.4	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Moderate Resources, High Quality Transit Area
264 W OLIVE AVE	91502	2451016013	I	North Victory	BCCM	0	27	0.19	Auto serv/body	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle		1.8	1.8	3.6	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Moderate Resources, High Quality Transit Area
110 S VICTORY BLVD	91502	2451016014	I	North Victory	BCCM	0	27	0.31	Auto serv/body	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle		2.9	2.9	5.8	Building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Moderate Resources, High Quality Transit Area

Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Information-1 (Underutilization)	Information-2 (Likelihood of Development)	Information-3 (Availability to Resources)
Total: TOD 11-Victory/Olive	91502							2.88							25.0	25.0	50.0			
N FAIRVIEW/W EMPIRE	91504	2464006045	J	Regional Commercial	M-2	0	58	0.65	Parking lot/structure	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	30.0			30.0	Improve/Land Value ratio < 1, building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
Total: GSSP-6 Fairview	91504													30.0			30.0			
137 E VERDUGO AVE	91502	2453019011	L	Downtown Commercial	BCC-2	0	87	0.17	Parking lot/patron	Yes-Current	NO - Privately-Owned	Pending Projects	In Last Cycle	4.8		25.8	30.6	Improve/Land Value ratio < 1, building pre-1980	Pending Entitlement	TCAC-High Resources, High Quality Transit Area
121 E VERDUGO AVE	91502	2453019015	L	Downtown Commercial	BCC-2	0	87	0.51	Parking lot/patron	Yes-Current	NO - Privately-Owned	Pending Projects	In Last Cycle	14.7		79.6	94.3	Improve/Land Value ratio < 1, building pre-1980	Pending Entitlement	TCAC-High Resources, High Quality Transit Area
103 E VERDUGO AVE	91502	2453019017	L	Downtown Commercial	BCC-2	0	87	0.16	Parking lot/patron	Yes-Current	NO - Privately-Owned	Pending Projects	In Last Cycle	4.5		24.6	29.1	Improve/Land Value ratio < 1, building pre-1980	Pending Entitlement	TCAC-High Resources, High Quality Transit Area
Total: The Premier on First	91502							0.83						24.0		130.0	154.0			
W ALAMEDA/CALIFORNIA	91505	2483023419	M	Media District Commercial	PD	0	58	0.24	Vacant-Comm	Yes-Current	NO - Privately-Owned	Pending Projects	Not in Last Cycle	2.5		21.6	24.1	Currently vacant in highly urbanized area	Pending Entitlement	TCAC-High Resources, High Quality Transit Area
W ALAMEDA/CALIFORNIA	91505	2483023420	M	Media District Commercial	PD	0	58	0.28	Vacant-Comm	Yes-Current	NO - Privately-Owned	Pending Projects	Not in Last Cycle	2.9		24.4	27.3	Currently vacant in highly urbanized area	Pending Entitlement	TCAC-High Resources, High Quality Transit Area
3321 W OLIVE AVE	91505	2483023421	M	Media District Commercial	PD	0	58	0.28	Vacant-Comm	Yes-Current	NO - Privately-Owned	Pending Projects	Not in Last Cycle	2.9		24.6	27.5	Currently vacant in highly urbanized area	Pending Entitlement	TCAC-High Resources, High Quality Transit Area
W OLIVE/N LIMA	91505	2483023422	M	Media District Commercial	PD	0	58	0.06	Vacant-Comm	Yes-Current	NO - Privately-Owned	Pending Projects	Not in Last Cycle	0.6		5.2	5.8	Currently vacant in highly urbanized area	Pending Entitlement	TCAC-High Resources, High Quality Transit Area
3320 W ALAMEDA AVE	91505	2483023431	M	Media District Commercial	PD	0	58	0.16	Vacant-Comm	Yes-Current	NO - Privately-Owned	Pending Projects	Not in Last Cycle	1.7		14.4	16.1	Currently vacant in highly urbanized area	Pending Entitlement	TCAC-High Resources, High Quality Transit Area
W OLIVE/N LIMA	91505	2483023432	M	Media District Commercial	PD	0	58	0.07	Vacant	Yes-Current	NO - Privately-Owned	Pending Projects	Not in Last Cycle	0.8		6.6	7.4	Currently vacant in highly urbanized area	Pending Entitlement	TCAC-High Resources, High Quality Transit Area
3201 W OLIVE AVE	91505	2484024401	M	Media District Commercial	PD	0	58	0.15	Vacant-Comm	Yes-Current	NO - Privately-Owned	Pending Projects	Not in Last Cycle	1.6		13.2	14.8	Currently vacant in highly urbanized area	Pending Entitlement	TCAC-High Resources, High Quality Transit Area
Total: Bob Hope Center	91505							1.24						13.0		110.0	123.0			

[illegible]

didate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2

Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Information-1 (Underutilization)	Information-2 (Likelihood of Development)	Information-3 (Availability to Resources)
N GLENOAKS / E OLIVE	91502	2453008900	3.6	1.9			Shortfall of sites	0.1	Institutional	PD	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	87	5.5	Nonvacant	Parking lot lease	Public Uses-Civic Center	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
N GLENOAKS / E OLIVE	91502	2453008903	39.8	21.5			Shortfall of sites	0.9	Institutional	PD	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	87	61.3	Nonvacant	Gov't owned	Public Uses-Civic Center	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
348 E ORANGE GROVE AVE	91502	2453008905	15.9	8.6			Shortfall of sites	0.4	Institutional	PD	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	87	24.5	Nonvacant	Store/resid combo	Public Uses-Civic Center	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
301 E OLIVE AVE	91502	2453008908	23.9	12.9			Shortfall of sites	0.5	Institutional	PD	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	87	36.8	Nonvacant	Bank/savings	Public Uses-Civic Center	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
375 E OLIVE AVE	91502	2453008910	7.5	4.1			Shortfall of sites	0.2	Institutional	PD	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	87	11.6	Nonvacant	Parking lot/patron	Public Uses-Civic Center	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
E OLIVE / S 3RD	91502	2453008911	9.0	4.9			Shortfall of sites	0.2	Institutional	PD	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	87	13.8	Nonvacant	Parking lot/patron	Public Uses-Civic Center	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
374 E ORANGE GROVE AVE	91502	2453008912	28.8	15.6			Shortfall of sites	0.7	Institutional	PD	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	87	44.3	Nonvacant	Bank/savings	Public Uses-Civic Center	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
275 E OLIVE AVE	91502	2453009902	47.7	25.8			Shortfall of sites	1.8	Institutional	PD	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	87	73.5	Nonvacant	City Hall/Admin Ctr	Public Uses-Civic Center	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
110 N GLENOAKS BLVD	91502	2455021906	69.8	37.8			Shortfall of sites	1.6	Institutional	R-4	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	87	107.6	Nonvacant	Central Library	Public Uses-Civic Center	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
Total: TOD 7-Civic Center	91502		246.0	133.0				6.2							379.0					
249 S GLENOAKS BLVD	91502	2453021026	7.7	4.1			Shortfall of sites	0.2	Downtown	BCC-3	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	87	11.7	Nonvacant	Auto serv/body	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
249 S GLENOAKS BLVD	91502	2453021027	3.4	1.8			Shortfall of sites	0.1	Downtown	BCC-3	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	87	5.3	Nonvacant	Auto serv/body	Improve/Land Value ratio < 1	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
201 S GLENOAKS BLVD	91502	2453021029	10.0	5.3			Shortfall of sites	0.3	Downtown	BCC-3	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	87	15.4	Nonvacant	Restaurant	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
221 S GLENOAKS BLVD	91502	2453021030	8.2	4.3			Shortfall of sites	0.2	Downtown	BCC-3	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	87	12.5	Nonvacant	Store	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
354 E ANGELENO AVE	91502	2453021032	6.9	3.7			Shortfall of sites	0.2	High Density Residential	BCC-2	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	87	10.5	Nonvacant	Prof building	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
344 E ANGELENO AVE	91502	2453021033	6.9	3.7			Shortfall of sites	0.2	High Density Residential	BCC-2	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	87	10.6	Nonvacant	Prof building	Improve/Land Value ratio < 1	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
336 E ANGELENO AVE	91502	2453021035	7.0	3.7			Shortfall of sites	0.2	High Density Residential	BCC-2	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	87	10.7	Nonvacant	Private school	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
320 E ANGELENO AVE	91502	2453021041	6.8	3.6			Shortfall of sites	0.2	High Density Residential	BCC-2	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	87	10.5	Nonvacant	Church	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
310 E ANGELENO AVE	91502	2453021046	14.0	7.4			Shortfall of sites	0.4	High Density Residential	BCC-2	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	87	21.4	Nonvacant	Parking lot/patron	Improve/Land Value ratio < 1	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
300 E ANGELENO AVE	91502	2453021062	6.1	3.3			Shortfall of sites	0.2	High Density Residential	BCC-2	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	87	9.4	Nonvacant	Church		Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
Total: TOD 9-Fosters Freeze	91502		77.0	41.0				1.9							118.0					
353 E SAN JOSE AVE	91502	2460034021	4.4	4.2		39.8	Shortfall of sites	0.3	Downtown	BCC-2	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	200	48.4	Nonvacant	Private school	Improve/Land Value ratio < 1	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area

Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Information-1 (Underutilization)	Information-2 (Likelihood of Development)	Information-3 (Availability to Resources)
409 N GLENOAKS BLVD	91502	2460035001	1.4	1.3		12.3	Shortfall of sites	0.1	Downtown	BCC-3	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	200	15.0	Nonvacant	Parking lot/patron	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
369 E MAGNOLIA BLVD	91502	2460035003	2.3	2.1		20.4	Shortfall of sites	0.2	Downtown	BCC-3	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	200	24.8	Nonvacant	Restaurant	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
361 E MAGNOLIA BLVD	91502	2460035005	2.2	2.1		19.8	Shortfall of sites	0.2	Downtown	BCC-2	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	200	24.0	Nonvacant	Office building	Building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
353 E MAGNOLIA BLVD	91502	2460035007	2.2	2.1		20.1	Shortfall of sites	0.2	Downtown	BCC-2	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	200	24.5	Nonvacant	Store/resid combo	Building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
352 E SAN JOSE AVE	91502	2460035008	2.3	2.1		20.4	Shortfall of sites	0.2	Downtown	BCC-2	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	200	24.8	Nonvacant	Parking lot/patron	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
320 E SAN JOSE AVE	91502	2460035014	3.6	3.4		32.3	Shortfall of sites	0.3	Downtown	PD	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	200	39.3	Nonvacant	Parking lot/patron	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
300 E SAN JOSE AVE	91502	2460035016	4.2	4.0		38.2	Shortfall of sites	0.3	Downtown	PD	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	200	46.5	Nonvacant	Parking lot/patron	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
344 E SAN JOSE AVE	91502	2460035017	4.6	4.3		41.4	Shortfall of sites	0.4	Downtown	PD	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	200	50.4	Nonvacant	Private school		Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
321 E MAGNOLIA BLVD	91502	2460035018	6.8	6.4		61.2	Shortfall of sites	0.5	Downtown	PD	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	200	74.4	Nonvacant	Club/Lodge Hall	Building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
Total: TOD 12-YMCA	91502		34.0	32.0		306.0		6.5							372.0					
3075 N LIMA ST	91504	2466001015			6.6	6.6	Shortfall of sites	0.2	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	13.2	Nonvacant	Light industrial	Building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3079 N LIMA ST	91504	2466001016			6.5	6.5	Shortfall of sites	0.2	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	13.1	Nonvacant	Light industrial	Improve/Land Value ratio < 1, building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3310 COHASSET ST	91504	2466001022			6.4	6.4	Shortfall of sites	0.2	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	12.7	Nonvacant	Light industrial	Improve/Land Value ratio < 1, building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3094 N AVON ST	91504	2466001023			6.5	6.5	Shortfall of sites	0.2	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	13.0	Nonvacant	Light industrial	Building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3090 N AVON ST	91504	2466001024			6.4	6.4	Shortfall of sites	0.2	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	12.9	Nonvacant	Light industrial	Building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3086 N AVON ST	91504	2466001025			12.3	12.3	Shortfall of sites	0.3	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	24.6	Nonvacant	Light industrial	Building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3080 N AVON ST	91504	2466001026			7.5	7.5	Shortfall of sites	0.2	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	14.9	Nonvacant	Light industrial	Improve/Land Value ratio < 1, building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3071 N LIMA ST	91504	2466001029			6.3	6.3	Shortfall of sites	0.2	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	12.6	Nonvacant	Light industrial	Building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3083 N LIMA ST	91504	2466001030			13.0	13.0	Shortfall of sites	0.3	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	25.9	Nonvacant	Warehouse, storage	Building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3059 N CALIFORNIA ST	91504	2466001045			6.2	6.2	Shortfall of sites	0.1	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	12.4	Vacant in highly urbanized area	Vacant	Vacant in highly urbanized area	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3063 N CALIFORNIA ST	91504	2466001046			6.8	6.8	Shortfall of sites	0.2	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	13.6	Vacant in highly urbanized area	Vacant	Vacant in highly urbanized area	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3300 N SAN FERNANDO BLVD	91504	2466001063			21.4	21.4	Shortfall of sites	0.5	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	42.8	Nonvacant	Warehouse, storage		Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3089 N LIMA ST	91504	2466001064			6.5	6.5	Shortfall of sites	0.2	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	13.0	Nonvacant	Warehouse, storage	Improve/Land Value ratio < 1	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3099 N LIMA ST	91504	2466001077			13.2	13.2	Shortfall of sites	0.3	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	26.4	Nonvacant	Light industrial	Improve/Land Value ratio < 1	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area

Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Information-1 (Underutilization)	Information-2 (Likelihood of Development)	Information-3 (Availability to Resources)
3320 N SAN FERNANDO BLVD	91504	2466001081			41.4	41.4	Shortfall of sites	1.0	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	82.9	Nonvacant	Light industrial		Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
Total: GSSP-1 Lima/Avon	91504				167.0	167.0		17.1							334.0					
3333 N SAN FERNANDO BLVD	91504	2466005003			42.6	42.4	Shortfall of sites	0.9	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	85.0	Nonvacant	Light industrial	Improve/Land Value ratio < 1, building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3207 N SAN FERNANDO BLVD	91504	2466005013			24.2	24.1	Shortfall of sites	0.5	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	48.2	Nonvacant	Light industrial	Improve/Land Value ratio < 1, building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
N SAN FERNANDO/N HOLLYWOOD	91504	2466005017			9.5	9.4	Shortfall of sites	0.2	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	18.9	Nonvacant	Parking lot/structure	Improve/Land Value ratio < 1	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
N SAN FERNANDO/N HOLLYWOOD	91504	2466005018			11.0	11.0	Shortfall of sites	0.2	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	22.0	Nonvacant	Parking lot/structure	Improve/Land Value ratio < 1	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3303 N SAN FERNANDO BLVD	91504	2466005024			63.8	63.5	Shortfall of sites	1.3	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	127.3	Nonvacant	Light industrial	Improve/Land Value ratio < 1, building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3301 N SAN FERNANDO BLVD	91504	2466005025			60.6	60.4	Shortfall of sites	1.3	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	121.0	Nonvacant	Light industrial		Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3024 N HOLLYWOOD WAY	91504	2466006002			2.7	2.7	Shortfall of sites	0.1	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	5.3	Nonvacant	Light industrial	Improve/Land Value ratio < 1, building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3022 N HOLLYWOOD WAY	91504	2466006003			3.1	3.1	Shortfall of sites	0.1	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	6.1	Nonvacant	Light industrial	Building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3020 N HOLLYWOOD WAY	91504	2466006004			2.9	2.9	Shortfall of sites	0.1	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	5.9	Nonvacant	Light industrial	Improve/Land Value ratio < 1, building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3018 N HOLLYWOOD WAY	91504	2466006005			3.1	3.1	Shortfall of sites	0.1	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	6.2	Nonvacant	Light industrial	Building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3016 N HOLLYWOOD WAY	91504	2466006006			3.1	3.1	Shortfall of sites	0.1	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	6.1	Nonvacant	Light industrial	Improve/Land Value ratio < 1, building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3014 N HOLLYWOOD WAY	91504	2466006007			3.0	3.0	Shortfall of sites	0.1	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	6.1	Nonvacant	Light industrial	Improve/Land Value ratio < 1, building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3012 N HOLLYWOOD WAY	91504	2466006008			3.0	3.0	Shortfall of sites	0.1	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	6.0	Nonvacant	Light industrial	Improve/Land Value ratio < 1, building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
N HOLLYWOOD/TULARE	91504	2466006009			3.1	3.1	Shortfall of sites	0.1	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	6.1	Nonvacant	Parking lot/structure	Improve/Land Value ratio < 1, building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
N HOLLYWOOD/TULARE	91504	2466006010			3.0	3.0	Shortfall of sites	0.1	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	6.1	Nonvacant	Parking lot/structure	Improve/Land Value ratio < 1, building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3000 N HOLLYWOOD WAY	91504	2466006011			14.4	14.3	Shortfall of sites	0.3	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	28.7	Nonvacant	Warehouse, storage	Improve/Land Value ratio < 1, building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
Total: GSSP-2 N. Hollywood Way	91504				253.0	252.0		5.3							505.0					
2210 N SCREENLAND DR	91505	2463001005	166.1	89.2			Shortfall of sites	3.0	Golden State	M-1	Golden State Specific Plan	Golden State Specific Plan	20	120	255.3	Nonvacant	Light industrial	Building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
2211 N HOLLYWOOD WAY	91505	2463001006	18.6	10.0			Shortfall of sites	0.3	Golden State	M-1	Golden State Specific Plan	Golden State Specific Plan	20	120	28.7	Nonvacant	Light industrial	Improve/Land Value ratio < 1, building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
2205 N HOLLYWOOD WAY	91505	2463001007	17.8	9.5			Shortfall of sites	0.3	Golden State	M-1	Golden State Specific Plan	Golden State Specific Plan	20	120	27.3	Nonvacant	Light industrial	Improve/Land Value ratio < 1, building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
2201 N HOLLYWOOD WAY	91505	2463001008	17.7	9.5			Shortfall of sites	0.3	Golden State	M-1	Golden State Specific Plan	Golden State Specific Plan	20	120	27.2	Nonvacant	Light industrial	Improve/Land Value ratio < 1, building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Information-1 (Underutilization)	Information-2 (Likeliness of Development)	Information-3 (Availability to Resources)
City of Burbank	3520 W VALHALLA DR	91505	2463001011	131.5	70.7			Shortfall of sites	2.4	Golden State	M-1	Golden State Specific Plan	Golden State Specific Plan	20	120	202.2	Nonvacant	Light industrial	Building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites.	TCAC-High Resources, High Quality Transit Area
City of Burbank	2231 N HOLLYWOOD WAY	91505	2463001012	89.3	48.0			Shortfall of sites	1.6	Golden State	M-1	Golden State Specific Plan	Golden State Specific Plan	20	120	137.3	Nonvacant	Light industrial	Improve/Land Value ratio < 1, building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites.	TCAC-High Resources, High Quality Transit Area
City of Burbank	Total: GSSP-3 Valhalla	91505		441.0	237.0				8.1							678.0					
City of Burbank	2340 N HOLLYWOOD WAY	91505	2463010001			214.0	214.0	Shortfall of sites	4.5	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	428.0	Nonvacant	Office building	Building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites.	TCAC-Highest Resources, High Quality Transit Area
City of Burbank	Total: GSSP-4 Logix	91505				214.0	214.0		4.5							428.0					
City of Burbank	N ONTARIO/W EMPIRE	91505	2464004036			83.0	83.0	Shortfall of sites	1.7	Regional Commercial	PD	Golden State Specific Plan	Golden State Specific Plan	20	120	166.0	Nonvacant	Parking lot/structure	Improve/Land Value ratio < 1	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites.	TCAC-High Resources, High Quality Transit Area
City of Burbank	Total: GSSP-5 Ontario	91505				83.0	83.0		1.7							166.0					
City of Burbank	3030 W EMPIRE AVE	91504	2464001002	20.3	11.1			Shortfall of sites	0.4	Regional Commercial	M-2	Golden State Specific Plan	Golden State Specific Plan	20	100	31.4	Nonvacant	Light industrial	Building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites.	TCAC-High Resources, High Quality Transit Area
City of Burbank	3020 W EMPIRE AVE	91504	2464001003	21.0	11.5			Shortfall of sites	0.4	Regional Commercial	M-2	Golden State Specific Plan	Golden State Specific Plan	20	100	32.5	Nonvacant	Light industrial	Building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites.	TCAC-High Resources, High Quality Transit Area
City of Burbank	2820 W EMPIRE AVE	91504	2464001007	38.3	20.9			Shortfall of sites	0.7	Regional Commercial	M-2	Golden State Specific Plan	Golden State Specific Plan	20	100	59.2	Nonvacant	Heavy industrial	Building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites.	TCAC-High Resources, High Quality Transit Area
City of Burbank	3110 W EMPIRE AVE	91504	2464001015	42.6	23.3			Shortfall of sites	0.8	Regional Commercial	M-2	Golden State Specific Plan	Golden State Specific Plan	20	100	65.9	Nonvacant	Office building		Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites.	TCAC-High Resources, High Quality Transit Area
City of Burbank	3000 W EMPIRE AVE	91504	2464001019	102.2	55.7			Shortfall of sites	1.9	Regional Commercial	M-2	Golden State Specific Plan	Golden State Specific Plan	20	100	157.9	Nonvacant	Light industrial	Building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites.	TCAC-High Resources, High Quality Transit Area
City of Burbank	2890 W EMPIRE AVE	91504	2464001020	44.6	24.3			Shortfall of sites	0.9	Regional Commercial	M-2	Golden State Specific Plan	Golden State Specific Plan	20	100	68.9	Nonvacant	Light industrial	Improve/Land Value ratio < 1, building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites.	TCAC-High Resources, High Quality Transit Area
City of Burbank	3120 W EMPIRE AVE	91504	2464001021	57.8	31.5			Shortfall of sites	1.1	Regional Commercial	M-2	Golden State Specific Plan	Golden State Specific Plan	20	100	89.3	Nonvacant	Warehouse, storage	Improve/Land Value ratio < 1	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites.	TCAC-High Resources, High Quality Transit Area
City of Burbank	W EMPIRE/VANOWEN	91504	2464001906	3.2	1.7			Shortfall of sites	0.1	Institutional	RR	Golden State Specific Plan	Golden State Specific Plan	20	100	4.9	Vacant in highly urbanized area	Government, public	Vacant in highly urbanized area	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites.	TCAC-High Resources, High Quality Transit Area
City of Burbank	Total: GSSP-7 Empire	91504		330.0	180.0				6.4							510.0					



**Table C: Land Use, Table Starts in A2**

Zoning Designation (From Table A, Column G)	General Land Uses Allowed
NSFC	Mixed-Use (MC Section 10-1-2701)
PD	Variety of housing (MC Section 10-1-655)
BCC-2	Residential above Commercial w/CUP (MC Section 10-1-502)
BCC-3	Residential above commercial w/ CUP and Residential only permitted (MC Section 10-1-502)
BCCM	Residential not permitted (MC Section 10-1-502)
C-3	Residential above Commercial w/CUP (MC Section 10-1-502)
M-2	Residential not permitted (MC Section 10-1-502)
C-R	Residential not permitted (MC Section 10-1-502)
R-4	Residential only permitted (MC Section 10-1-627)
MDC-3	Residential above Commercial w/CUP (MC Section 10-1-502)

# Appendix E

## Adequate Sites Program Alternative Checklist

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

1800 Third Street, Suite 430  
P. O. Box 952053  
Sacramento, CA 94252-2053  
(916) 323-3177  
FAX (916) 327-2643



**Adequate Sites Program Alternative Checklist**  
**Government Code Section 65583.1(c)**

As provided for in Government Code Section 65583.1(c), local governments can rely on existing housing units to address up to 25 percent of their adequate sites requirement by counting existing units made available or preserved through the provision of "committed assistance" to low- and very low-income households at affordable housing costs or affordable rents. The following is a checklist intended to provide guidance in determining whether the provisions of Government Code Section 65583.1(c) can be used to address the adequate sites program requirement. Please be aware, all information must be provided in the housing element to demonstrate compliance.

**HE Page #**

<b>65583.1(c)(4)</b> Is the local government providing, or will it provide "committed assistance" during the period of time from the beginning of the RHNA projection period (6/30/21) to the end of the first 3 years of the housing element planning period (10/15/24)? See the definition of "committed assistance" at the end of the checklist.	x Yes <input type="checkbox"/> No	
<b>65583.1(c)(1)(A)</b> Has the local government identified the specific source of "committed assistance" funds? If yes: specify the amount and date when funds will be dedicated through a (legally enforceable agreement). <u>\$5,000,000</u> Date: <u>October 2024</u>	x Yes <input type="checkbox"/> No	
<b>65583.1(c)(3)</b> Has at least some portion of the regional share housing need for very low-income (VL) or low-income (L) households been met in the current or previous planning period?  Specify the number of affordable units permitted/constructed in the previous period. Specify the number affordable units permitted/constructed in the current period and document how affordability was established.	x Yes <input type="checkbox"/> No  <u>144</u> _____	
<b>65583.1(c)(1)(B)</b> Indicate the total number of units to be assisted with committed assistance funds and specify funding source. Number of units: <u>10</u> Funding source: <u>Successor Agency Housing Asset Fund</u>		
<b>65583.1(c)(1)(B)</b> Will the funds be sufficient to develop the identified units at affordable costs or rents?	x Yes <input type="checkbox"/> No	
<b>65583.1(c)(1)(C)</b> Do the identified units meet the substantial rehabilitation, conversion, or preservation requirements as defined? Which option? <u>conversion</u>	x Yes <input type="checkbox"/> No	
<b>Note: If you cannot answer "yes" to all of the general requirements questions listed above, your jurisdiction is not eligible to utilize the alternate adequate sites program provisions set forth in Government Code Section 65583.1(c).</b>		

**65583.1(c) Checklist**

<b>CONVERSION OF MULTIFAMILY RENTAL AND OWNERSHIP UNITS OF 3 OR MORE OR FORECLOSED PROPERTIES FROM NON-AFFORDABLE TO AFFORDABLE (65583.1(c)(2)(B))</b>		
Include reference to specific program action in housing element.	Program # _____	Page # _____
<b>65583.1(c)(2)(B)</b> Specify the number of multifamily rental (3 or more units) to be converted.  Specify the number multifamily ownership units to be converted.  Specify the number of foreclosed properties acquired. Date Acquired? Will these units be for rent?	10  _____  _____  _____	
<b>65583.1(c)(2)(B)(i)</b> Will the acquired units be made affordable to low- or very low-income households?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>65583.1(c)(2)(B)(ii)</b> For units to be converted to very-low income, were those units affordable to very low-income households at the time they were identified for acquisition? For units to be converted to low-income, were those units affordable to low-income households at the time they were identified for acquisition?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>65583.1(c)(2)(B)(iii)</b> If the acquisition results in the displacement of very low- or low-income households, is the local government providing relocation assistance consistent with Government Code Section 7260, including rent and moving expenses equivalent to four (4) months, to those occupants permanently or temporary displaced?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>65583.1(c)(2)(B)(iv)</b> Will units be decent, safe, and sanitary upon occupancy?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>65583.1(c)(2)(B)(v)</b> Will affordability and occupancy restrictions be maintained at least 55 years?	<input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No	
<b>65583.1(c)(2)(B)(vi)*</b> <b>For conversion of multifamily ownership units:</b> Has at least an equal share of newly constructed multifamily rental units affordable to lower-income households been constructed within the current planning period or will be constructed by the of program completion as the number of ownership units to be converted? (Note: this could be demonstrated by providing certificates of occupancy)  Specify the number of affordable multifamily rental units constructed in the planning period.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A  # of lower-income units: _____	

## 65583.1(c) Checklist

### **DEFINITIONS:**

**Committed Assistance:** When a local government has entered into a legally enforceable agreement within a specific timeframe spanning from the beginning of the RHNA projection period through the end of the second year of the housing element planning period, obligating funds for affordable units available for occupancy within two years of the agreement.

**Assisted Housing Development:** A multifamily rental housing development that receives governmental assistance under any of the following programs:

- (A) New construction, substantial rehabilitation, moderate rehabilitation, property disposition, and loan management set-aside programs, or any other program providing project-based assistance, under Section 8 of the United States Housing Act of 1937, as amended (42 U.S.C. Sec. 1437f).
- (B) The following federal programs:
  - (i) The Below-Market-Interest-Rate Program under Section 221(d)(3) of the National Housing Act (12 U.S.C. Sec. 1715l(d)(3) and (5)).
  - (ii) Section 236 of the National Housing Act (12 U.S.C. Sec. 1715z-1).
  - (iii) Section 202 of the Housing Act of 1959 (12 U.S.C. Sec. 1701q).
- (C) Programs for rent supplement assistance under Section 101 of the Housing and Urban Development Act of 1965, as amended (12 U.S.C. Sec. 1701s).
- (D) Programs under Sections 514, 515, 516, 533, and 538 of the Housing Act of 1949, as amended (42 U.S.C. Sec. 1485).
- (E) Section 42 of the Internal Revenue Code.
- (F) Section 142(d) of the Internal Revenue Code (tax-exempt private activity mortgage revenue bonds).
- (G) Section 147 of the Internal Revenue Code (Section 501(c)(3) bonds).
- (H) Title I of the Housing and Community Development Act of 1974, as amended (Community Development Block Grant Program).
- (I) Title II of the Cranston-Gonzales National Affordable Housing Act of 1990, as amended (HOME Investment Partnership Program).
- (J) Titles IV and V of the McKinney-Vento Homeless Assistance Act of 1987, as amended, including the Department of Housing and Urban Development's Supportive Housing Program, Shelter Plus Care program, and surplus federal property disposition program.
- (K) Grants and loans made by the Department of Housing and Community Development, including the Rental Housing Construction Program, CHRP-R, and other rental housing finance programs.
- (L) Chapter 1138 of the Statutes of 1987.
- (M) The following assistance provided by counties or cities in exchange for restrictions on the maximum rents that may be charged for units within a multifamily rental housing development and on the maximum tenant income as a condition of eligibility for occupancy of the unit subject to the rent restriction, as reflected by a recorded agreement with a county or city:
  - (i) Loans or grants provided using tax increment financing pursuant to the Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the Health and Safety Code).
  - (ii) Local housing trust funds, as referred to in paragraph (3) of subdivision (a) of Section 50843 of the Health and Safety Code.
  - (iii) The sale or lease of public property at or below market rates.
  - (iv) The granting of density bonuses, or concessions or incentives, including fee waivers, parking variances, or amendments to general plans, zoning, or redevelopment project area plans, pursuant to Chapter 4.3 (commencing with Section 65915).

Assistance pursuant to this subparagraph shall not include the use of tenant-based Housing Choice Vouchers (Section 8(o)) of the United States Housing Act of 1937, 42 U.S.C. Sec. 1437f(o), excluding subparagraph (13) relating to project-based assistance). Restrictions shall not include any rent control or rent stabilization ordinance imposed by a county, city, or city and county.

# Appendix F

## Community Participation

F-1. Workshop Notice/Announcement

F-2. Workshop Presentation

F-3. Summary of Community Workshop Input

F-4. Housing Element Survey

F-5. Housing Element Survey Results

F-6. Comment Letters on Draft Housing Element

## Appendix F-1: Community Workshop Notice and Announcements



# BURBANK'S PLAN FOR HOUSING

## Join us for a Virtual Community Workshop

### Housing Element Update & Environmental Justice Discussion



This workshop will provide an overview of the Housing Element and provide you an opportunity to give your valuable input on the housing needs faced by Burbank's residents and workforce. Come learn more and share your ideas on the following:

- ✓ What are Burbank's most important housing needs?
- ✓ What options should the City pursue to address its housing needs within the Housing Element?
- ✓ What strategies can help reduce health risks facing Burbank's disadvantaged communities?



Please note that a second community workshop will be held in the fall focusing on the Housing Element sites inventory.

For more information, contact Lisa Frank, Senior Planner  
at (818) 238-5250 or [LFrank@burbankca.gov](mailto:LFrank@burbankca.gov)



### When?

**Saturday, October 3**  
**11:00 a.m. – 12:30 p.m.**

### Where?

[burbankhousingelement.com](http://burbankhousingelement.com)

A link to the meeting will be posted on the project website above prior to the meeting date. You can also learn more about the housing element and take our survey.  
(available October 3rd)

[burbankhousingelement.com](http://burbankhousingelement.com)

Scan code or visit website  
for translation enabled  
information

Translation dropdown  
located in top right corner



Scan code or visit website  
for translation enabled  
information

Translation dropdown  
located in top right corner



## Community Workshop Announcement on Housing Element

Website: <https://www.burbankhousingelement.com/>



### Announcements


English

- **Mar. 31, 2021 at 6:00 PM** – Environmental Scoping Meeting – [Click here](#) for meeting information.
- **Feb. 27, 2021 – Workshop #2:** CEQA Scoping Meeting. Recording of the meeting is available to watch below.
- **Feb. 17, 2021** – Informational workshop regarding updates to development standards for supportive housing, transitional housing, and emergency shelters in the City (Housing Element implementation). Recording of the meeting is available to watch below.
- **Burbank Housing Element Survey Results** – [Click here](#).
- **Oct. 3, 2020 – Workshop #1:** Burbank's Plan for Housing Virtual Community Workshop was on Saturday, October 3rd and the recording is available to watch below. Community Workshop Input – [Click here](#).

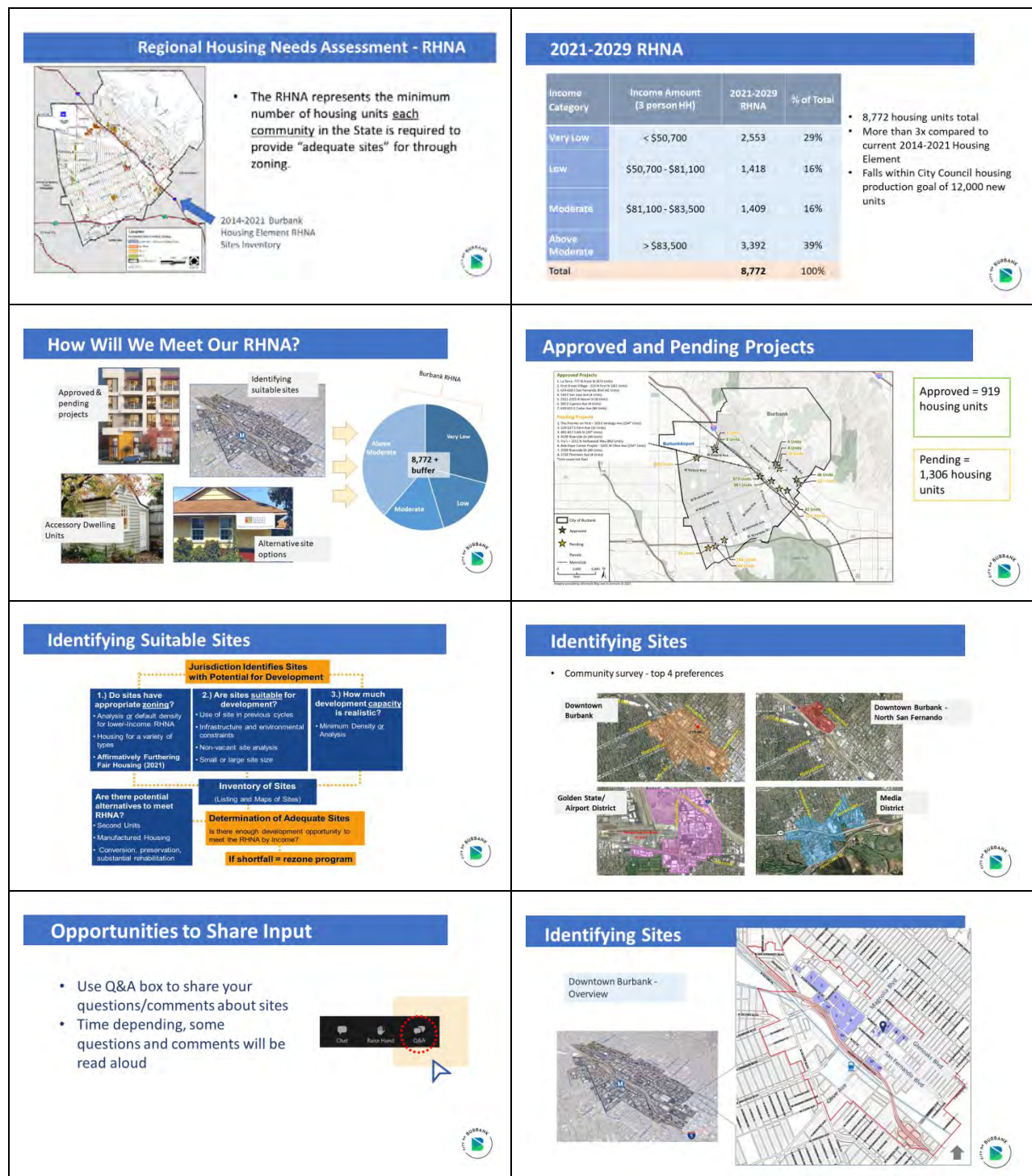
#### Virtual Community Workshop #2: CEQA Scoping Meeting (2/27/2021)



## Appendix F-2: Community Workshop #2 Presentation

<p>Burbank Housing Element and General Plan Updates</p> <p><b>Community Workshop #2 CEQA Scoping Meeting 2.27.2021</b></p> 	<h3>Meeting Information</h3> <ul style="list-style-type: none"> <li>1.5 hours total</li> <li>Presentation with question/answers throughout             <ol style="list-style-type: none"> <li>1. Review of Potential Housing Sites</li> <li>2. Overview of New Housing Programs</li> <li>3. Scoping for Environmental Impact Report (EIR)</li> </ol> </li> <li>Streaming on YouTube</li> <li>Recording &amp; will be posted to project webpage</li> </ul> 
<h3>Opportunities to Share Input</h3> <p><b>During the workshop:</b></p> <ul style="list-style-type: none"> <li>Q&amp;A box for questions &amp; comments</li> <li>10 min. verbal question &amp; comment breaks</li> <li>Some comments &amp; questions will be read aloud</li> </ul> <p><b>After the workshop:</b></p> <p> <a href="mailto:housingelement@burbankca.gov">housingelement@burbankca.gov</a></p> <p> <a href="http://www.burbankhousingelement.com">www.burbankhousingelement.com</a></p> <p> (818) 238-5250 – Planning Division</p>  	<h3>Key Acronyms &amp; Terms</h3> <ul style="list-style-type: none"> <li><b>HCD</b> = Department of Housing and Community Development</li> <li><b>SCAG</b> = Southern California Association of Governments</li> <li><b>BHNA</b> = Regional Housing Needs Assessment</li> <li><b>EIR</b> = Environmental Impact Report</li> <li><b>TOD</b> = Transit Oriented Development</li> <li><b>General Plan &amp; Specific Plans</b> <ul style="list-style-type: none"> <li>Downtown Burbank TOD and Golden State</li> </ul> </li> <li><b>Affordable Housing</b> – housing that costs no more than 30% of household income             <ul style="list-style-type: none"> <li>Income levels - Very Low, Low, Moderate (Above Moderate)</li> <li>Rent or sale prices restricted by affordability covenant/deed restriction (in most cases)</li> </ul> </li> </ul> 
<h3>Why Are We Here?</h3> <p>The City is addressing State-required updates to the City's General Plan (GP) Burbank2035</p> <ul style="list-style-type: none"> <li>Housing Element</li> <li>Safety Element</li> <li>Environmental Justice goals-policies-objectives throughout (new requirement)</li> </ul>   	<h3>Schedule</h3> <ul style="list-style-type: none"> <li>State Certification of Housing Element by October 2021</li> </ul>  
<h3>Community Outreach</h3> <ul style="list-style-type: none"> <li>Stakeholder meetings: service providers, developers &amp; business community (Aug. 2020)</li> <li>Virtual Community Workshop #1 (Oct. 2020)</li> <li>On-Line Community Survey (Sep-Dec 2020)             <ul style="list-style-type: none"> <li>226 respondents</li> </ul> </li> <li>City Council and Planning Board Study Sessions (July 2020, Jan 2021)</li> </ul> <p>➔ Visit project website for input received to date <a href="http://www.burbankhousingelement.com">www.burbankhousingelement.com</a></p> 	<h3>Housing Element Context</h3>  <ul style="list-style-type: none"> <li>2017 Burbank Affordable Housing Analysis and Strategy</li> <li>2019 City Council goal to produce 12,000 new housing units by 2035</li> <li>2021-2029 (6<sup>th</sup> cycle) Housing Element             <ul style="list-style-type: none"> <li>ID sites for future development</li> <li>ID programs to address housing needs</li> </ul> </li> </ul> 





### Identifying Sites

North San Fernando area

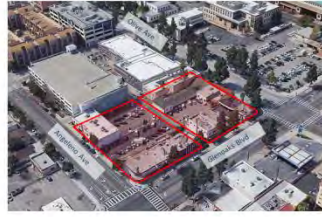


• Approximately 10.7 acres



### Identifying Sites

Downtown Burbank – Olive & Glenoaks



• 1.4 Acres



### Identifying Sites

Burbank Town Center  
Mail area



• Approximately 32 acres



### Identifying Sites

Civic Center



• Approximately 4.28 acres



### Questions/Comments from Q&A

Downtown Burbank



### Questions/Comments from Q&A

Downtown Burbank



### Identifying Sites

Golden State area –  
Lima/Avon



• Approximately 4.0 acres



### Identifying Sites

Golden State area –  
N. Hollywood Way & N. San  
Fernando Blvd.



• Approximately 5.3 Acres





## Identifying Sites

Golden State area – Logix



• Approximately 4.5 acres



## Questions/Comments from Q&A

Golden State district



## Accessory Dwelling Units (ADUs)

- ADUs are small backyard units either attached or detached from a single-family home
- Trends suggest City could expect 125 ADU permits/year with the addition of incentives
- SCAG analysis shows 70% of ADUs offered at rents affordable to low and moderate income



## Accessory Dwelling Units

- ADUs are distributed throughout the City
- Over 2021-2029 housing element, est. 1000 ADUs
  - 700 ADUs can contribute towards City's low/mod. income RHNA



## Alternative Site Options

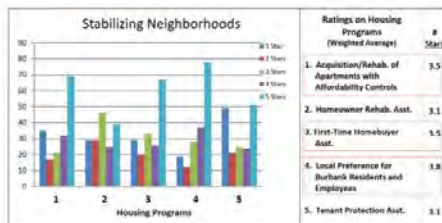
- Explore acquisition/rehabilitation of existing housing units
- Motel Conversions



## Housing Element Programs



## Programs



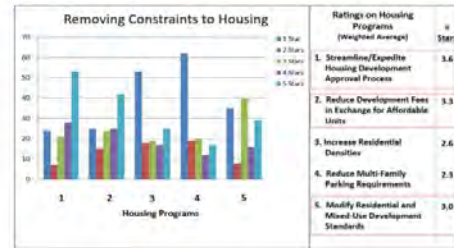
## Programs



## Programs



## Programs



## Ideas for New Programs

- Specific Plan Areas: Golden State, Downtown TOD & Media District
- Higher density housing near transit and jobs
  - Objective, clear development standards to streamline review
  - Program EIRs for projects to tier off

- Updated multi-family development standards
- Re-evaluate parking, setbacks, height, and other development standards, to make development of smaller sites more feasible

- Zoning to facilitate variety of housing types
- Micro-units, townhouses, live/work units

## Break for Verbal Questions & Comments

- Approximately 10 minutes total
- 2 minutes to ask questions or provide comments
- Use "raise hand"



## Appendix F-3: Summary of Community Workshop Input

### *City of Burbank* *Housing Element & Environmental Justice* ***Community Workshop Input***

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On October 3<sup>rd</sup> 2020, City Community Development Department staff and consultants conducted a virtual community workshop to solicit public input on the Housing Element update and the new Environmental Justice component of the General Plan. Twenty-three members of the public participated in the workshop, and provided feedback via on-line polling and question and answers. The following summarizes the input received at the workshop, including staff responses to participant questions.

#### **Polling Questions**

##### **1. How long have you lived in Burbank? 16 respondents**

<u>1 person</u>	1-2 years
<u>3 persons</u>	6-10 years
<u>3 persons</u>	11-20 years
<u>8 persons</u>	21+ years
<u>1 person</u>	Work in Burbank but live in another City

##### **2. What type of housing unit you live in? 17 respondents**

<u>9 persons</u>	Detached single-family house
<u>4 persons</u>	Duplex/triplex/fourplex
<u>2 persons</u>	Condominium/townhome
<u>1 person</u>	Apartment
<u>1 person</u>	Work in Burbank but live in another City

##### **3. Which of these issues do you see as being Burbank's most important housing needs? 13 respondents**

<u>10 persons</u>	Lack of housing for Burbank's workforce
<u>8 persons</u>	Housing for our homeless population



7 persons      Housing for Burbank’s seniors and disabled population

3 persons      Deteriorated housing conditions

3 persons      Overcrowded housing

**4. What strategies should the City pursue to meet its RHNA obligations?** 13 respondents

9 persons      Tiny homes/micro units

8 persons      Increased densities near transit

6 persons      Incentives for accessory dwelling units (ADUs)

6 persons      Motel conversions

3 persons      Allow slightly increased densities in single-family neighborhoods to reduce the number of multi-family sites needed

2 persons      Increased densities in multi-family zoned neighborhoods

**5. In evaluating strategies to address environmental justice issues faced by Burbank’s low income and disadvantaged communities, which of the following environmental justice issues do you see as being the highest priority?** 16 respondents

13 persons      High housing costs

8 persons      Public health

7 persons      Environmental pollution

6 persons      Unemployment

3 persons      Linguistic isolation (non-English speaking)

2 persons      Increased densities in multi-family zoned neighborhoods

**Questions and Answers**

**1. How does City Council’s goal to produce 12,000 housing units by 2034 pace with the expected future job growth? How much will it improve the Job-Housing ratio in the City?**

**Staff Response:**

- *The goal of 12,000 housing units is aspirational, but it is consistent with Burbank’s projected RHNA which has increased from 2,600 to 8,700 in the last 8 years.*
- *We anticipate a growth in employment with current developments like Avion and Media Studio North. Additionally, the City has been able to attract major employers like Netflix and Tip Mouse.*
- *Even if Burbank were to achieve its housing goal, the City might not be able to keep pace with projected employment growth. However, we won’t be losing ground as we have in the past.*

**2. Given the water and power shortage, how will the City accommodate the increase in electricity and water demand from 12,000 additional housing units? Will the City build another powerplant?**

**Staff Response:**

- *Burbank 2035 General Plan, adopted in 2013, anticipated projected growth of 5,900 units. The 8,700 units that is our fair share requirement coming through SCAG is something we have to look at within the context of our infrastructure/utility capacity.*
- *An environmental assessment will be conducted to determine the location of additional housing units that is consistent with Council goals of responsible development and protecting single-family neighborhoods, and at the same time being able to have community facility and infrastructure to support additional housing.*
- *The Environmental Impact Report (EIR) process will be initiated early next year. Topics of energy and water will be investigated as a part of the review process.*

**3. Can you elaborate on what will happen if the City does not meet the required RHNA numbers and does not build the required housing? How will it impact the City, and alternatively, how would meeting the RHNA number help the City?**

**Staff Response:**

- *While the majority of cities don't meet their RHNA numbers, particularly for lower income households which typically require subsidies, it is important for cities to set the stage through zoning to enable development of projected housing needs without undue constraints.*
- *The State is trying to get cities to help with the housing crisis. Cities underproducing housing to address their RHNA goals can be subjected to SB35 (by right housing development). There is a trend in the recent legislature to hold cities more accountable to meet their housing needs.*

**4. Where will the proposed housing be located within the City?**

**Staff Response:**

- *Specific plan areas - Golden State Specific Plan, Downtown specific plan area (Burbank Center Plan), and Media District – areas with potential for high density and Transit Oriented Development. Focus will be on employment and transit centers within the City which have opportunity for infill development.*
- *Housing location will be looked at in more detail during next phase of the Housing element update and there will be a second community workshop focused on looking at potential housing sites.*

**5. What is the City's plan to accommodate parking for the proposed housing?**

**Staff Response:**

- *Parking will be looked at through development standards in the new Specific Plans. The City is looking at ways to accommodate parking through efficient parking management and best practices for infill and mixed-use projects.*
- *Parking standards will depend on the type of project. For example, density bonus projects are eligible for reduced parking requirements under State law.*

**6. How can we be sure that new housing units will contribute towards meeting the City's housing needs, in other words, house permanent residents of the City and not function as short-term**

rentals for travelers. ADUs in particular can be rented out as short-term rentals to generate income for the owners.

**Staff Response:**

- *The City is looking at Short Term Rental (STR) regulations. The intent of the STR regulation is to document existing STR units in the City, and ensure that ADUs are not being used as STRs.*
- *ADUs are actual dwelling units and are meant for long term residence. Per Code, ADUs cannot be rented out for less than 30 days. Additionally, City Council is looking at increasing the minimum number of days for renting ADUs to 90 days. If people are using their ADUs for short term rentals, they are doing so illegally.*

**7. Does the Housing Element provide detail regarding how housing will be created under the lower and moderate income categories? Can you provide any updates regarding the old Ikea site, how many residential units are you considering to build on that site, and how will it be classified under each income category? Is the 34-acre property you are referring to the entire Mall?**

**Staff Response:**

- *Housing Element statutes allow for the use of default densities to assign sites to the various income categories. For Burbank, any site with a density of 30 units/acre or greater can be credited towards its low and very low-income RHNA need, and sites with 12 units/acre and above are considered suitable for development of moderate income housing. While a 30 unit/acre market rate project may not be affordable to lower income households, the City is setting the stage through zoning to allow a developer – typically a non-profit - to build affordable housing at that density.*
- *The City is also in the process of updating its Inclusionary Zoning Ordinance that requires a certain percentage of deed restricted affordable units to be built within projects that have 10 units or more.*
- *In addition, the State has allocated significant funding to support production of affordable housing.*
- *Regarding the old IKEA site – there was a mixed-use project proposed – Burbank Town Center North – that proposed over 1,000 units. Due to COVID, the Mall has been shut down and property owners are re-evaluating the feasibility of repurposing the Mall. The 34-acre Ikea site is inclusive of the entire Mall proper, including development across and adjacent to the freeway, In-N-Out, and furniture stores.*

**8. It will be interesting to look at the correlation between Burbank's disadvantaged communities/high impact areas and the location of entertainment industries that have a rate of high employment turn-over. For example, the Media Center is located in an area identified as a disadvantaged community.**

**Staff Response:**

- *Good feedback – Burbank is unique as it has prominent media industry presence. Such feedbacks are important for policy development to mitigate negative impacts.*

- 9. How much contribution do large companies - like Netflix and Disney that are employers in the City - have in providing housing for their employees? Microsoft and Facebook are examples of large companies that have contributed towards housing for their employee in the past.**

**Staff Response:**

- *We aren't aware of anything specific where Burbank employers are providing housing assistance, but we will check with the Economic Development Department to get more information. These big companies are usually supportive of opportunities to facilitate housing near and around their employment site, and employees have expressed an interest in residing close to their workplace.*
- *For the Housing Element survey, we have included questions about potential new housing programs for Burbank, including a potential Commercial Impact Fee that requires new commercial developments to pay a fee which contributes towards City's affordable housing trust fund to provide affordable units.*
- *Other efforts being undertaken by the City include evaluating Development Impact Fees to identify opportunities for new developments to provide their fair share of funding for community services and infrastructure including new housing units.*

- 10. How will the increase in housing units impact schools in the City? What will be the impact on those people who work in the City but don't live here and want their kids to join schools here?**

**Staff Response:**

- *The Environmental Impact Report (EIR) for the Housing Element Update will include an assessment of schools. During the process, we talk to schools and see how they are projecting their growth, and we look at the impact of potential growth from housing on the schools.*
- *The 4City will reach out to BUSD and their demographers regarding Housing Element Update to verify enrollment rates and their capacity.*

- 11. Will there be any consideration for the impact the increase in housing will have on early child care and education/ infant care (age 0 to 5 years)? Gaps in infant care hit crisis levels in 2018 in Burbank and had a direct impact on economic participation by the parents. In workforce housing – young adults (25-44 years) upon beginning a family – Infant care becomes their first introduction to the neighborhood. I urge the City to consider infant care, child care, and early education in this Housing Element Update.**

**Staff Response:**

- *Good point. Traditionally the environmental assessment doesn't specifically evaluate early childcare, but we can take this into consideration.*
- *There are various avenues that can the City can use (including CEQA review) to address infant care, child care, and early education.*

**12. With respect to ADUs – there were 350 permits submitted for ADUs. How many of those permits are for new ADUs? How many of these permits are for those ADUs that are being legalized by bringing them to conform to the Burbank Municipal Code? Where are new ADUs being built?**

**Staff Response:**

- *The City has few cases of existing ADUs that are being legalized. The vast majority of ADUs fall into two categories –*
  1. *Garage/accessory structure conversion*
  2. *New detached ADUs*
- *In terms of where new ADUs are being built, the City has created a map showing the distribution of ADU applications throughout the City. The map was included in a November 10, 2020 ADU update to the City Council and can be access at the following link:*  
[https://burbank.granicus.com/MetaViewer.php?view\\_id=42&clip\\_id=9251&meta\\_id=376295](https://burbank.granicus.com/MetaViewer.php?view_id=42&clip_id=9251&meta_id=376295)  
*The map indicates that ADU development has been dispersed throughout the City.*

**13. Talking about employer assisted housing, especially given the current situation where people are working remotely due to COVID, and given that post COVID there may not be as much demand to commute, there might be an opportunity to provide on-campus housing within commercial properties for short term workers who work in the City on a project basis (may be for a year). This might help to ease the pressure on the smaller units that can provide housing for permanent residents. Is this something that larger commercial entities can consider?**

**Staff Response:**

- *These are good points. We need to set up future discussions with large employers to see where they stand on this matter.*

**14. With such a large proportion of young professionals in Burbank, many of whom live alone, what happens when they start families - do they leave Burbank or are they able to start families here? Similarly, a large number of young professionals live with their parents due to high housing costs – are there any efforts underway or planned to help this age group?**

**Staff Response:**

- *The City's goal is to significantly increase the production of housing for its workforce, and through this increase in supply, pent up demand will be reduced and housing prices should come down. The City will employ a variety of tools - including inclusionary zoning, density bonuses and other affordable housing incentives - to ensure a portion of new housing is provided at levels affordable to lower and moderate income households.*
- *Accessory dwelling units (ADUs) can also provide a less costly housing option for young professionals, and with over 540 ADU applications received over the last three years, ADUs are becoming more widely available throughout Burbank.*

**15. Has there been any thought to evaluating the long-term effects of COVID 19 on the workforce needing to be near their work vs working from home?**

**Staff Response:**

- *While there is likely to be reduced demand for commercial office space moving forward, Burbank's employment base continues to grow (refer to response to Question #1). The City has over-produced jobs relative to housing for several decades, resulting in a ratio of three jobs for every housing unit. Even with reduced demand for office, the City needs to increase housing production to achieve a healthy jobs/housing balance.*

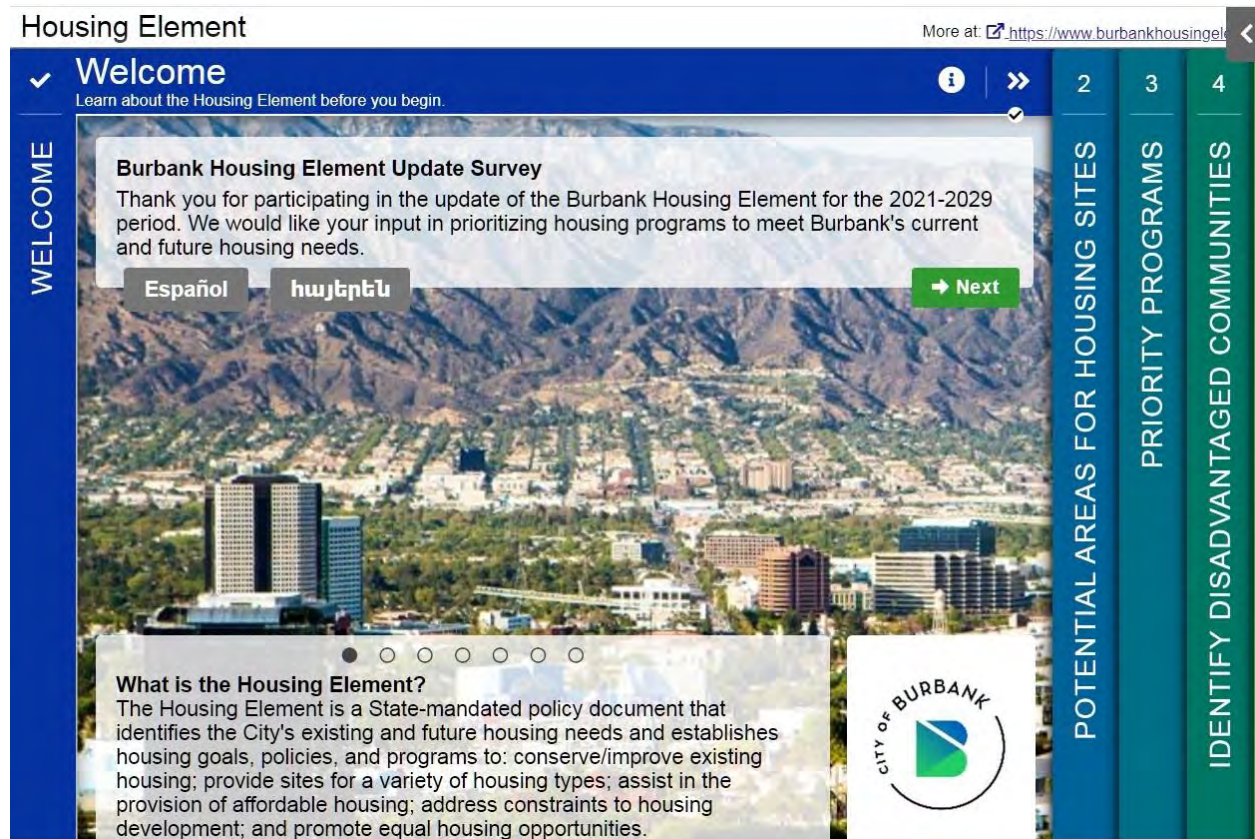
**16. I'm wondering about traffic issues, particularly Barham Boulevard as it is already congested. What is being done to alleviate that kind of additional strain on the roadways?**

**Staff Response:**

- *Burbank's General Plan - adopted in 2013 - studied how growth in the City between 2010 and 2035 would impact its street system, and included land use changes, transportation policies, and six targeted intersection improvements to lessen impacts to transportation. The Housing Element will build on the General Plan analysis to identify how the amount and location of new housing will affect transportation. The Housing Element will study if building new housing in Burbank, near jobs and transit, will reduce the number and length of car trips in the City because more housing provides opportunity for Burbank workers to live closer to where they work.*
- *The cause of congestion on major roads leading into and out of the City, such as Barham Blvd, is because most of the employees who work in Burbank live elsewhere and must commute into the City. Adding new housing in the City will likely lessen traffic increases on Barham and other regional corridors.*
- *The General Plan and the Housing Element do not propose major street and road improvements to reduce congestion because widening streets increases car trips and harmful environmental effects like greenhouse gas emissions.*

## Appendix F-4: Housing Element Online Survey

The online Housing Element survey was administered through MetroQuest. It was available in three languages (English, Spanish, and Armenian) from September 30, 2020 to January 4, 2021.





## Appendix F-5: Housing Element Survey Results

### Online Survey

**English:** September 30, 2020 to January 4, 2021

**Spanish:** November 19, 2020 to January 4, 2021

**Armenian:** November 19, 2020 to January 4, 2021

### Characteristics of Survey Participants

Participants by Language of Survey	Renter/Owner	Housing Type	Demographics	HH Income
English: 224	Renter: 40%	SF Detached: 57%	White: 60%	Under \$50,000: 22%
Spanish: 1	Owner: 54%	Duplex: 4%	Hispanic: 12%	\$50,000-\$74,999: 18%
Armenian: 2	Other: 6%	ADU: 3%	Black: 5%	\$75,000-\$99,999: 16%
		Apartment: 28%	Asian: 6%	\$100,000 and over: 44%
		Condo: 6%	Other: 17%	
		Care Facility/Assist: 1%	Under 25 yrs: 3%	
		Other: 2%	25-39 yrs: 22%	
			40-45 yrs: 44%	
			55-69 yrs: 24%	
			70 yrs over: 7%	

### Potential Areas for Housing Sites (Areas ranked by survey participants)

#### 1. Downtown Burbank - Metrolink Station



**2. Downtown Burbank - North San Fernando**



**3. Golden State/Airport District Area**

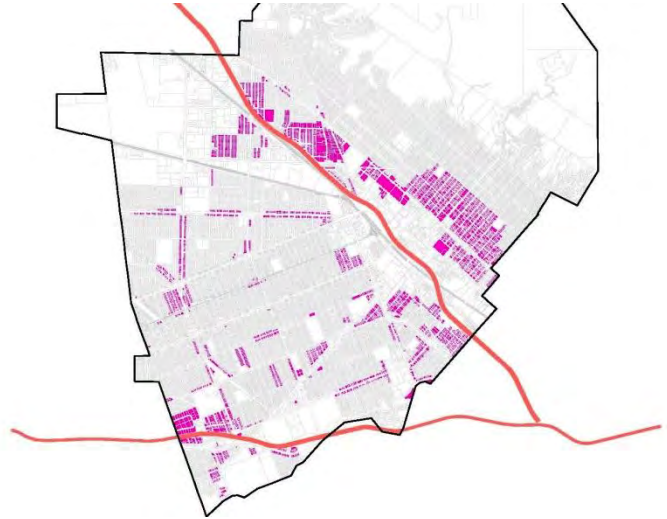


**4. Media District**





## 5. Multi-Family Neighborhoods



### Other Housing Sites Suggested by Survey Participants:

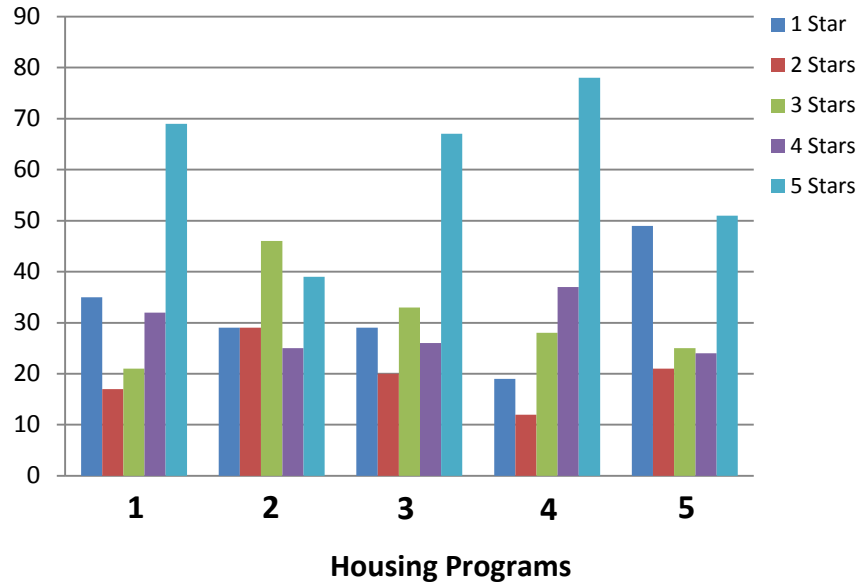
- Consider remodels of existing commercial space, to include residential capacity.
- While the current multi-family zones should be an area of focus for more to-buy multi-family development (condos, townhouses, and duplexes), existing single-family areas should be rezoned to allow denser housing.
- Former retail, like old IKEA that can become mixed use. The Americana concept is very appealing. All focus should include units for purchase above all other concerns. Having an ownership stake ties residents to the City in a more meaningful way.
- The old City dump above Belair.
- Empire between Buena Vista and Hollywood Way. Vanoven Blvd between Hollywood Way and Clybourne.
- That HUGE and forever unused lot by the 5 fwy and Burbank Blvd, where circuses set up. Use it for something useful already!!!
- Stay far from the Downtown/Media area. No more new buildings and NO additional traffic!! Obviously don't add to any area that has traffic right now. Don't make any area worse. Use units on Burbank Blvd or Victory at the No Ho border. It's dead over there so a bit more traffic won't be worse.
- Multi family or mixed use housing would be beneficial along the bike path and the 5 fwy for example the end of the block at Lamer St
- I would love to see more multi-family housing built in single-family housing neighborhoods (similar to parts of the Media District). It would help space out housing density and traffic congestion.
- Rancho District.
- West Burbank, Northern Burbank and undeveloped areas around Olive and Burbank Blvd.

#### Comments for no additional housing:

- Nowhere, water, electricity, infrastructure should not be built in Burbank!
- Not in Burbank. Too much traffic as it is. Stop taking government money. Enough people now
- No new housing
- None. We have enough. Let's take better care of what we have. This city has sadly gone downhill in the 25 years I've been here. I've never seen so much trash on the streets as I do now and our roads and trees have never been this neglected before. The traffic is horrendous. More housing and increasing our population in this already cramped city should not be our focus. Improving what we have should be the greater good.
- Nowhere. Don't give in to the State's tyrannical mandates.

## Priority Housing Programs

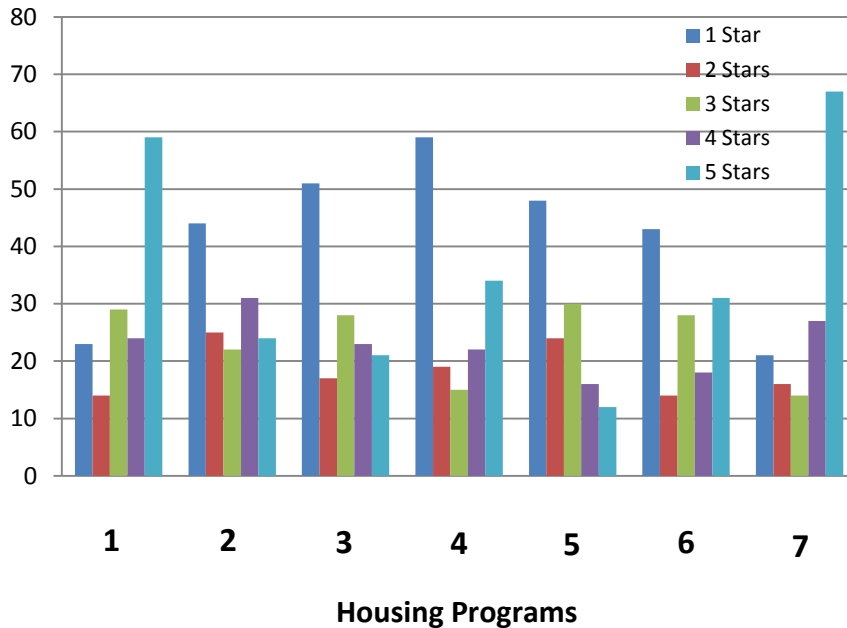
### Stabilizing Neighborhoods



#### Ratings on Housing Programs (Weighted Average)

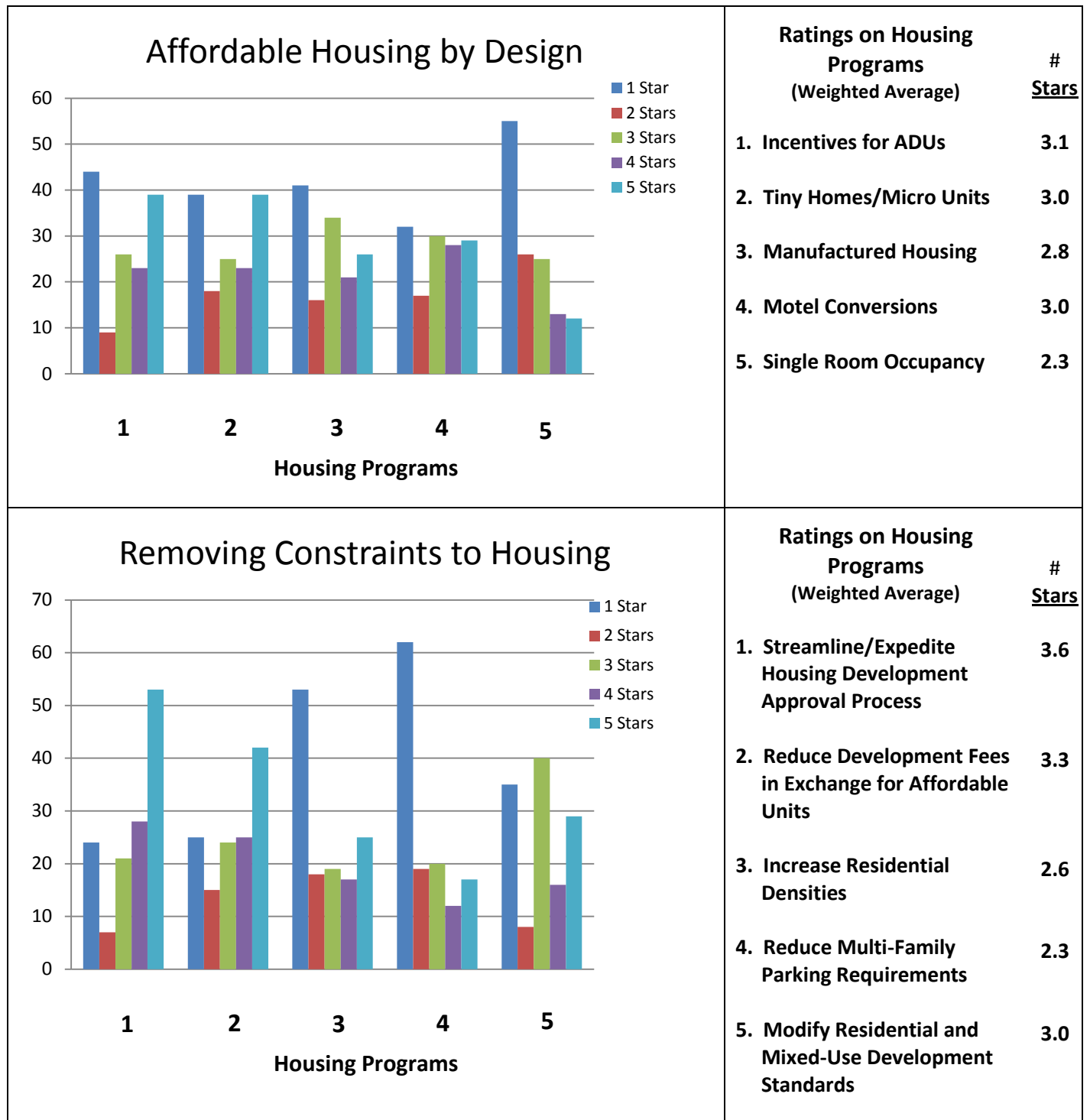
	# Stars
1. Acquisition/Rehab. of Apartments with Affordability Controls	3.5
2. Homeowner Rehab. Asst.	3.1
3. First-Time Homebuyer Asst.	3.5
4. Local Preference for Burbank Residents and Employees	3.8
5. Tenant Protection Asst.	3.1

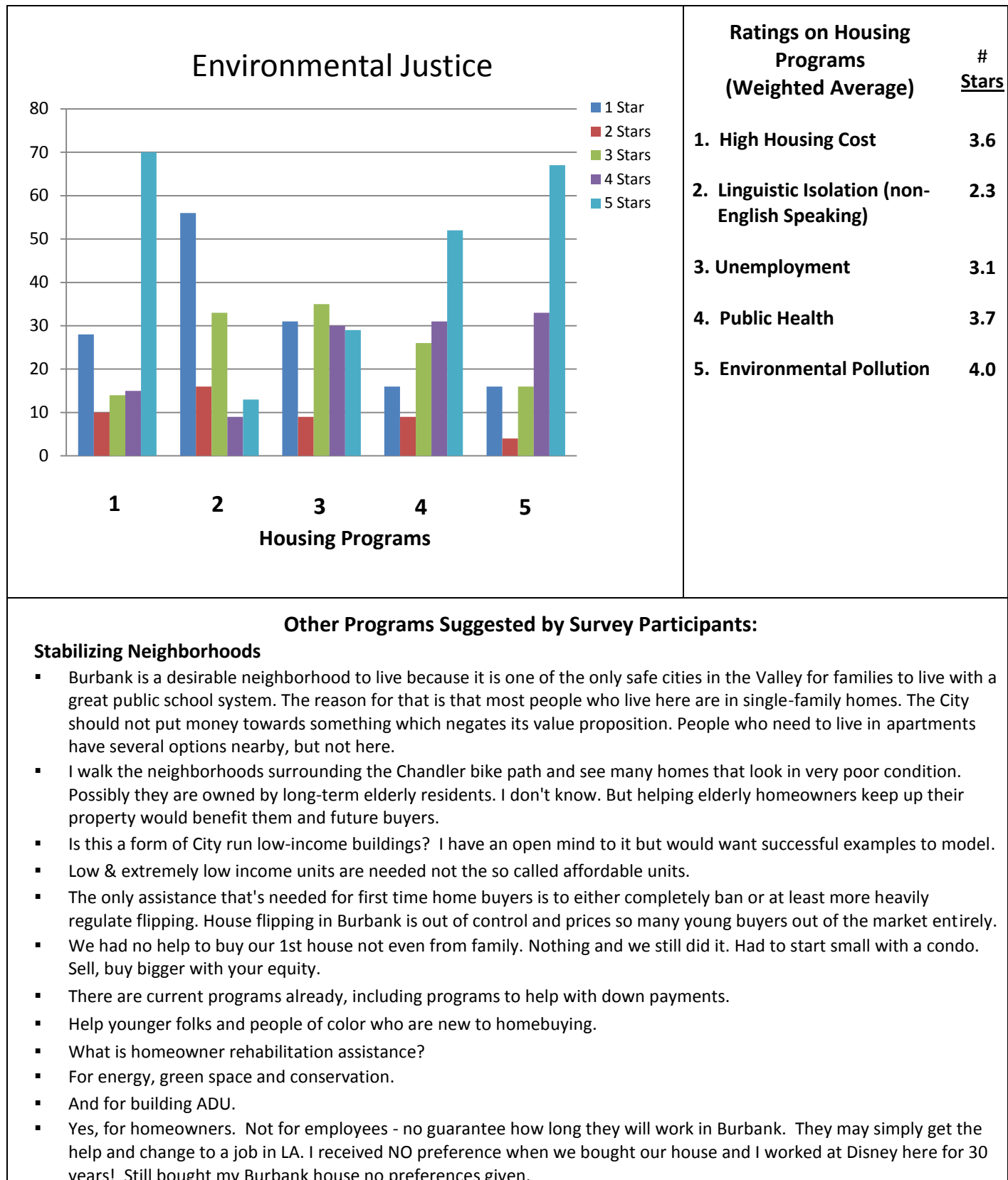
### Planning for Production



#### Ratings on Housing Programs (Weighted Average)

	# Stars
1. Increase Density Near Transit	3.6
2. Increase Density in Multi-Family Zoned Neighborhoods	2.8
3. Establish Minimum Residential Densities	2.7
4. Allow 1-2 Additional Units on Single-Family Lots	2.7
5. Inclusionary Zoning and In-Lieu Fees	2.4
6. Commercial Linkage Fees for Affordable Housing	2.9
7. Affordable Housing on Surplus Public Land	3.7





- Reduces traffic and commute times which impact the traffic congestion and environmental impact in our city.
- Yes, only use already built apartments. NO NEW DEVELOPMENT.

### **Planning For Production**

- Assist homeowners who are struggling to pay their mortgage and single young people who may not be able to afford a one-bedroom apartment in Burbank.
- Yes. much more of this.
- I can't find a description of what this means, but if it has to do with increasing the number of residents allowed in an area, then I'm all for it.
- We need more affordable housing, but not at the cost of what little open land that's left.
- Without consideration for cars and access, over crowded streets will get worse.
- Again, it's single-family or not. If we wanted lots of transient living or neighbors who have no skin in the game, we'd have chosen elsewhere. I grew up in a single-family neighborhood without too much traffic or cars parked everywhere. It is better, and we will make sure our children are raised the same way. It seems like that may be outside of California.
- Strongly disagree turning single-family lots to condos, apartment buildings or duplex or triplex. No additional construction on 91504 above Glenoaks.
- This will only cause more traffic and less social distancing. We don't have the infrastructure to support more people on R1 and especially R1H zoned lots.
- Unless the in-lieu fees are calculated fairly for real life affordability, this will not benefit actual affordable housing. I suggest you read this info here and made contact them for assistance <https://inclusionaryhousing.org/designing-a-policy/off-site-development/in-lieu-fees/setting-the-in-lieu-fee/>
- Dump the in-lieu fees part of the plan. it's just an attempt to push people deemed undesirable by a neighborhood into housing that is separate from the rest of the population. if you want to build in our city, providing low income housing in your project should be mandatory
- We are exploring exiting not only Burbank, but possibly California over this issue. Single-family property and neighborhoods are only the acceptable choice for our family. We will not allow our positive tax contributions to fund pensions and programs that remove our freedom to choose this form of housing. Anywhere without single-family housing is not a place we will live or send our children to school. We'll lose money escaping if we mistakenly chose Burbank for single-family.
- ABSOLUTELY NOT!! Burbank is one of the few areas in LA that retains a suburban neighborhood feel. That's one of the main reasons people choose to live here. If you take that away, you will see all existing residents' property values plummet. And for what? To solve the California housing shortage? While that's important, there's PLENTY of land in other cities. There's also the Inland Empire as a more affordable option
- It's important to keep R1 and R1H zoned homes as single-family living.
- Density is already overflowing. Parking is a nightmare on almost every street
- ABSOLUTELY NOT!!!
- Yes! This needs to happen to help reduce emissions.
- The recent proposed development and the prices they were proposing as affordable to work and live near transit in Burbank made no affordable sense unless the retail jobs paid \$20 p/h and the developers agreed to make more than a handful of units "affordable" by L.A. minimum wage standards. Plus living next to transit hubs with the bad air pollution L.A. already has is not a healthy solution to housing needs.

### **Affordable Housing By Design**

- Motels are a dying model and could be a low income housing option.
- This only works for the many people who would benefit from this low price rent if the buildings are actually maintained & safe for tenants, and if the building owners are given additional financial assistance so they aren't tempted/forced to raise rents, evict to convert to condos, or sell to developers.
- This would greatly help the many families who were already struggling to pay their mortgages before the covid19 pandemic to potentially make extra income using an ADU or Tiny Home as a rental on their property. Alternately they could help their family members or friends with housing if they had lost theirs. Also providing financial incentives for



more eco-friendly ADUs and Tiny Homes would be an additional help positively affecting the environment, housing, and economy.

- None of these suggested programs will work for families- they are all about housing that will fit single people or perhaps couples. Affordable housing with enough space for a family is impossible to come by in Burbank and needs to be addressed. I have yet to see a plan from the City that does so. \$3-4 k per month in rent/mortgage is not affordable.
- R1H zoned areas are already crowded and we need to preserve them.
- Same answer as before. Single-family is best, from firsthand experience. This would end that and the extent that it exists now is too much. But we can probably pack in like 3 families on our lot, so it might be a good selling point to help get us to a state where people are free to set the rules for their neighborhoods and each home is owned by the occupants. Media industry isn't bound to So Cal anymore, which also helps.
- Mobile homes (aka manufactured housing) are a scam because you only own the home, NOT the land underneath it. If you owned both that would make more sense, otherwise it will never be a viable affordable housing solution.

### **Removing Constraints to Housing**

- Having preapproved style plans for houses, complexes and ADUs.
- Increase the size for ADU, have preapproved plans.
- Shopping areas like Magnolia should have 1-2 stories of housing above them.
- Having senior services in a building housing seniors, pharmacy, doctors office etc. childcare business at large housing projects, grocery store at transit to reduce car needs. Japan as a model.
- This only works if the number of affordable housing units required in any new development are at minimum 50-60% of the development.
- If anyone wanted high density they would have gone there, choosing this option is directly in opposition to why people came here. You will drive people like us away. Our tax contribution to the pension fund is not small. Though paid enough, most of senior staff does not choose Burbank as their own home, and quality of life for single- family owners doesn't their paychecks, so why not? As long as the paycheck comes, it doesn't affect their day to day lives. Density goes up, Burbank goes down.
- Do not increase density.
- If you are serious about climate change, shouldn't we be planning for less vehicles and more green space?
- It depends on what those modifications and standards are.
- Do not modify R1 and especially R1H zones.
- Must remove the loop holes and conflicts of interest for elected officials.
- No way, Burbank fees need to be at the same levels as Glendale & Pasadena.
- Streets are often impassable due to cars double parked.
- No - too many areas already have parking issues.
- Increase them! Get cars off the street and underground!! Only in California are cars allowed to ruin our streets.
- Needs more thought by everyone who ever tried to park east of Glenoaks Blvd!!!!!! Don't make the problem worse with reduced requirements.
- As it is, homes are built out of code. This would be even worse. However, raising fees for corrections and resubmitting would be more effective at streamlining poor workmanship by designers posing as architects and other nefarious practices trying to sneak non conforming structural elements past plan checks.

### **Environmental Justice**

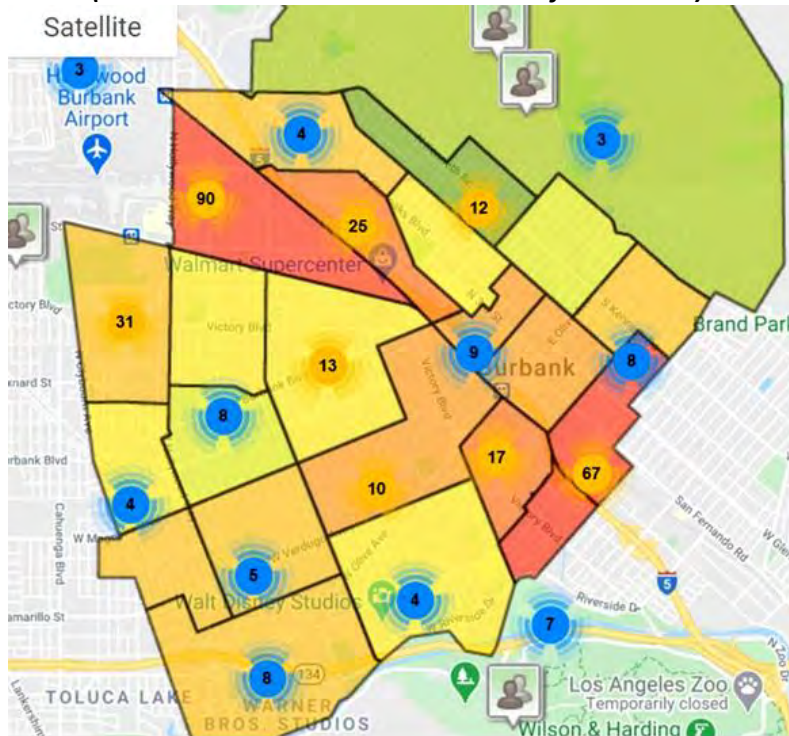
- English as a Second language needs to be encouraged with easy access to classes formal or informal that is fun and inclusive.
- Is this for or against? I am pro diversity and think English speaking should not matter.
- "Justice" in this sense is used amorphously in many cases like the other popular buzz words of the day and is frequently an opinion. But certainly helping people become employed would help their housing costs.
- Mentoring programs are needed. Internships. Trade schools (plumbing, electrical, construction). Gone are the days high school kids could get jobs at restaurants as those are now filled by adults.

- With Covid we can only prevent fraud and train younger people for the trades. Electrical, plumbers, framers etc.
- Dental for the young and elderly is highly overlooked.
- Housing cost is too high and condo, townhomes, ownership needs to be priority. City owned property needs to be used for low income housing that doesn't expire.
- The cost of rent and home purchase is extremely high in Burbank in comparison to the local neighboring communities.

## Identify Disadvantaged Communities

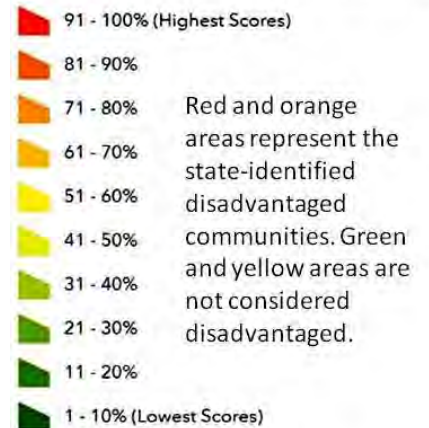
*(A map of the State's identified disadvantaged communities was included in the survey. Participants were asked to identify where they thought disadvantaged communities were in the City)*

**Identified Disadvantaged Communities**  
(Numbers in the circles indicate votes for the area)

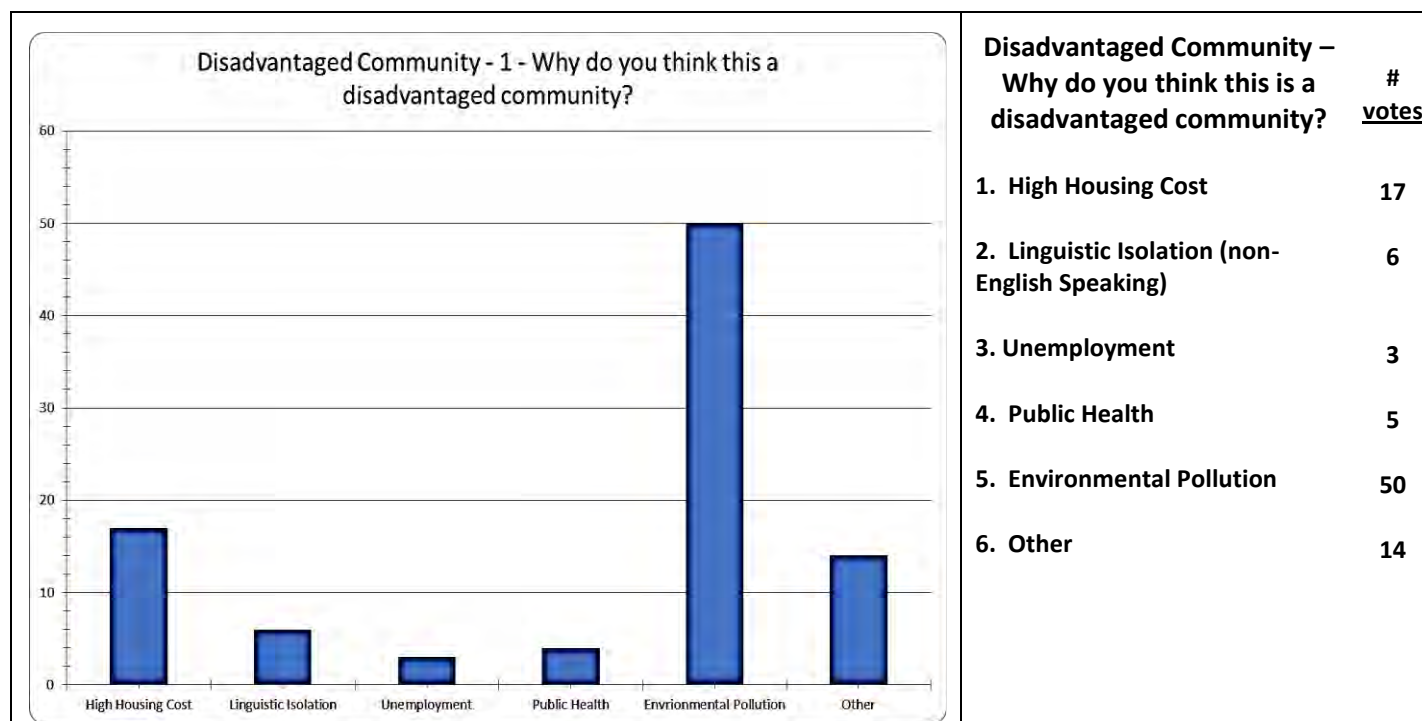


Majority of survey participants agreed with the State's identified disadvantaged communities by voting for the areas that matched the State's designation.

### Disadvantaged Communities



Source: CalEnviroScreen 3.0 Results  
(June 2018 Update)



### Other Reasons Suggested by Survey Respondents:

- Nearby train tracks and airport. Affected by both air and noise pollution.
- Close to the busy I-5 freeway, noise and air pollution.
- Freeway noise and traffic congestion due to Empire Center development.
- Noise pollution- airport.
- Close to freeways, less desirable part of the City, more distant access to City amenities.
- This area is sparse in terms of consumer facing businesses, mainly warehouses. This area likely has a lot of noise pollution due to proximity to airport.
- Airport adjacent.
- Airport
- Exposed to airport noise.
- Too adjacent to airport flight path. Buildings that should be affordable now owned by landlords who expect top dollar for very old, out of date units.
- Adjacent to industrial sites.
- Pollution from airport AND train proximity, and high housing costs.
- A surfeit of auto body shops, abandoned businesses, dumping zones and unkempt streets contribute to a deteriorating community area.
- So close to Victory, I-5 and the metro tracks. High traffic volume from people that don't live in Burbank
- So close to N. Hollywood subject to traffic that is "Cutting through" Burbank and is often unlawful
- Condition of properties and age of apartment buildings
- Apartments a little rundown
- Multi family dwelling could use some redevelopment
- This area looks very neglected. I see many apartments very populated.
- High density.
- High housing cost, increased crime, no useful police help.
- And high housing cost.
- This area is extremely unaffordable

- The lack of commerce, accessibility, and increased traffic in this housing area.
- "Traffic pollution from freeway
- The high cost of housing in this area is not commensurate with the wages and high turnover rate of jobs in the area. Property owners take advantage of the desperation and competitiveness of the workers in the area.
- Rent prices have skyrocketed around Magnolia Park driving out residents.
- Overcrowded and subpar housing.
- There are areas in NoHo that look run down. I'm assuming they can't afford up keep.
- Reports of crimes
- Overcrowding and high crime.
- Trash, shopping carts on the sidewalk, junk cars, loud music from apartments
- A lot of homeless near the park.
- Homelessness
- Homeless encampment at Olive and Beachwood, homeless mess in front of store on Verdugo across from McDonalds
- Space to build in this area, also closer to transit and City center.
- Ignored opportunities for development
- Very poorly planned parking that remains a constant problem and adds to environmental pollution as residents & guests drive around the neighborhood for 15-30 minutes looking for a place to park.
- Lousy public transportation
- How about planting more trees in this area?"
- Poverty
- City is considering programs that will tarnish the very reason that so many good people choose to live here: Single-family homes, a suburban community feel, and a great school system
- The area around Magnolia Park, especially between Chandler and the 134, are far from "disadvantaged", yet are marked as orange. Way off. Some of those neighborhoods are highly advantaged, luxury etc

## Appendix F-6: Comment Letters on Draft Housing Element

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833  
(916) 263-2911 / FAX (916) 263-7453  
[www.hcd.ca.gov](http://www.hcd.ca.gov)



August 17, 2021

Patrick Prescott  
Community Development Director  
City of Burbank  
150 N. Third St.  
Burbank, CA 91502

Dear Patrick Prescott:

**RE: Review of the City of Burbank's 6<sup>th</sup> Cycle (2021-2029) Draft Housing Element**

Thank you for submitting the City of Burbank's (City) draft housing element received for review on June 18, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a telephone conversation on August 10, 2021 with Assistant Community Development Director Federico Ramirez, Deputy City Planner Scott Plambaeck, Senior Planner Lisa Frank, and the City's consultant Karen Warner and team. In addition, HCD considered comments from Abundant Housing LA and Josh Albrektson pursuant to Government Code section 65585, subdivision (c).

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes revisions needed to comply with State Housing Element Law.

To remain on an eight-year planning cycle, the City must adopt its housing element within 120 calendar days from the statutory due date of October 15, 2021 for Southern California Association of Governments (SCAG) localities. If adopted after this date, Government Code section 65588, subdivision (e)(4), requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit HCD's website at: [http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb375\\_final100413.pdf](http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb375_final100413.pdf).

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that

represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

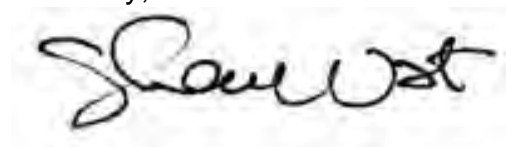
Pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/community-development/housing-element/index.shtml#element> for a copy of the form and instructions. The City can reach out to HCD at [sitesinventory@hcd.ca.gov](mailto:sitesinventory@hcd.ca.gov) for technical assistance. Please note, upon adoption of the housing element, the City must submit an electronic version of the sites inventory with its adopted housing element to [sitesinventory@hcd.ca.gov](mailto:sitesinventory@hcd.ca.gov).

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: [http://opr.ca.gov/docs/OPR\\_Appendix\\_C\\_final.pdf](http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf) and [http://opr.ca.gov/docs/Final\\_6.26.15.pdf](http://opr.ca.gov/docs/Final_6.26.15.pdf).

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

HCD appreciates the cooperation and dedication the City planning staff, and Karen Warner provided during the course of our review. We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Divya Ram, of our staff, at [Divya.Ram@hcd.ca.gov](mailto:Divya.Ram@hcd.ca.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Shannan West", is written over a light gray rectangular background.

Shannan West  
Land Use & Planning Unit Chief

Enclosure



## APPENDIX CITY OF BURBANK

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at <http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml>. Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks)*, available at <http://www.hcd.ca.gov/community-development/building-blocks/index.shtml> and includes the Government Code addressing State Housing Element Law and other resources.

### **A. Review and Revision**

*Review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element. (Gov. Code, § 65588 (a) and (b).)*

As part of the evaluation of programs in the past cycle, the element must provide an explanation of the effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female headed households, farmworkers and persons experiencing homelessness).

### **B. Housing Needs, Resources, and Constraints**

1. *Affirmatively further[ing] fair housing (AFFH) in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction (Gov. Code, § 65583, subd. (c)(10)(A))*

Integration and Segregation: The element includes limited local and regional data on integration and segregation of race, and no local and regional data on disability, familial status, and income. For example, while the element includes data on race, it does not include data and analysis on disability, familial status, and income. The element needs to include complete local and regional data on integration and segregation for the City and analyze it for both local and regional trends and patterns.

Racial/Ethnic Concentrated Areas of Poverty (R/ECAP): The element includes some data on R/ECAP but no data or analysis areas of affluence. The element needs to be revised to include local and regional data on areas of affluence and analyze this data for trends and patterns. The element should also provide an updated map and analysis on racial and ethnic distribution and poverty (page B-9).

Access to Opportunity: The element includes limited local data on access to opportunity of education, economic, transportation, and environment, and no regional

data on access to any of these opportunity areas. However, a complete analysis should include an analysis of disparities in relation to education, economic opportunity, transportation, and environmental factors at the regional level.

Disproportionate Housing Needs including Displacement Risks: The element includes some local and regional data on cost-burdened households, overcrowding, and substandard housing, homelessness, and limited discussion on displacement issues but does not include regional analysis on substandard housing and homelessness. The element should include a complete regional data for substandard housing and homelessness and analyze the data for trends and patterns. The element should also contain a more complete discussion and analysis of displacement risks. Please refer to page 40 of the AFFH guidebook (link: <https://www.hcd.ca.gov/community-development/affh/index.shtml#guidancev>) for specific factors that should be considered when analyzing disproportionate housing needs and displacement risks.

Sites: The element includes a map of the site inventory and states that the proposed sites to meet lower-income regional housing needs allocation (RHNA) are geographically distributed which results in these sites AFFH (page C-2). However, the accompanying analysis shall also be reflective of housing development at all income-levels and evaluate the sites relative to socio-economic patterns. The site inventory analysis should address how the sites are identified to improve conditions (or if sites exacerbate conditions, how a program can mitigate the impact), whether the sites are isolated by income group and should be supported by local data and knowledge.

Goals, Priorities, Metrics, and Milestones: Goals and actions must create meaningful impact to overcome contributing factors to fair housing issues. Actions must also:

- Address significant disparities in housing needs and in access to opportunity.
- Replace segregated living patterns with truly integrated and balanced living patterns.
- Transform racially and ethnically concentrated areas of poverty into areas of opportunity; and
- Foster and maintain compliance with civil rights and fair housing laws.

Currently, the element identifies several programs to address fair housing issues. However, to facilitate meaningful change and address AFFH requirements, the element will need to add or revise/expand programs to demonstrate how it addresses fair housing issues.

2. *Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households. (Gov. Code, § 65583, subd. (a)(1).)*

While the element quantifies existing and projected extremely low-income (ELI) households, it must also analyze their housing needs. The analysis of ELI housing needs could consider tenure and rates of overcrowding and overpayment. To assist the analysis,

see the enclosed data and sample analysis at <http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/extremely-low-income-housing-needs.shtml>.

3. *Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. (Gov. Code, § 65583, subd. (a)(2).)*

The element identifies the age of the housing stock (page 1-28). However, it must include analysis of the condition of the existing housing stock and estimate the number of units in need of rehabilitation and replacement. For example, the analysis could include estimates from a recent windshield survey or sampling, estimates from the code enforcement agency, or information from knowledgeable builders/developers, including non-profit housing developers or organizations. For additional information, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/housing-stock-characteristics.shtml>.

4. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

The City has a RHNA of 8,772 housing units, of which 3,971 are for lower-income households. To address this need, the element relies on pending and entitled residential projects, specific plans, and accessory dwelling units (ADUs). To demonstrate the adequacy of these sites and strategies to accommodate the City's RHNA, the element must include complete analyses:

Progress in Meeting the RHNA: The element indicates (page 1-68) that 116 units affordable to very low-income households and 27 units affordable to low-income household have been built or are under construction or approved, but the element provides no information documenting how affordability of the units was determined. As you know, the City's RHNA may be reduced by the number of new units built since June 30, 2021; however, the element must describe the City's methodology for assigning these units to the various income groups based on actual sales price or rent level of the units and demonstrate their availability in the planning period. (Gov. Code, § 65583.1, subd. (d).) For additional information, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/projected-housing-needs.shtml>.

Realistic Capacity: While the element provides assumptions of buildout for sites included in the inventory, it must also provide support for these assumptions. For example, the element should demonstrate what specific trends, factors, and other evidence led to the assumptions. The estimate of the number of units for each site must be adjusted as necessary, based on the land use controls and site improvements, typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction, and on the current or planned availability and

accessibility of sufficient water, sewer, and dry utilities. The element also needs to analyze the likelihood that the identified units will be developed as noted in the inventory in zones that allow nonresidential uses (e.g., mixed-use). This analysis should consider the likelihood of nonresidential development, performance standards, and development trends supporting residential development. For additional information, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/analysis-of-sites-and-zoning.shtml#zoning>.

Small Sites: The site inventory identifies small sites to accommodate the City's lower-income RHNA. Sites smaller than a half-acre in size are deemed inadequate to accommodate housing for lower-income households unless it is demonstrated, with sufficient evidence, that sites are suitable to accommodate housing for lower-income households. The element should provide specific examples with the densities, affordability and, if applicable, circumstances leading to consolidation, such as common ownership. The element should relate these examples to the sites identified to accommodate the RHNA for lower-income households to demonstrate that these sites can adequately accommodate the City's lower-income housing need. Based on a complete analysis, the City should consider adding or revising programs to include incentives for facilitating development on small sites.

Suitability of Nonvacant Sites and Candidate Sites for Rezoning: The element identifies a large portion of its RHNA at all income levels on nonvacant sites including sites that will be rezoned to address the 6th cycle shortfall (page 1-66). The analysis mentioned a list of factors that were considered to determine development potential including age of structures and degree of underutilization. However, the element must include a complete analysis demonstrating the potential for redevelopment of nonvacant sites including the extent to which existing uses may constitute an impediment to additional residential development. The element could include the City's past experience with converting existing uses to higher density residential development, the current market demand for the existing use, an analysis of any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites.

In addition, the element should clearly identify the degree of reliance on nonvacant sites to accommodate the housing need for lower-income households. Please be aware that relying on nonvacant sites to accommodate 50 percent or more of the housing needs for lower-income households triggers requirements to make findings based on substantial evidence that the existing use is not an impediment and will likely discontinue in the planning period.

Specific Plans: The housing element relies upon specific plan areas, including the Golden State Specific Plan (GSSP) to accommodate 6,153 units of the City's RHNA including for lower-income households (pages 1-46 and 1-66). While the housing element indicates the GSSP's residential capacity and estimates the number of units

by income group, the element should also describe factors that that will lead to residential development of these specific plan areas. For example the element should describe required development standards, whether 100-percent residential development is allowed, necessary approvals or steps for entitlements for new development (e.g., design review, site plan review, etc.), and development agreements, and conditions or requirements such as phasing or timing requirements, that impact development in the planning period.

Accessory Dwelling Units (ADUs): The element assumes an ADU buildout of 200 ADUs per year for a potential buildout of 1,600 units within the planning period. Given that the City has permitted 54 ADUs in 2018, 110 in 2019, 97 in 2020, and 179 in the first 6 months of 2021 (for an average of 98 units per year), it is not clear if a production level of 200 ADUs per year will be achievable over the planning period. As a result, the element should be updated to include a realistic estimate of potential ADU production. Depending on the analysis, the element must commit to monitor ADU production throughout the course of the planning period and implement additional actions if not meeting target numbers anticipated in the housing element. In addition to monitoring production, this program should also monitor affordability. Additional actions, if necessary, should be taken in a timely manner (e.g., within 6 months). Finally, if necessary, the degree of additional actions should be in stride with the degree of the gap in production and affordability. For example, if actual production and affordability of ADUs is far from anticipated trends, then rezoning or something similar would be an appropriate action. If actual production and affordability is near anticipated trends, then measures like outreach and marketing might be more appropriate.

Infrastructure: While the element identifies sufficient existing or planned water and sewer, it does not include availability and access to dry utilities. The element must add availability and access to dry utilities to accommodate the City's regional housing needs for the planning period. (Gov. Code, § 65583.2, subd. (b).) For additional information, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/analysis-of-sites-and-zoning.shtml#environmental>.

5. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Government Code section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7). Transitional housing and supportive housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. (Gov. Code, § 65583, subd. (a)(5).)*



Local Ordinances: The City's Growth Management Ordinance includes information on its purpose and analysis on constraints (page 1-49). However, the analysis should include the current number of units vs. units built out considering the RHNA.

Furthermore, the element notes "the maximum allowed number of residential units beyond the approved maximum build out in the 1988 Land Use Element without voter approval" and that City Council extended Measure 1 to January 1, 2030. The Housing Crisis Act of 2019 (SB 330, 2019) was signed by Governor Newsom on October 9, 2019 and became effective on January 1, 2020. The Housing Crisis Act (Gov. Code, § 66300) generally prohibits a locality from enacting a development policy, standard or condition that reduces intensity, imposes moratoriums, enforces subjective design standards, or implements any provision that limits approvals or caps population. These provisions remain in effect until January 1, 2025. Specifically, Government Code section 66300, subdivision (b)(1)(D), with limited exception not applicable here, does not allow affected jurisdictions to adopt new or enforce existing limits on the number of land-use approvals or permits. The City should evaluate consistency with these requirements and if necessary, immediately void or suspend the annual growth cap.

Fees and Exaction: The element must describe all required fees for single family and multifamily housing development, including impact, water, sewer hookup fees, school, and other regional fees, and then, the element must analyze their impacts as potential constraints on housing supply and affordability. For example, the analysis could identify the total amount of fees and their proportion to the development costs for both single family and multifamily housing. For additional information and a sample analysis and tables, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/constraints/fees-and-exactions.shtml>.

Local Processing and Permit Procedures: The element states that a community meeting is required for multifamily projects (page 1-58). The element should describe and analyze how this meeting relates to the approval of the project, if the community meeting is required for both discretionary and non-discretionary projects, and any impacts to the project in terms of cost and approval certainty. In addition, the element should describe the City's SB 35 (Chapter 366, Statutes of 2017) streamline ministerial approval process and application.

Zoning, Development Standards and Fees: The element must clarify its compliance with new transparency requirements for posting all zoning, development standards and fees for each parcel on the jurisdiction's website.

Low Barrier Navigation Centers and Permanent Supportive Housing: Low barrier navigation centers and permanent supportive housing shall be a use by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses pursuant to Government Code sections 65651 and 65662. The element must demonstrate compliance with this requirement and include programs as appropriate.

Constraints on Housing for Persons with Disabilities: The element states the City utilizes an adopted reasonable accommodation (RA) policy (page 1-54). The analysis must include a list of the required approval findings for RA requests. Additionally, the

element states that community care facilitates serving seven or more persons is subject to a conditional use permit (page 1-50). The element should evaluate approval requirements for impacts on objectivity and approval certainty. For example, excluding this housing from residential zones, excluding community care facilities from the definition of family (page 1-55), or imposing standards such as compatibility with surrounding uses without clarity would be considered a constraint. The element must include programs as appropriate to address identified constraints based on the outcomes of this analysis.

6. *Analyze existing assisted housing developments that are eligible to change to non-low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions. (Gov. Code, § 65583, subd. (a)(9) through 65583(a)(9)(D).)*

The element states Media Village/Silverwinds has affordability in perpetuity (Page 1-37, Table 25); however, according to our resources at Community Housing Partnership (CHP), it is set to expire in 2029. The element must update or confirm this information. If units are identified as at-risk within a 10-year period, the analysis of at-risk units must include the following (Gov. Code, § 65583, subd. (a)(9).):

- Earliest date of change from low-income use; and
- Estimated total cost for producing, replacing, and preserving the units at risk.
- Identification of public and private non-profit corporations known to the City/County to have the legal and managerial capacity to acquire and manage at-risk units.
- Identification and consideration of use of federal, state, local financing and subsidy programs.
- Specific and proactive program actions to preserve the at-risk units.

### **C. Housing Programs**

1. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)*

As noted in the Finding B4, the element does not include a complete sites inventory or analysis; as a result, the adequacy of sites and zoning has not been established. Based on the results of a complete sites inventory and analysis, programs may need to be added, or revised, to address a shortfall of sites and zoning for a variety of housing types.



Sites Identified in Multiple Planning Periods: The element must include a program for vacant sites identified in two of more consecutive planning periods' housing elements, or nonvacant sites identified in a prior housing element, that are currently identified to accommodate housing for lower-income households. The program must be implemented within the first three years of the planning period and commit to zone for the following:

- Sites must meet the density requirements for housing for lower-income households.
- Site must allow by-right approval for housing developments that include 20 percent or more of its units affordable to lower-income households (Gov. Code, § 65583.2, subd. (c).).

Nonvacant Sites Reliance to Accommodate RHNA: As the element relies upon nonvacant sites to accommodate the regional housing need for lower-income households, it should include a program(s) to promote residential development of those sites. The program could commit to provide financial assistance, regulatory concessions, or incentives to encourage and facilitate new, or more intense, residential development on the sites. Examples of incentives include identifying and targeting specific financial resources and reducing appropriate development standards. For additional information, see the *Building Blocks* at <http://www.hcd.ca.gov/community-development/building-blocks/program-requirements/identify-adequate-sites.shtml>.

Lot Consolidation/Small Sites: As the element relies on consolidated small sites to accommodate the RHNA for lower-income households, it should include a program(s) to facilitate lot consolidation and development of housing on small sites. For example, the program could commit to (1) granting density bonuses above state density bonus law (Gov. Code, § 65915.); (2) deferring fees specifically for consolidation; (3) expediting permit processing; (4) identifying and targeting specific financial resources; and, (5) modifying development standards. For additional information, see the *Building Blocks* at <http://www.hcd.ca.gov/community-development/building-blocks/program-requirements/address-remove-mitigate-constraints.shtml>.

2. *The housing element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)*

While the element includes programs to assist in the development of very low-, low-, and moderate-income households, it must also include a program(s) to assist in the development of housing affordable extremely low-income (ELI) households. The City should also review and incorporate public comments as appropriate. Programs must be revised or added to the element to assist in the development of housing for ELI households. Program actions could include prioritizing some funding for housing developments affordable to ELI households and offering financial incentives or regulatory concessions to encourage the development of housing types, such as multifamily, single-room occupancy (SRO) units, to address the identified housing needs for ELI households. The element states there is need

for rentals for large households (page 1-19). The element should add a program to address this identified need. For additional information, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/extremely-low-income-housing-needs.shtml>.

3. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

As noted in Finding B5 the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

4. *Promote AFFH opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)*

As noted in Finding B1, the element must include a complete analysis of AFFH. Based on the outcomes of that analysis, the element must add or modify programs. Furthermore, the element must include metrics and milestones for evaluating progress on programs, actions, and fair housing results. For example, Program 3: Preserve and Protect Existing Tenants and Housing, states that implementation will address tenant protection. However, the program should be expanded to describe why and how this program will address inequities through listing specific deliverables, objectives, and metrics. All programs need to be reviewed to incorporate meaningful actions.

#### **D. Public Participation**

*Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort. (Gov. Code, § 65583, subd.(c)(8).)*

While the element includes a general summary of the public participation process (page 1-5 and Appendix F), it must also describe how public comments were considered and incorporated into the element.

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

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February 1, 2022

Patrick Prescott, Director  
Community Development Department  
City of Burbank  
150 N. Third St.  
Burbank, CA 91502

Dear Patrick Prescott:

**RE: City of Burbank's 6th Cycle (2021-2029) Draft Housing Element**

Thank you for submitting the City of Burbank's (City) draft housing element received for review on December 3, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a conversation on January 28, 2022, with Federico Ramirez, Assistant Community Development Director; Scott Plambaeck, Deputy City Planner; Shipra Rajesh, Associate Planner and the City's consultants Karen Warner and Josh Oshimo. In addition, HCD considered comments from Abundant Housing LA pursuant to Government Code section 65585, subdivision (c).

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes revisions needed to comply with State Housing Element Law.

As a reminder, the City's 6th cycle housing element was due October 15, 2021. As of today, the City has not completed the housing element process for the 6th cycle. The City's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to revise the element as described above, adopt, and submit to HCD to regain housing element compliance.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), if a local government fails to adopt a compliant housing element within 120 days of the statutory deadline (October 15, 2021), then any rezoning to accommodate the regional housing needs allocation (RHNA), including for lower-income households, shall be completed no later than one year from the statutory deadline. Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i).

Pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/community-development/housing-element/index.shtml#element> for a copy of the form and instructions. The City can reach out to HCD at [sitesinventory@hcd.ca.gov](mailto:sitesinventory@hcd.ca.gov) for technical assistance. Please note, upon adoption of the housing element, the City must submit an electronic version of the sites inventory with its adopted housing element to [sitesinventory@hcd.ca.gov](mailto:sitesinventory@hcd.ca.gov)

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: [http://opr.ca.gov/docs/OPR\\_Appendix\\_C\\_final.pdf](http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf) and [http://opr.ca.gov/docs/Final\\_6.26.15.pdf](http://opr.ca.gov/docs/Final_6.26.15.pdf).

HCD appreciates the cooperation and dedication the City planning staff, and Karen Warner provided during the course of our review. We are committed to assist the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Divya Sen, of our staff, at [Divya.Sen@hcd.ca.gov](mailto:Divya.Sen@hcd.ca.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul McDougall", with a stylized flourish at the end.

Paul McDougall  
Senior Program Manager

Enclosure

## APPENDIX CITY OF BURBANK

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at <http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml>. Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks)*, available at <http://www.hcd.ca.gov/community-development/building-blocks/index.shtml> and includes the Government Code addressing State Housing Element Law and other resources.

### A. Housing Needs, Resources, and Constraints

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction (Gov. Code, § 65583, subd. (c)(10)(A))*

Disparities in Access to Opportunity: The element includes limited local and regional data and analysis on access to opportunity of education, economic, transportation (pp. B-27 to B-34). However, a complete analysis should include an analysis of disparities in relation to education, economic opportunity, transportation at the regional level and analyze the data for trends and patterns.

Disproportionate Housing Needs: The element includes some local and regional data on cost-burdened households, overcrowding, homelessness and substandard housing, but does not include data on trends or patterns for regional analysis on homelessness. The element should include a complete regional data for homelessness and analyze the data and include an evaluation of impacts on protected characteristics, local patterns and access to opportunity such as services and programs.

Identified Sites and Affirmatively Furthering Fair Housing (AFFH): While the element addresses most of the analysis on housing development at income-levels and evaluates the sites relative to socio-economic patterns (pp. B-46 to B-50), it must also include analysis for integration & segregation patterns and trends related to people with protected characteristics and lower incomes. Based on the final analysis, the site inventory analysis should be updated to address how the sites are identified to improve conditions (or if sites exacerbate conditions, how a program can mitigate the impact), whether the sites are isolated by income group. This analysis should be supported by local data and knowledge and other relevant factors. In addition, The element states that over one half of the lower-income units are on sites susceptible to displacement risk, the City should identify what measures will be utilized to provide protection from displacement pressures (p. B-49).

Goals, Priorities, Metrics, and Milestones: The element added contributing factors, priority level, and actions with limited metrics and milestones (pp. B-53 to B-57). Actions have milestones but must also have clear metrics to address progress and viability of prioritized actions and go beyond the status quo to address housing mobility enhancement, new housing choices, place-based strategies for community preservation and revitalization, and displacement protection. In addition, the element identifies a number of actions in Table B-10 that are not reflected in the program commitments (pp. 1-108). Housing element program actions must be revised for consistency.

2. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

The City has a regional housing needs allocation (RHNA) of 8,772 housing units, of which 3,971 are for lower-income households. To address this need, the element relies on pending and entitled residential projects, specific plans, and accessory dwelling units (ADUs). To demonstrate the adequacy of these sites and strategies to accommodate the City's RHNA, the element must include complete analyses:

Realistic Capacity: While the element provides that "both specific plans selected sites within the respective planning areas exclusively nonresidential; however, for the Site Inventory, only sites with potential residential uses were included numerous" (pp. 1-85), this statement is insufficient to analyze the likelihood that the identified units will be developed as noted in the inventory in zones that allow nonresidential uses (e.g., mixed-use). To address this finding, the element could provide total potential of buildout of both specific plans and compare it to the capacity of selected sites and development trends supporting residential development.

Small Sites: The revised element includes a program to encourage lot consolidation for the small parcels identified in the inventory, but still does not analyze the City's capacity for aggregating small parcels. The analysis could describe the City's role or track record in facilitating small-lot consolidation, policies or incentives offered or proposed to encourage and facilitate lot consolidation, conditions rendering parcels suitable and ready for redevelopment, recent trends of lot consolidation, and/or information on the owners of each aggregated site. To assist in this analysis, the element could relate the conditions that led to the consolidation of projects listed on Table 1-42 to the identified sites.

Large Sites: Sites larger than 10 acres in size are deemed inadequate to accommodate housing for lower-income housing unless it is demonstrated that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower-income housing units as projected for the site or unless the housing element describes other evidence to HCD that the site is adequate to accommodate lower income



housing. (Gov. Code, § 65583.2, subd. (c)(2)(A).) While the element includes some supporting analysis on TOD 4-Old IKEA and TOD 6-Burbank Town Center large sites, it should expand on how the example project provided are related to large sites by size, affordability, or other factors.

Suitability of Nonvacant Sites: While the element has some analysis that existing use is not an impediment on nonvacant sites to accommodate 50 percent or more of the housing needs for lower-income households (pp. 1-78 to 1-83, Appendix D), it must also include analysis on how the existing uses will likely discontinue in the planning period. The analysis could provide information on existing leases, provide relevant information from the Downtown TOD Specific Plan market study, connect market trends or past examples relating to identified sites to show the likelihood of discontinuation, and include specific programs to facilitate development on lower-income sites.

Accessory Dwelling Units (ADU): The City is counting an average of 200 ADUs per year for a total of 1,600 ADUs to accommodate its RHNA. HCD's records indicate that the City has permitted 54 ADUs in 2018, 110 in 2019, 97 in 2020. The City provided additional documentation stating that it has permitted 243 ADUs from January through September 2021. When considering ADU permits issued since September 2021, the City averages 134 ADUs a year. As a result, the element should be revised to reduce the number of ADUs to accommodate the City's RHNA. In addition, while the element added Program 6b (Track and Monitor Accessory Dwelling Units), it should be revised to commit to monitor ADU production and affordability on more frequently than mid-cycle.

3. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Government Code section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7). Transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. (Gov. Code, § 65583, subd. (a)(5).)*

Local Processing and Permit Procedures: While the element includes the purpose of the community meeting for multifamily (pp. 1-63), it should also provide detail information on the appeal process and analyze it for constraints. For example, the element could indicate if there are any requirements or parameters for requests for appeals.

Constraints on Housing for Persons with Disabilities: While the element includes reasonable accommodate process (pp. 1-58 to 1-59), it must include the findings for approval. The element should also analyze the finding that “for an accommodation to be denied, the requested accommodation must cause undue hardship or cause operational problems” for consistence with fair housing requirements. For example, HUD/DOJ guidance states, “For an accommodation to be denied, the requested accommodation must cause an undue financial and administrative burden or it would fundamentally alter the nature of the provider's operations.”

## **B. Housing Programs**

1. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.*  
(Gov. Code, § 65583, subd. (c)(1).)

As noted in Finding A2, the element does not include a complete site analysis, therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:

Sites Identified in Multiple Planning Periods: In conversations with the City, the two sites identified from the previous planning period is pending entitlement. Please be aware, should these entitlements not be completed, the City must allow by-right approval for housing developments that include 20 percent or more of its units affordable to lower-income households. (Gov. Code, § 65583.2, subd. (c).) The element should commit to monitor the pending entitlement of these projects and allow for by-right approval on those sites if projects are not approved as indicated.

Nonvacant Sites Reliance to Accommodate RHNA: As the element relies upon nonvacant sites to accommodate the regional housing need for lower-income households, it should include a program(s) to promote residential development of those sites. The program could commit to provide financial assistance, regulatory concessions, or incentives to encourage and facilitate new, or more intense, residential development on the sites. Examples of incentives include identifying and targeting specific financial resources and reducing appropriate development standards or proactively advertise and seek

development opportunities on city-owned sites through requests for proposals or other mechanisms.

2. *The Housing Element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)*

While the element includes Program 10 (Inclusionary Housing Ordinance) to support rentals for large households, it should specifically address how the City is assisting large families through that ordinance. For example, the element could describe what incentives are being provided for the provision of large family units.

3. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

As noted in Finding A3, the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

4. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)*

As noted in Finding A1, the element must include a complete analysis of affirmatively furthering fair housing (AFFH). Based on the outcomes of that analysis, the element must add or modify programs.

### **C. Public Participation**

*Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort. (Gov. Code, § 65583, subd.(c)(9).)*

Moving forward and up to adoption, the City should continue to employ additional methods for public outreach efforts, particularly including lower-income and special needs households and neighborhoods with higher concentrations of lower-income and special needs households.

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
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June 3, 2022

Patrick Prescott, Director  
Community Development Department  
City of Burbank  
150 N. Third St.  
Burbank, CA 91502

Dear Patrick Prescott:

**RE: City of Burbank's 6<sup>th</sup> Cycle (2021-2028) Revised Draft Housing Element**

Thank you for submitting the City of Burbank's (City) revised draft housing element update received for review on April 4, 2022 with revisions received on May 27, 2022. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. In addition, HCD considered comments from Abundant Housing LA pursuant to Government Code section 65585, subdivision (c).

The revised draft housing element addresses most statutory requirements described in HCD's February 16, 2022 review; however, additional revision is necessary to fully comply with State Housing Element Law (Article 10.6 of the Gov. Code), as follows:

*Affirmatively further[ing] fair housing (AFFH) in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)*

Goals and actions must significantly seek to overcome contributing factors to fair housing issues and include related metrics and milestones. Specifically programs should be modified to provide geographic targeting to address patterns and trends and increase housing mobility and choices in higher resourced areas of the City. In addition, some programs still require specific metrics to target meaningful fair housing results. Actions on Table B-11 that could be modified include:

Downtown TOD Specific Plan (Page B-67): Provide a goal or metric for the number of accessible units the City anticipates will be achieved.

Accessory Dwelling Unit (ADU) Production (Page B-67) and (Page B-74): Provide a goal or metric for the number of ADU units the City anticipates will be achieved. The

City could also provide geographic targeting for this program to increase production in existing higher resourced single family neighborhoods.

Rental Assistance Voucher Program (Page B-69): This action could include geographic targeting to ensure the provision of vouchers through out the City, especially in higher resourced neighborhoods.

Inclusionary Housing Ordinance (Page B-69): Provide a goal or metric for the number of units the City anticipates will be achieved. This metric could also include a geographic target for higher resourced areas.

Anti-displacement Programs (Page B-71): Provide specific metrics.

Healthy Homes (Page B-75): This program could include specific geographic targeting to improve conditions in vulnerable neighborhoods.

The element will meet the statutory requirements of State Housing Element Law once it has been revised and re-adopted to comply with the above requirements.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), as the City failed to adopt a compliant housing element within 120 days of the statutory deadline (October 15, 2021), Program 8 (Housing Opportunity Sites & Rezone Program) must be completed no later than one year from the statutory deadline. Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i).

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

HCD appreciates the hard work and dedication Karen Warner, the City's consultant provided in preparation of the City's housing element and looks forward to receiving the City's adopted housing element. If you have any questions or need additional technical assistance, please contact Divya Sen, of our staff, at [Divya.Ram@hcd.ca.gov](mailto:Divya.Ram@hcd.ca.gov).

Sincerely,



Paul McDougall  
Senior Program Manager

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

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September 7, 2022

Patrick Prescott, Director  
Community Development Department  
City of Burbank  
150 N. Third St.  
Burbank, CA 91502

Dear Patrick Prescott:

**RE: Burbank 6<sup>th</sup> Cycle (2021-2029) Revised Draft Housing Element**

Thank you for submitting the City of Burbank (City) revised draft housing element received for review on August 18, 2022. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The revised draft element, incorporating the revisions submitted, meets the statutory requirements of State Housing Element Law, as described in HCD's June 3, 2022, review. The housing element will comply with State Housing Element Law (Article 10.6 of the Gov. Code) when it is adopted, submitted to, and approved by HCD, in accordance with Government Code section 65585.

Please be aware this finding of compliance is separate from active enforcement action happening pursuant to the Notice of Violation issued on May 24, 2022. In addition, as several of the identified sites have projects that have indicated the intent to file a Streamlined Ministerial Permit pursuant to Government Code section 65913.4 (SB 35, Statutes of 2017), the City must monitor these applications as they are processed and ensure the City applies SB 35 in an objective and barrier-free manner, consistent with state law.

For your information, pursuant to Senate Bill 197 (Chapter 70, Statutes of 2022), as the City did not adopt a compliant housing element within 120 days of the statutory deadline (October 15, 2021), the City's adopted element must be found in compliance by October 15, 2022 to maintain its scheduled rezone deadline of July 2023 (Program 5). If the element is not found in compliance by October 15, 2022, HCD cannot find the element in compliance until the rezoning is complete.



Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

HCD appreciates the hard work you and your staff, and Karen Warner, the City's consultant provided in the preparation of the City's housing element and looks forward to receiving the City's adopted housing element. If you have any questions or need additional technical assistance, please contact me at [Melinda.coy@hcd.ca.gov](mailto:Melinda.coy@hcd.ca.gov).

Sincerely,

A handwritten signature in black ink, appearing to read 'Melinda Coy', followed by a long, sweeping horizontal line.

Melinda Coy  
Proactive Housing Accountability Chief



May 24, 2021

Burbank City Council  
Burbank City Hall  
275 E. Olive Avenue  
Burbank, CA 90512

Dear Councilmembers:

Thank you for the opportunity to comment on the process of updating the housing element of Burbank's general plan. We are writing on behalf of **Abundant Housing LA** and **YIMBY Law** regarding Burbank's 6th Cycle housing element update. **Abundant Housing LA** is a pro-housing, nonprofit advocacy organization working to help solve Southern California's housing crisis, and **YIMBY Law's** mission is to make housing in California more accessible and affordable through enforcement of state housing law. We support more housing at all levels of affordability and reforms to land use and zoning codes, which are needed in order to make housing more affordable, improve access to jobs and transit, promote greater environmental sustainability, and advance racial and economic equity.

In October 2020, AHLA shared [a letter with the City of Burbank](#), providing guidance on how the City should fulfill both the letter and the spirit of housing element law. We have reviewed the City's draft Housing Element, **and have major concerns about the City of Burbank's willingness and ability to meet its state-mandated RHNA targets.** The staff report and draft site inventory are inconsistent with HCD's instructions and the requirement that housing element updates affirmatively further fair housing under Assembly Bill 686.

**The following issues are of particular concern to us:**

***1. Planning's process for selecting sites and assessing their capacity does not accurately estimate parcels' likelihood of development or net new units if redeveloped. Therefore, Planning has not identified enough sites where 8,750 homes will realistically be developed by 2029.***

An accurate assessment of the site inventory's housing capacity is necessary in order for the housing element to achieve sufficient housing production. The site capacity estimate should account for the following **two factors**:

- What is the likelihood that the site will be developed during the planning period?
- If the site were to be developed during the planning period, how many net new units of housing are likely to be built on it?

These are the **likelihood of development**<sup>1</sup> and **net new units if developed**<sup>2</sup> factors, as required by HCD guidelines. The portion of the jurisdiction's RHNA target that a site will realistically accommodate during the planning period is:

***(likelihood of development) x (net new units if developed) = realistic capacity.***

Planning's analysis identifies 12 sites in Burbank's Downtown and 7 sites in the Golden State Specific Plan, totaling 95.7 acres and containing theoretical zoned capacity for about 6,100 housing units. However, Planning does not estimate the likelihood of development for these parcels. Instead, Planning only provides a cursory discussion of why these sites may be good candidates for redevelopment, without providing quantitative evidence or analysis. Although Planning claims "property owner and/or developer interest in acquiring and assembling underdeveloped parcels into larger development sites",<sup>3</sup> Planning did not share any letters from property owners indicating their interest in selling or redeveloping these sites.

Per HCD guidelines, if a jurisdiction assigns more than 50% of its lower-income RHNA to nonvacant sites (as Burbank does), the jurisdiction must make findings supported by "substantial evidence" that the sites' existing uses are "likely to be discontinued during the planning period."<sup>4</sup> **Planning did not follow this instruction, which is a requirement under Assembly Bill 1397.**

We disagree with Planning's contention that all 19 sites will all be redeveloped by 2029. For example, the Site Assessment assumes that all four acres of Golden State Specific Plan block No. 1 (Lima/Avon) will be built out at the density of Downtown Burbank (84 units per acre), producing 334 homes.<sup>5</sup> However, this block is entirely occupied by a variety of light industrial businesses, including the popular Lincoln Beer Company. Planning provided no evidence that the site is nonviable as industrial land, or that the various property owners intend to sell.<sup>6</sup>

Similarly:

- The owners of TOD 6 (Burbank Town Center) spent \$60 million to renovate the property in 2018.<sup>7</sup> It seems unlikely that the property will be redeveloped with *any* housing, much less the anticipated 1,020 new homes.
- TOD 7, the Civic Center parking lots, are owned by the City of Burbank. The City showed no interest in developing any city-owned land during the previous RHNA cycle, and provided no evidence that this stance will change during the 6th cycle.
- TOD 8 is fully occupied by a variety of small businesses.

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<sup>1</sup> [HCD Site Inventory Guidebook, pg. 20](#)

<sup>2</sup> [HCD Site Inventory Guidebook, pg. 21](#)

<sup>3</sup> Burbank Draft Housing Element, pg. 1-71

<sup>4</sup> Gov't Code 65583.2(g)(2), also [HCD Site Inventory Guidebook, pg. 26-28](#). "when a city or county is relying on nonvacant sites described in paragraph (3) of subdivision (b) to accommodate 50 percent or more of its housing need for lower income households, the methodology used to determine additional development potential shall demonstrate that the existing use identified pursuant to paragraph (3) of subdivision (b) does not constitute an impediment to additional residential development during the period covered by the housing element. An existing use shall be presumed to impede additional residential development, absent findings based on substantial evidence that the use is likely to be discontinued during the planning period."

<sup>5</sup> Draft Housing Element, pg. D-26

<sup>6</sup> <https://www.lincolnbearcompany.com/>

<sup>7</sup> [https://www.burbanktowncenter.com/wp-content/uploads/sites/130/2018/10/BurbankRenovationsCostPlus\\_FINAL-1.pdf](https://www.burbanktowncenter.com/wp-content/uploads/sites/130/2018/10/BurbankRenovationsCostPlus_FINAL-1.pdf)

- GSSP 5 is the parking lot for a busy office complex which hosts Insomniac Games, a video game studio.

Housing production data from the 5th cycle further casts doubt on Planning's implicit assumption that all 19 sites will be redeveloped by 2029. At the outset of the 5th cycle, Burbank claimed a theoretical capacity of roughly 5,573 more housing units. Through 2019, Burbank permitted 501 housing units, which equates to 668 housing units permitted by the end of the 5th cycle (assuming that the same annual permitting pace continues through 2021). This implies that in Burbank, excess zoned capacity has a **12% likelihood of being developed** (668 actual units divided by 5,573 theoretical units).<sup>8</sup>

**The City must *fairly* estimate the likelihood of development for all parcels on the suitable sites inventory.** The City of Sacramento's [draft site inventory](#) provided a high-quality, numerical analysis of the likelihood of their sites' development through a "tiered classification system to classify the non-vacant underutilized sites".<sup>9</sup> Sacramento's good approach offers a model for Burbank to build on.

### **Recommendations:**

- 1.1 Provide a quantitative estimate of parcels' development probabilities, and incorporate this factor into the estimate of sites' realistic capacity.**
- 1.2 Report the proportion of sites in the previous housing element's inventory that were developed during the planning period.**
- 1.3 Share letters from owners of the site inventory parcels, indicating their interest in selling or redeveloping these properties during the 6th Cycle.**
- 1.4 Remove parcels from the site inventory where redevelopment is unlikely to occur during the 6th Cycle.**
- 1.5 Commit to a mid-cycle review to verify Planning's assumptions about development probabilities.** If it turns out that sites within a tier, or category, were developed at a lower-than-expected rate during the first half of the cycle, then the city should rezone for additional capacity or make other appropriate adjustments for the second half of the planning period.
- 1.6 If the City lacks enough suitable sites to achieve the RHNA target, rezone additional parcels where redevelopment is likely.**

***2. Planning assumes that 2,180 housing units that were approved or pending approval during the 5th Cycle will be built during the 6th Cycle, without accounting for the near-certainty that some projects will never be built.***

The City counts 1,245 units in projects pending entitlement and 935 units in approved projects towards Burbank's 6th cycle RHNA target, and assumes that all 2,180 units will ultimately be

<sup>8</sup> [Burbank 5th Cycle Housing Element, pgs. 20, 48](#). Burbank's housing element claims a citywide capacity of 50,219 housing units under current zoning (pg. 48). Burbank had 44,646 units in 2010 (pg. 20). This suggests a citywide claimed capacity of 5,573 units.

<sup>9</sup> [Public Review Draft, City of Sacramento Housing Element 2021-2029, p. H-2-15](#)

built. This is a faulty assumption: not every pending project gets approved, and not every approved project gets built. Although some of the projects listed here are currently under construction, like the First Street Village, most are not, and many may never be.

While the City may count permitted or entitled units towards its 6th Cycle RHNA goals, it must **realistically** estimate how many of these units will ultimately be built during the 6th Cycle, based on recent historical data. The [City of Los Angeles' Initial Study](#) counted active planning entitlements, approved planning entitlements with no building permit, and permitted projects that have not yet been completed towards its 6th Cycle RHNA goals, but discounted each category based on the share of proposed units expected to be built, using the City's historical data.

**Planning must incorporate a similar estimate into its Inventory Analysis.** Using data from recent projects, the City of Los Angeles estimated that 37% of projects with pending entitlements, 45% of projects with approved entitlements, and 79% of permitted projects, are ultimately completed.<sup>10</sup> Burbank, with more restrictive permitting and less than half the housing growth rate of Los Angeles, should discount the number of pending and approved entitlements counted toward its RHNA target by *at least* the same factors:

1,245 units pending entitlement x 37% chance of completion = 461 units  
935 units entitled x 45% chance of completion = 421 units

Thus, the City might reasonably claim 882 units from pending and entitled projects towards the RHNA target. Alternatively, Planning could use local data from recent projects to estimate these percentages. **But Planning should certainly not count 2,180 units towards its 6th cycle RHNA goal.**

### **Recommendation:**

**2.1 Provide a quantitative estimate of the likelihood that in-pipeline projects will be completed, based on historical data, and adjust the number of in-pipeline units counted towards the 6th cycle RHNA target accordingly.**

***3. Planning makes overly optimistic forecasts of future ADU production which are unlikely to be achieved even with aggressive policies, without providing evidence to support this claim.***

HCD has established two safe harbors for forecasting ADU production during the 6th Cycle<sup>11</sup>. One option ("Option #1") is to project forward the local trend in ADU construction since January 2018. The other, for use when no other data is available ("Option #2"), assumes ADU production at five times the local rate of production prior to 2018.

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<sup>10</sup> [Initial Study, City of Los Angeles, pg. 21](#)

<sup>11</sup> [HCD Site Inventory Guidebook, pg. 31](#)

Burbank issued permits for 54 ADUs in 2018, 110 ADUs in 2019, and 112 ADUs in 2020. Under a correct calculation of HCD's "Option #1", Burbank would take the average of the ADU permitting trend between 2018 and 2020, and forecast that 92 ADUs will be permitted per year during the 6th Cycle. **This would allow for a total 6th cycle forecast of 736 ADUs.**

However, Planning counts 1,600 ADUs, or 200 ADUs per year, towards the City's RHNA target. Planning contends that a small reduction in processing fees, expedited application review, and pre-approved ADU plans will lead to a doubling in the number of ADUs permitted annually going forward.<sup>12</sup> But Planning provides no tangible evidence that these relatively minor incentives will yield this outcome.

The housing element therefore significantly overstates the likely production of ADUs during the 6th cycle, possibly as a tactic to avoid rezoning. **Planning must correct its calculation of the ADU safe harbor, and simply apply the average of annual ADU permits issued between 2018 and 2020, per HCD's guidelines.**

### **Recommendations:**

- 3.1 Burbank must use HCD's Option 1 safe harbor, and project that 736 ADUs will be permitted during the 6th Cycle.** High-quality data is available on the local trend in ADU construction since January 2018, so this is the appropriate safe harbor to use. If the City believes that higher ADU production forecasts are warranted, it must provide well-grounded estimates, based on the pace of ADU production in neighboring jurisdictions, and must explain what programs or policy efforts it will adopt that would lead to higher ADU production than it currently observes.
- 3.2 Follow HCD's recommendation to track ADU and JADU creation and affordability levels, and commit to a review at the planning cycle midpoint to evaluate if production estimates are being achieved.**<sup>13</sup> Burbank's housing element should commit to mid-cycle rezoning if ADU production is lower than forecasted, and its midpoint review should be linked with immediate and automatic programs to increase housing production in the second half of the RHNA cycle. Our recommended approach is to incorporate by-right density bonuses on inventory sites, which would automatically take effect mid-cycle if the ADU target is not met. The density bonus should be large enough, and apply to enough parcels, to fully make up for any ADU production shortfall.

### ***4. Planning did not propose adequate reforms to address the major constraints on redevelopment that exist in Burbank.***

Building housing in Burbank is difficult, expensive, and time-consuming. Development timelines are long, with an average time of 12-16 months for multifamily project approval.<sup>14</sup> Mixed-use projects take even longer, requiring a 3-4 year approval process and a conditional use permit

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<sup>12</sup> Draft Housing Element, pg. 1-74

<sup>13</sup> [HCD Site Inventory Guidebook, pg. 31](#)

<sup>14</sup> Draft Housing Element, 1-59

(for which approval can take 12-16 months alone).<sup>15</sup> This process is a major impediment to housing production.

Burbank's housing stock only grew 0.7% between 2015 and 2020<sup>16</sup> (putting it 43rd out of 89 jurisdictions in Los Angeles County), despite extremely strong demand for housing as evidenced by high rents (the median renter household pays \$1,555/month, 37rd-highest in Los Angeles County)<sup>17</sup>. Similarly, the ratio of home price to replacement cost is 2.6, one of the highest in the county.<sup>18</sup> Per Professor Chris Elmendorf of the University of California, Davis and his co-authors of [Superintending Local Constraints on Housing Development](#), the above data suggest that restrictive land use rules are making homebuilding difficult in Burbank, leading to continued shortage and high costs.

Housing element law requires cities to provide an analysis of constraints on housing development, as well as a program to mitigate or remove these constraints. While the Draft Housing Element discusses constraints in detail, including long approval timelines, strict limits on building size, high construction costs, and a lack of local funding for affordable housing production, the report does not commit to a strong enough program to remove policy constraints that deter housing production. Merely recommending “a program to review and update the City’s multi-family development standards, including re-evaluation of parking, setbacks, height and other standards to enable compact, well-designed multi-family product types”<sup>19</sup> is inadequate: **the City must commit to specific policy changes and rapid implementation.**

Other cities in California have successfully implemented process reforms that streamline housing production. The City of Los Angeles’ Transit Oriented Communities program approves qualifying projects by-right, leading to an average approval time of 6 months for by-right projects. Santa Monica recently made all new residential and mixed-use development project approvals by-right, and has gotten its approval time down to six months or less for most new development. But the best ordinance to emulate comes from Sacramento, where the Ministerial Housing Ordinance provides for ministerial approval of 2-150 unit mixed-use and multifamily projects within 60 days, and 151-200 unit mixed-use projects in 90 days.<sup>20</sup> This would dramatically streamline the process of building new housing, and reduce the administrative workload on city staff by reducing the number of unnecessary hearings and studies.

We urge Burbank to commit to major constraint removal policies in order to encourage strong housing growth at all levels of income.

## **Recommendations:**

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<sup>15</sup> Draft Housing Element, 1-59

<sup>16</sup> California Department of Finance, Report E-5, 2020

<sup>17</sup> American Community Survey

<sup>18</sup> Elmendorf et al., [Superintending Local Constraints on Housing Development](#), 2020

<sup>19</sup> Draft Housing Element, pg. 1-44

<sup>20</sup> <https://www.cityofsacramento.org/Community-Development/Planning/Major-Projects/Ministerial-Housing>



- 4.1 **Establish a fast by-right review process for all new multifamily and mixed-use buildings which meet the zoning law and the General Plan.** Sacramento's Ministerial Housing Ordinance is an excellent model to follow.
- 4.2 **Pre-approve standard ADU, small-scale "missing middle" multifamily and small lot subdivision housing plans, allowing developers to receive a permit quickly if they use a pre-approved design.**
- 4.3 **Eliminate the conditional use permit requirement for mixed-use projects.**
- 4.4 **Reduce restrictions on maximum height, floor-area ratio, and lot coverage.**

***5. The housing element does not promote new housing opportunities on parcels where apartments are currently banned, even near the planned NoHo-Pasadena busway. Instead, it concentrates lower-income housing opportunities in areas with significant noise and air pollution exposure. This approach fails to affirmatively further fair housing and reverse existing patterns of residential segregation.***

AB 686 (2018) requires housing element updates to "affirmatively further fair housing", which is defined as "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and fosters inclusive communities free from barriers that restrict access to opportunity based on protected characteristics." The City must address the issue of residential segregation by accommodating the lower-income RHNA targets in a way that conforms with AFFH requirements.

In April 2021, HCD issued an [AFFH Guidance Memo](#), which establishes a number of important principles for promoting fair housing, including:

- A city's AFFH analysis should reveal "current and historical spatial patterns of subsidized housing within and surrounding the jurisdiction, including emergency shelters, subsidized affordable housing, supportive housing, and usage of housing choice vouchers."<sup>21</sup>
- The distribution of housing-element inventory sites with lower or moderate income capacity must not be skewed toward lower-income neighborhoods. To demonstrate that the site inventory furthers fair housing, the city must calculate the percentage of households at lower, moderate, and above-moderate income levels in each census tract or "block group" in the city, and then do the same for the lower, moderate, and above-moderate-income RHNA units assigned to the tract or block group. The share of lower-income RHNA units assigned to tracts (or block groups) with a higher-than-average share of lower-income households should be less than the current share of lower-income households in those tracts.<sup>22</sup>
- The housing element must benchmark the citywide distribution of household incomes against the distribution in the county or region, and state. The AFFH program of a predominantly high-income city, like Burbank, must break down barriers that keep lower income and minority households from accessing housing in the city.<sup>23</sup>
- "Goals, policies, and actions" to further fair housing must be "aggressively set to overcome ... contributing factors [to fair housing problems, and thus] to meet the

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<sup>21</sup> AFFH Guidance Memo, p. 46

<sup>22</sup> AFFH Guidance Memo, p. 47

<sup>23</sup> AFFH Guidance Memo, pp. 15, 32-34, 77

‘meaningful impact’ requirement in statute.”<sup>24</sup> The list of actions shall include concrete timeframes for implementation, measurable outcomes, explicit prioritization (“high,” “medium,” or “low”), and “must be created with the intention to have a significant impact, well beyond a continuation of past actions.”<sup>25</sup>

- “The schedule of actions generally must” (1) enhance the mobility of low-income and minority communities, (2) encourage the development of new affordable housing in high-opportunity areas, (3) protect existing residents from displacement, and (4) invest in disadvantaged places.<sup>26</sup>

In our region, housing policy and land use regulations were once used to exclude members of minority groups. [Redlining and restrictive covenants](#), which restricted where Black, Latino, and Asian Americans could live, were once common in Los Angeles County. Discrimination in housing takes other forms today: even after *de jure* segregation was banned, opponents of neighborhood change in prosperous areas [weaponized zoning policy](#) to make apartment construction illegal in much of Los Angeles County, especially in high-income areas. Restrictive zoning has perpetuated historic patterns of segregation and exclusion, and continues to push housing opportunities for lower-income households away from high-cost, high-opportunity cities.

To this day, apartments are banned on [80% of the residentially-zoned land in Burbank](#). The median home sale price in Burbank was \$755,000 in 2018, and 54% of the city’s renters are “rent-burdened” (i.e. they spend more than 30% of their income on rent)<sup>27</sup>. This denies historically disadvantaged groups housing opportunities near job centers, quality schools, and other public resources, a situation that persists today.

**The City is obligated to promote fair housing opportunities and undo patterns of segregation.** Burbank should follow HCD’s recommendation that cities distribute lower-income housing opportunities throughout the city, and recommends that cities first identify development potential for lower-income housing in high-opportunity neighborhoods.<sup>28</sup> **This would mean rezoning more parcels, including residential parcels currently zoned single-family only, to encourage enough housing growth to achieve the RHNA target in full.**

However, the City’s proposed site inventory does not include enough parcels to make achievement of the RHNA target likely. The city proposes no rezoning on any R1-zoned parcels, even those that are near the forthcoming NoHo-Pasadena Metro Busway. This is a recipe for missing the RHNA target, which means that the housing element is unlikely to advance the goal of socioeconomic integration or greater housing affordability.

Also, by proposing to accommodate 75% of the lower-income RHNA target in the Downtown and Airport districts only, which are locations with significant exposure to noise and air pollution, and by failing to encourage housing growth in other residential neighborhoods, where

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<sup>24</sup> AFFH Guidance Memo, p. 52

<sup>25</sup> AFFH Guidance Memo pp. 52, 71

<sup>26</sup> AFFH Guidance Memo, p. 54

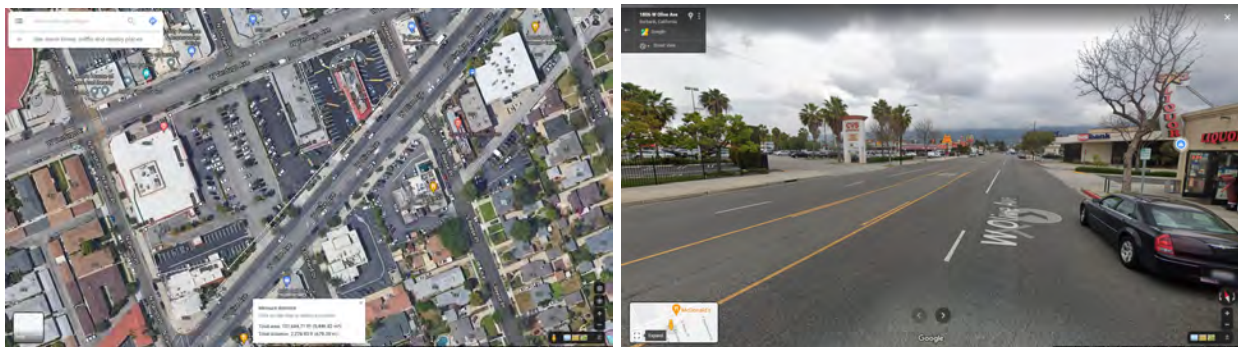
<sup>27</sup> [Abundant Housing LA letter to Burbank, October 2020](#)

<sup>28</sup> [HCD Site Inventory Guidebook, pg. 3](#)

environmental quality is significantly better, the City risks perpetuating the concentration of lower-income households in areas with poor environmental quality.

**Burbank should promote additional housing opportunities, including housing for lower-income households, by allowing small apartment buildings and townhouses citywide. It is especially important for Burbank to legalize multifamily housing production near the NoHo-Pasadena Metro Busway.** The line will serve most of Burbank's major employers and destinations<sup>29</sup>, with stations planned at Hollywood Way/134 (Warner Bros., Burbank Studios), Alameda/Naomi (Providence-St Joseph, Disney, CBS), Olive/Verdugo, Olive/Lake (Nickelodeon Animation), Olive/San Fernando (Downtown Burbank), and Glenoaks/Alameda.<sup>30</sup>

But outside Downtown, the housing element does not encourage new housing growth near any of these stations, even though many sites near the stations are perfect for redevelopment. Most commercial buildings near the busway stations are squat one- and two-story buildings built after World War II, with large surface parking lots. For example, the block bracketed by Verdugo, Parish, Olive and Reese is 100 yards away from a planned busway station. Currently, it has a few squat commercial buildings and 2.3 acres of surface parking.



*Squat commercial buildings with large surface parking lots line the busway corridor.*

The other buildings along this corridor also present opportunities for new housing. For example, the Buena Vista Branch Library has an oversized 1.9 acre parking lot, and the Olive Rec Center has a 2.8 acre parking lot. The same is true of residential areas, which frequently contain older tract homes on large lots.

The commercial areas near the busway are mostly zoned C2 (Limited Commercial), while the residential areas are mostly zoned R1 (Single-Family Residential), with high mandatory parking requirements, broad setbacks, and limited density. This means that Burbank's current zoning does not allow current and future residents to fully benefit from the busway.

<sup>29</sup> Namely, [Warner Bros., Disney, Providence-St Joseph, Deluxe, ABC, and Nickelodeon.](#)

<sup>30</sup> <http://media.metro.net/2021/4-1-21-NoHo-Pas-Community-Update-Meeting.pdf>





Zoning map overlaid with planned Metro Busway stations.

**The City should rezone all residential areas within a 10-minute walk of busway stations for apartments at Downtown densities, and rezone commercially-zoned land for mixed-use development, with loosened parking, setback, open space and height requirements.** When rezoning, Burbank should emulate the City of Los Angeles's Transit Oriented Communities program, which offers generous by-right density bonuses to developers who include affordable housing in new developments near mass transit. Transit Oriented Communities has led to the [proposal of over 30,000 homes](#) (of which 20% are deed-restricted affordable units) in Los Angeles, built at no cost to the taxpayer.

New housing and businesses near transit are good for everyone. They're good for Burbank residents, particularly those who have been denied fair housing opportunities due to their race or income. They're good for City finances, due to increased property and sales taxes (Redwood City analyzed the impact of new housing construction on its General Fund, and found that each new multifamily unit brought in additional net revenue of \$254 per year).<sup>31</sup> They're good for Burbank merchants, because new residents mean new customers. They're good for Burbank

<sup>31</sup> <https://meetings.redwoodcity.org/AgendaOnline/Meetings/ViewMeeting?id=2245&doctype=1>

schools, which currently face declining enrollment due to the aging population.<sup>32</sup> They're good for the environment, because someone who lives and works in Burbank can walk, bike, or take the bus to work, instead of clogging the 134 freeway. And rezoning is good for current homeowners, because a parcel's value increases if it's legal to build more homes on that parcel.<sup>33</sup>

### **Recommendations:**

- 5.1 Upzone parcels located near transit, job centers, schools, and parks in order to expand the supply of housing in Burbank's highest-opportunity areas, including areas within a 10-minute walk of future busway stations. This should include R1 parcels where single-family detached homes are currently mandated by law.**
- 5.2 Ensure that housing opportunities for lower-income households are not concentrated in neighborhoods with high concentrations of low and moderate income households, or in neighborhoods with significant exposure to noise or air pollution.**
- 5.3 Enact a citywide small lot subdivision ordinance modeled on the policy in Los Angeles.**
- 5.4 Introduce a density bonus program similar to Los Angeles' Transit Oriented Communities program (with 50-80% density bonuses) to permit additional affordable housing to be built near mass transit.**
- 5.5 Eliminate on-site minimum parking mandates, which drive up the cost of housing production and reinforce car dependency.**
- 5.6 Identify new funding sources and public resources to encourage the production of affordable housing, such as reform of the City's real estate transfer tax and introduction of congestion pricing.**
- 5.7 Exempt parcels containing rent-restricted and de facto affordable housing units from rezoning.**

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The City of Burbank has a legal obligation to sufficiently plan to meet current and future residents' housing needs, in a way that guarantees access to opportunity for Californians of all racial and ethnic backgrounds. The issues that we've highlighted above suggest that the City is not on a path to fulfilling this legal obligation. We urge you to change course and actively embrace this opportunity to provide a variety of attainable housing options for Burbank's residents and workers.

Finally, state law imposes penalties on jurisdictions that fail to adopt a compliant 6th Cycle housing element update by October 15, 2021. On that date, noncompliant jurisdictions will forfeit the right to deny residential projects on the basis of local zoning, so long as projects include at least a 20% set-aside for below market-rate units or are 100% moderate-rate projects<sup>34</sup>.

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<sup>32</sup> Draft Housing Element, 1-11

<sup>33</sup> [Upzoning Chicago: Impacts of a Zoning Reform on Property Values and Housing Construction](#)

<sup>34</sup> [California Government Code 65589.5\(d\)\(5\)](#)

Noncompliant jurisdictions may also lose the ability to issue building permits, potentially including permits for kitchen and bath renovations. Jurisdictions that want to maintain local control over new development should therefore plan to adopt a compliant housing element update on time.

We request the opportunity to meet with you and your colleagues to address the concerns raised in this letter. Thank you for your time and consideration.

Sincerely,

Leonora Camner  
Executive Director  
Abundant Housing LA

Anthony Dedousis  
Director of Policy and Research  
Abundant Housing LA

Sonja Trauss  
Executive Director  
YIMBY Law

CC: Jason Elliott, Senior Counselor to Governor Gavin Newsom  
Assemblymember Laura Friedman, California State Assembly  
Assemblymember David Chiu, California State Assembly  
Senator Scott Wiener, California State Senate  
Megan Kirkeby, Deputy Director, Housing Policy Development, HCD  
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CITY OF BURBANK  
COMMUNITY DEVELOPMENT DEPARTMENT

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June 28, 2021

Anthony Dedousis, Director of Policy and Research  
Abundant Housing LA

**Subject: Follow Up Regarding Abundant Housing LA's Comments on Burbank  
Draft 6<sup>th</sup> Cycle Housing Element**

Dear Mr. Dedousis:

The Community Development Department – Planning Division would like to thank you for reviewing and providing your comments and concerns regarding the City's Draft 6<sup>th</sup> Cycle Housing Element Update. To follow up on the meeting we had earlier in June, and as discussed in City staff's presentation to the City Council on May 25, below is a summary of staff's responses to the key comments/concerns that were noted in your letter dated May 24, 2021. We hope that you will continue to engage with us as we await HCD's 60-day review of the City's draft 6<sup>th</sup> Cycle Housing Element.

**Abundant Housing Comment #1:** *Planning's process for selecting sites and assessing their capacity does not accurately estimate parcels' likelihood of development or net new units if redeveloped. Therefore, Planning has not identified enough sites where 8,750 homes will realistically be developed by 2029.*

The opportunity sites in the draft housing element were selected based on site-specific factors that are supportive of redevelopment with housing during the 8-year planning period. The sites are also opportunity sites within the two major specific plan update projects (Golden State Specific Plan and the Downtown Burbank Transit Oriented Development TOD Specific Plan) currently underway in the City. Both specific plans are anticipated for consideration by the City Council within calendar year 2022. The approach taken to use opportunity sites from the specific plans as opportunity sites for the Housing Element is intended to establish consistency throughout the City's long range planning documents. The timing of the Housing Element coinciding with the specific plan projects provides a unique opportunity to do so. Additionally, the sites themselves are optimal for facilitating new housing development given their size, status of the existing uses, proximity to the City's job and transit centers (consistent with city, regional and state efforts to reduce greenhouse gas emissions), and direct communication from various developers and/or property owners indicating interest and intent to pursue housing.



The strategies being developed as part of the specific plans will be significant in increasing the likelihood of development on the housing element sites –and within the specific plan areas generally – by improving the development standards and streamlining project review. The Golden State Specific Plan also involves significant upzoning of residential density including on the opportunity sites. Additionally, the City recently received funds through SCAG's Sustainable Communities Program in addition to funds previously awarded through LEAP to update the existing Media District Specific Plan. This update is anticipated to occur in 2023 and would result in similar code and process improvements as those that will be established with the Golden State and Downtown TOD Specific Plans, and is noted in draft Housing Element Program #5.

In response to Abundant Housing's comments, City staff has added descriptions of the suitability of each opportunity site by summarizing our knowledge of site-specific factors that support housing development beyond having the zoning/General Plan in place to do so. These explanations are being included in the submittal to HCD and are enclosed with this letter for your reference. It is staff's intent to continue to augment the record concerning the viability of the opportunity sites while we await HCD's review of the draft plan. Additionally, Housing Element Program #5 was revised to include a mid-cycle review with respect to development of housing on the opportunity sites. The mid-cycle review will be an opportunity to assess the City's progress and, if necessary, make changes accordingly.

**Comment #2:** *Planning assumes that 2,180 housing units that were approved or pending approval during the 5th Cycle will be built during the 6th Cycle, without accounting for the near-certainty that some projects will never be built.*

The inclusion of housing units that are part of projects already-approved or pending approval is consistent with HCD sites inventory guidelines. Additionally, based on what the City has experienced with recent projects and the continued demand for housing we believe it's reasonable to assume the approved and pending projects will be built. Within the last 6 years only one developer ultimately opted not to move forward with their entitlement. Of the 8 entitled projects noted in the draft Housing Element, three are under construction and 5 are in plan check review.

We recognize that housing production in the 5<sup>th</sup> cycle was low. Since then the City Council adopted the Affordable Housing Strategy and the goal of facilitating the building of 12,000 new homes through 2035. City Council action in this regards has sent a positive message to the development community that the City is seeking to facilitate housing that helps to build neighborhoods and seeks to make positive inroads in our 3 to 1 jobs to housing imbalance. The 2,180 housing units in the pipeline reflects that policy and goal-setting at work. The housing element and specific plans will help to further advance these goals.

**Comment #3:** *Planning makes overly optimistic forecasts of future ADU production which are unlikely to be achieved even with aggressive policies, without providing evidence to support this claim.*

City staff continue to receive ADU applications, averaging about 5 submittals each week, and with the total number increasing each year since ADU regulations were updated by the State. From 2017 to date, the City has received 814 ADU submittals into plan check review and issued 445 ADU permits. From the demand the City has been experiencing over the past four years, the City

only sees ADU applications and permitting increasing. It is staff's assessment that our proposed numbers will be met as the City proposes new program initiatives as part of the Housing Update for the 6<sup>th</sup> Cycle that will bolster ADU production (including reduced fees, reduced processing times for smaller ADUs, and creation of pre-approved ADU plans). Therefore, City staff and the consultant believe 200 ADUs per year for a total of 1,600 ADUs during the eight-year planning period is realistic and achievable.

Additionally, in response to Abundant Housing's comments the draft Housing Element includes an explicit commitment to provide mid-cycle review of ADU production.

**Comment #4:** *Planning did not propose adequate reforms to address the major constraints on redevelopment that exist in Burbank.*

Many of the strategies recommended by Abundant Housing are included in the draft Housing Element as part of the proposed programs. Objective development standards and by-right review processes would be established through the two Specific Plans for qualifying projects including removal of the CUP requirement. Fine-tuning of the details for how this would work are being addressed through the development of the Specific Plans, with the potential to be replicated in other areas of the City including as part of the eventual update to the Media District Specific Plan. Another separate program addresses updating the multifamily development standards, including parking, setbacks, height and other standards to better enable compact, well-designed multi-family product types.

The proposed Housing Element update also includes a program to create pre-approved ADU plans, and to pursue zoning updates that facilitate infill development in the form of small lot subdivision and missing middle housing.


**Comment #5:** *The housing element does not promote new housing opportunities on parcels where apartments are currently banned, even near the planned NoHo-Pasadena busway. Instead, it concentrates lower-income housing opportunities in areas with significant noise and air pollution exposure. This approach fails to affirmatively further fair housing and reverse existing patterns of residential segregation.*

As specified by HCD guidance, the AFFH requirement is based on the Tax Credit Allocation Committee maps that show the locations of High Resource and Highest Resource communities within each jurisdiction to identify areas of opportunity. AFFH requires cities with high resource neighborhoods to locate lower income housing opportunities equitably and predominately within the areas of High and Highest Resource. As discussed in the AFFH Appendix to the Housing Element update, the opportunity sites are located predominately in High and Highest Resource census tracts, with a couple sites located in moderate resource tracts, per the TCAC maps. As noted by AH, HCD recently released additional guidance information and the City will be able to receive feedback from HCD regarding compliance with this requirement. The census tract to the immediate east of the Hollywood Burbank Airport within the Golden State district, where several opportunity sites are identified, is also identified as a disadvantaged community per the CalEnviro Screen analysis conducted as part of the Environmental Justice component of the GP update, in that this area is exposed to relatively higher degree of exposure to noise and air pollution. Although the AFFH requirement is related to the TCAC maps for areas of opportunity, the Safety Element update being prepared in conjunction with the 6<sup>th</sup> cycle Housing Element includes Environmental

Justice policies aimed at addressing these environmental hazards by investing in infrastructure improvements through the Golden State Specific Plan; incorporating project design features such as fixed windows, open space, increased tree plantings and higher MERV rated air filtration systems; and making use of the City's Complete Our Streets Plan to help evaluate streetscape design for new projects that considers all modes of transportation with the goal of providing safe and accessible travel to all individuals.

Again, we appreciate the input that Abundant Housing LA has provided to date and look forward to continuing the conversation. If you have questions, please contact me at [FRamirez@burbankca.gov](mailto:FRamirez@burbankca.gov) or 818-238-5250.

Regards,



Federico "Fred" Ramirez  
Assistant Community Development Director, Planning Division

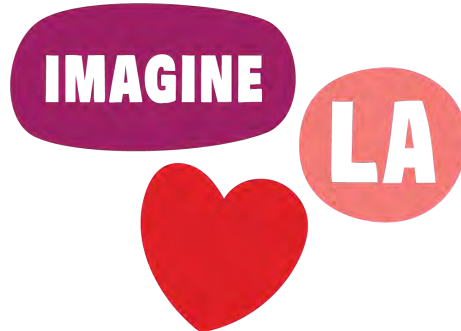
cc:

Leonora Camner, Executive Director - Abundant Housing LA  
Sonja Trauss, Executive Director - YIMBY Law  
Megan Kirkeby, Deputy Director, Housing Policy Development, HCD  
Melinda Coy, Land Use and Planning Manager, HCD  
Tyrone Buckley, Assistant Deputy Director of Fair Housing, HCD  
Paul McDougall, Housing Policy Development Manager, HCD  
Divya Ram, Housing Policy Specialist, HCD





[Read about the coalition here](#)





ABUNDANT  
HOUSING LA



August 27, 2021

Burbank City Council  
Burbank City Hall  
275 E. Olive Avenue  
Burbank, CA 90512

Dear Councilmembers:

Thank you for the opportunity to comment on the process of updating the housing element of Burbank's general plan. We are writing on behalf of the **Our Future LA Coalition** regarding the 6th Cycle housing element update.

**Why does this matter?** Because we face a cascade of housing crises in our region. And while nearly everyone in Los Angeles County feels the crush of our housing crisis, Black and Latino residents feel it more than most:

- Black households have 1.12% the wealth of white households, and Latino households less than 5% (Federal Reserve Bank of San Francisco)
- Black people make up 8% of the county population, but 33.7% of people experiencing homelessness (LAHSA)
- Even under COVID-related eviction moratoriums, Black and Latino neighborhoods face disproportionately higher eviction threats (Los Angeles Times, UCLA)

These are the effects of decades of racist policies that we have not eradicated: Restrictive covenants, exclusionary zoning, and redlining made it impossible for Black families to build wealth through homeownership, and result in lower homeownership and higher rents today. The California Constitution's Article 34 and local "crime-free housing" policies put roadblocks in the way of addressing racial divisions in Californians' housing affordability and security.

This impact was felt devastatingly during the pandemic, when essential workers living in overcrowded housing were exposed to COVID at work and had no choice but to expose their families at home, leading to disproportionate deaths among Black and Latino people. Neighborhoods in South and Southeast LA, where nearly 20% of homes are overcrowded (defined as more than one person per room) had COVID rates of roughly 14,000 cases per 100,000 people. Neighborhoods on the Westside, where less than 5% of homes are overcrowded, had rates well under 5,000 cases per 100,000 people.<sup>1</sup> Death rates were similarly disproportionate -- at a time (January 2021) when the city of Beverly Hills was reporting 21 COVID deaths, and the neighborhood of Brentwood 9, the city of Compton reported 147, and the neighborhood of Westlake 202.<sup>2</sup> In all, COVID-19 mortality rates in LA County were roughly twice as high for Black people (31 deaths/100,000 individuals) and Latinos (29/100K) as for whites (15/100K) (from CGLA).

Of the 3,007 counties in the United States, L.A. County ranks last in housing affordability, overcrowding, and unsheltered homelessness. We are not doing enough to preserve and create homes for working class and lower-income people. The affordable housing crisis, rampant speculation, and housing shortage have gotten so bad that lower-income Black and Latino families are being pushed out of their homes and communities at an alarming rate. At the rate we're going, next generations won't be able to live in Los Angeles County.

Los Angeles County is legally required to build 341,000 affordable homes by 2030. [To truly address our needs, we need more than double that.](#) At the rate we're going today, we might build 25,000. That's 7% of what's needed. That kind of failure will fall hardest on Black and Latino families, who disproportionately face eviction, homelessness and having to choose between rent and food. Our Future LA demands we not let that happen.

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<sup>1</sup> ["When coronavirus invaded their tiny apartment, children desperately tried to protect dad". LA Times. 1/29/21](#)

<sup>2</sup> ["We Are Forced to Live in These Conditions": In Los Angeles, Virus Ravages Overcrowded Homes". NY Times. 1/23/21](#)

In order to create a better housing future, we must make every neighborhood resource-rich so people can live where they want to live and don't have to leave their community to find opportunity. We must also achieve equitable land use and zoning so that we open-up new areas to greater density and value capture, while also ensuring that areas already zoned for density are protected from environmental and spatial racism. As the region plans for growth, there must be no conversion of wildlife habitat to housing or further development in wildfire hazard areas, as identified by CalFire. We understand that the City cares deeply about these issues, and we hope to offer assistance in addressing them.

As it stands right now, the draft housing element will not meet Burbank's goals around equity and affordability. We submit these comments in the spirit of collaboration in order to partner and provide research, grounded data to help in meeting housing needs. We are interested in having a meeting to discuss these comments more.

### **Our Future LA Housing Element Comments**

#### **1. Protections and preservation**

**A. The housing element must do more to prioritize rezoning in transit-rich, job-rich, and high-resource neighborhoods, including single-family zoned areas. This is necessary to expand affordable housing opportunities while minimizing the impact on existing renters in multifamily-zoned areas.**

**B. The housing element should expand just-cause eviction protections to cover all tenants and establish a corresponding enforcement program.**

**C. The housing element should implement a local RSO or strengthen/reduce the annual allowable rent increase for the existing RSO program.**

**D. The housing element should codify a tenant's right to counsel in an eviction proceeding.**

**E. The housing element should strengthen its permanent tenant education program to inform tenants of their rights and how to access eviction defense resources.**

**F. The housing element should exclude parcels containing RSO housing units in the housing element's site inventory.**

**G. The housing element should require that no net loss provisions apply to parcels in the site inventory and rezoning program with a monitoring and implementation program.**

**H. The housing element should institute local programs and funding sources for preservation of existing affordable housing.**



## **2. Prioritization of affordable housing**

- A. The housing element should utilize a value capture mechanism, such as inclusionary zoning, to locally fund and/or incentivize affordable housing.**
- B. The housing element should prioritize creation of affordable housing on public land.**
- C. The housing element should streamline affordable housing production.**
- D. The housing element should include programs for 100% affordable housing zoning overlays, and should ensure that these overlays apply to high-opportunity areas.**
- E. The housing element should include programs for 100% affordable housing zoning overlays, and should ensure that these overlays apply to high-opportunity areas currently zoned R1.**

## **3. Site Capacity Assessment**

- A. The housing element should estimate and report both the likelihood of development and the net new units if developed of inventory sites, both vacant and nonvacant.**

### **Comparison of claimed capacity vs. estimated realistic capacity**

<b>Income Category</b>	<b>RHNA Target</b>	<b>Claimed Capacity in Draft HE</b>	<b>NNL Buffer</b>	<b>Estimated Realistic Capacity in Draft HE</b>	<b>Recommended Realistic Capacity w/20% NNL</b>	<b>Realistic Capacity Gap</b>
VLI + LI	3,971	4,212	6%	505	4,765	-4,260
MI	1,409	1,512	7%	181	1,691	-1,509
AMI	3,392	4,219	24%	506	4,070	-3,564
<b>Total</b>	<b>8,772</b>	<b>9,943</b>	<b>13%</b>	<b>1,193</b>	<b>10,526</b>	<b>-9,333</b>

We estimate that the draft housing element will fall short of the RHNA goal, by 9,333 units of realistic capacity. The City must *fairly* estimate the likelihood of development for all parcels on the suitable sites inventory.

- B. The housing element should report the proportion of sites from the previous housing element's inventory that were developed during the previous planning period, and HCD-recommended methodologies and data sources should be used in order to conduct a thorough "factors" analysis of sites' realistic development capacity.**

**C. The housing element assigns more than 50% of the lower-income RHNA target to nonvacant sites, but should use statistical methods (e.g. surveying a random sample of owners of nonvacant sites) to determine that the sites' existing uses are likely to be discontinued during the planning period.**

**D. A buffer of at least 15-30% extra capacity should be included in the housing element site inventory. This capacity buffer is especially necessary in order to accommodate the lower-income RHNA target.**

See No Net Loss (NNL) section of 3A.

**E. The housing element should provide a quantitative estimate of the likelihood that in-pipeline projects will be completed, based on historical data, and should adjust the number of in-pipeline units counted towards the 6th cycle RHNA target accordingly.**

**F. The housing element should commit to a mid-cycle review to verify the housing element's assumptions about development probabilities.**

#### **4. Affirmatively Furthering Fair Housing**

**A. The housing element should meaningfully increase the concentration of lower-income households in areas of the city where the existing concentration of lower-income households is low.**

**B. The housing element should meaningfully reduce the concentration of lower-income households in areas with significant exposure to noise/pollution.**

**C. The housing element should include a thorough analysis of local patterns in socioeconomic/racial segregation and integration, including patterns of overt racial or ethnic discrimination in the housing and land development market.**

**D. The housing element should adequately prioritize high-opportunity census tracts and well-resourced areas (e.g. near transit, jobs, schools, parks, etc.) when selecting sites for lower-income housing opportunities.**

**E. The housing element should adequately identify funding sources, public resources, and density bonus programs to maximize the likelihood that projects with below-market-rate units are built.**

**F. The jurisdiction should adequately solicit public feedback and commentary on the housing element in a way that accurately reflects the jurisdiction's socioeconomic makeup.**

## **5. Forecasts of ADU Development**

**A. The housing element should use an HCD-recommended safe harbor methodology for forecasting future ADU production.**

**B. The housing element should provide for mid-cycle adjustments if inventory sites are developed at lower rates, or lesser densities, than the housing element anticipated and if ADU production falls short of projections. Mid-cycle adjustments should automatically implement a by-right density bonus on inventory sites, starting mid-cycle, and be large enough to make up for an ADU shortfall.**

**C. The housing element should assess the affordability of forecasted ADUs using city-specific data; it instead uses a regional average.**

\*\*\*

We request the opportunity to meet with you and your colleagues to address the concerns raised in this letter. Thank you for your time and consideration.

Sincerely,

[Our Future LA](#)

[Steering Committee Members](#)

CC: Jason Elliott, Senior Counselor to Governor Gavin Newsom  
Megan Kirkeby, Deputy Director, Housing Policy Development, HCD  
Melinda Coy, Land Use and Planning Manager, HCD  
Tyrone Buckley, Assistant Deputy Director of Fair Housing, HCD  
Paul McDougall, Housing Policy Development Manager, HCD



September 29, 2021

Burbank City Council  
Burbank City Hall  
275 E. Olive Avenue  
Burbank, CA 90512

Dear Councilmembers:

Thank you for the opportunity to comment on the process of updating the housing element of the City of Burbank's general plan. We are writing on behalf of **Abundant Housing LA** and **YIMBY Law** regarding the 6th Cycle housing element update. **Abundant Housing LA** is a pro-housing, nonprofit advocacy organization working to help solve Southern California's housing crisis and **YIMBY Law's** mission is to make housing in California more accessible and affordable through enforcement of state housing law.

We support more housing at all levels of affordability and reforms to land use and zoning codes, which are needed in order to make housing more affordable, improve access to jobs and transit, promote greater environmental sustainability, and advance racial and economic equity.

In May 2021, [we submitted a comment letter](#) regarding the City's draft housing element update. In the letter, we highlighted significant inconsistencies with state housing element law, including the requirement that housing element updates affirmatively further fair housing (AFFH), as well as inconsistencies with the State Department of Housing and Community Development (HCD)'s instructions regarding housing element design and implementation.

**HCD's [recent comment](#) letter on the City's draft housing element update directly addresses many of the same deficiencies that our letter highlighted, and also states that "revisions will be necessary to comply with State Housing Element Law."<sup>1</sup> We have provided a brief summary below (Exhibit A) illustrating how HCD's comments on the City's draft housing element are largely congruent with our previous analysis.**

These deficiencies must be addressed in the final version of the housing element update. We urge the City to swiftly adopt a legally compliant housing element that accommodates the City's RHNA target and provides a variety of attainable housing options for the City's residents and workers.

Thank you for your time and consideration.

Sincerely,

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<sup>1</sup> August 17, 2021 HCD Letter to the City of Burbank, pg. 1

Leonora Camner  
Executive Director  
Abundant Housing LA

Sonja Trauss  
Executive Director  
YIMBY Law

CC: Megan Kirkeby, Deputy Director, Housing Policy Development, HCD  
Melinda Coy, Land Use and Planning Manager, HCD  
Tyrone Buckley, Assistant Deputy Director of Fair Housing, HCD  
Paul McDougall, Housing Policy Development Manager, HCD

**Exhibit A: Comparison of HCD Comment Letter and AHLA/YIMBY Law and Policy Recommendations**

Deficiency	HCD Comment Letter Appendix	AHLA/YIMBY Law Comment Letter	AHLA/YIMBY Law Policy Recommendations
<p><b>Insufficient AFFH analysis and policy reforms to promote integrated neighborhoods</b></p>	<p>Page 9: “As noted in Finding B1, the element must include a complete analysis of AFFH. Based on the outcomes of that analysis, the element must add or modify programs. Furthermore, the element must include metrics and milestones for evaluating progress on programs, actions, and fair housing results. For example, Program 3: Preserve and Protect Existing Tenants and Housing, states that implementation will address tenant protection. However, the program should be expanded to describe why and how this program will address inequities through listing specific deliverables, objectives, and metrics. All programs need to be reviewed to incorporate meaningful actions.”</p> <p>Page 2: “Goals and actions must create meaningful impact to overcome contributing factors to fair housing issues. [...] Currently, the element identifies several programs to address fair housing issues. However, to facilitate meaningful change and address AFFH requirements, the element will need to add or revise/expand programs to demonstrate how it addresses fair housing issues..”</p> <p>Pages 1-2: “The element needs to include complete local and regional data on integration and segregation for the City and analyze it for both local and regional</p>	<p>Page 8: “Restrictive zoning has perpetuated historic patterns of segregation and exclusion, and continues to push housing opportunities for lower-income households away from high-cost, high-opportunity cities.</p> <p>To this day, apartments are banned on 80% of the residentially-zoned land in Burbank. The median home sale price in Burbank was \$755,000 in 2018, and 54% of the city’s renters are “rent-burdened” (i.e. they spend more than 30% of their income on rent). This denies historically disadvantaged groups housing opportunities near job centers, quality schools, and other public resources, a situation that persists today.</p> <p>The City is obligated to promote fair housing opportunities and undo patterns of segregation. Burbank should follow HCD’s recommendation that cities distribute lower-income housing opportunities throughout the city, and recommends that cities first identify development potential for lower-income housing in high-opportunity neighborhoods.</p>	<p>The City should rezone all residential areas within a 10-minute walk of busway stations for apartments at Downtown densities, and rezone commercially-zoned land for mixed-use development, with loosened parking, setback, open space and height requirements.</p> <p>Do more to reduce the concentration of lower-income households in neighborhoods with high concentrations of low- and moderate-income households.</p> <p>Identify new funding sources and public resources to encourage the production and preservation of affordable housing, such as a real estate transfer tax, an introduction of congestion pricing, creation of a local density bonus program, and active abatement of unhealthy facilities, such as pumping stations, incinerators, and other polluting infrastructure.</p> <p>Exempt parcels containing rent-restricted and de facto affordable housing units from rezoning to prevent displacement of vulnerable households.</p>

	<p>trends and patterns. [...] The element needs to be revised to include local and regional data on areas of affluence and analyze this data for trends and patterns. The element should also provide an updated map and analysis on racial and ethnic distribution and poverty.”</p> <p>Page 2: “However, the accompanying analysis shall also be reflective of housing development at all income-levels and evaluate the sites relative to socio-economic patterns. The site inventory analysis should address how the sites are identified to improve conditions (or if sites exacerbate conditions, how a program can mitigate the impact), whether the sites are isolated by income group and should be supported by local data and knowledge.”</p>	<p>This would mean rezoning more parcels, including residential parcels currently zoned single-family only, to encourage enough housing growth to achieve the RHNA target in full.”</p>	<p>Ensure that “no net loss” provisions apply to parcels in the site inventory and rezoning program with an annual and ongoing monitoring and implementation program.</p> <p>Prioritize the production of affordable housing on publicly-owned land, and offer that land to nonprofit developers at no cost as a lawful and bona fide concession through state density bonus law.</p> <p>Create a 100% affordable housing zoning overlay that encompasses high-opportunity neighborhoods, including R1 zoned parcels.</p>
<p><b>Poor site suitability and failure to analyze likelihood of discontinuation for nonvacant sites</b></p>	<p>Page 2: “While the element provides assumptions of buildout for sites included in the inventory, it must also provide support for these assumptions. For example, the element should demonstrate what specific trends, factors, and other evidence led to the assumptions. The estimate of the number of units for each site must be adjusted as necessary, based on the land use controls and site improvements, typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction, and on the current or planned availability and accessibility of sufficient water, sewer, and dry utilities. The element also needs to analyze the likelihood that the identified units will be developed as noted in the</p>	<p>Page 2: “Planning’s analysis identifies 12 sites in Burbank’s Downtown and 7 sites in the Golden State Specific Plan, totaling 95.7 acres and containing theoretical zoned capacity for about 6,100 housing units. However, Planning does not estimate the likelihood of development for these parcels. Instead, Planning only provides a cursory discussion of why these sites may be good candidates for redevelopment, without providing quantitative evidence or analysis. Although Planning claims “property owner and/or developer interest in acquiring and assembling underdeveloped parcels into larger</p>	<p>Provide a quantitative estimate of parcels’ development probabilities, and incorporate this factor into the estimate of sites’ realistic capacity. Valid methodologies include the Survey Method or the Historical Redevelopment Rate Method.</p> <p>Report the proportion of sites in the previous housing element’s inventory that were developed during the planning period.</p> <p>Share letters from owners of the site inventory parcels, indicating their interest in selling or redeveloping these properties during the 6th Cycle.</p>



	<p>inventory in zones that allow nonresidential uses (e.g., mixed-use)..”</p> <p>Page 4: “In addition, the element should clearly identify the degree of reliance on nonvacant sites to accommodate the housing need for lower-income households. Please be aware that relying on nonvacant sites to accommodate 50 percent or more of the housing needs for lower-income households triggers requirements to make findings based on substantial evidence that the existing use is not an impediment and will likely discontinue in the planning period.”</p> <p>Page 4: “The site inventory identifies small sites to accommodate the City’s lower-income RHNA. Sites smaller than a half-acre in size are deemed inadequate to accommodate housing for lower-income households unless it is demonstrated, with sufficient evidence, that sites are suitable to accommodate housing for lower-income households. The element should provide specific examples with the densities, affordability and, if applicable, circumstances leading to consolidation, such as common ownership. The element should relate these examples to the sites identified to accommodate the RHNA for lower-income households to demonstrate that these sites can adequately accommodate the City’s lower-income housing need. Based on a complete analysis, the City should consider adding or revising programs to include incentives for facilitating development on small sites.”</p>	<p>development sites”, Planning did not share any letters from property owners indicating their interest in selling or redeveloping these sites.</p> <p>Per HCD guidelines, if a jurisdiction assigns more than 50% of its lower-income RHNA to nonvacant sites (as Burbank does), the jurisdiction must make findings supported by “substantial evidence” that the sites’ existing uses are “likely to be discontinued during the planning period.” Planning did not follow this instruction, which is a requirement under Assembly Bill 1397.”</p> <p>Page 3: “Housing production data from the 5th cycle further casts doubt on Planning’s implicit assumption that all 19 sites will be redeveloped by 2029. At the outset of the 5th cycle, Burbank claimed a theoretical capacity of roughly 5,573 more housing units. Through 2019, Burbank permitted 501 housing units, which equates to 668 housing units permitted by the end of the 5th cycle (assuming that the same annual permitting pace continues through 2021). This implies that in Burbank, excess zoned capacity has a 12% likelihood of being developed (668 actual units divided by 5,573 theoretical units).”</p>	<p>Remove parcels from the site inventory where redevelopment is unlikely to occur during the 6th Cycle.</p> <p>Commit to a mid-cycle review to verify Planning’s assumptions about development probabilities. If it turns out that sites within a tier, or category, were developed at a lower-than-expected rate during the first half of the cycle, then the city should rezone for additional capacity or make other appropriate adjustments for the second half of the planning period.</p> <p>If the City lacks enough suitable sites to achieve the RHNA target, rezone additional parcels where redevelopment is likely.</p>
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	<p>Page 7: “As noted in the Finding B4, the element does not include a complete sites inventory or analysis; as a result, the adequacy of sites and zoning has not been established. Based on the results of a complete sites inventory and analysis, programs may need to be added, or revised, to address a shortfall of sites and zoning for a variety of housing types.”</p>		
<p><b>Failure to estimate realistic capacity for residential development in Specific Plan areas</b></p>	<p>Page 4: “The element identifies a large portion of its RHNA at all income levels on nonvacant sites including sites that will be rezoned to address the 6th cycle shortfall (page 1-66). The analysis mentioned a list of factors that were considered to determine development potential including age of structures and degree of underutilization. However, the element must include a complete analysis demonstrating the potential for redevelopment of nonvacant sites including the extent to which existing uses may constitute an impediment to additional residential development. The element could include the City’s past experience with converting existing uses to higher density residential development, the current market demand for the existing use, an analysis of any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites.”</p>	<p>Page 4: “We disagree with Planning’s contention that all 19 sites will all be redeveloped by 2029. For example, the Site Assessment assumes that all four acres of Golden State Specific Plan block No. 1 (Lima/Avon) will be built out at the density of Downtown Burbank (84 units per acre), producing 334 homes. However, this block is entirely occupied by a variety of light industrial businesses, including the popular Lincoln Beer Company. Planning provided no evidence that the site is nonviable as industrial land, or that the various property owners intend to sell.”</p> <p>Page 4: “While the City may count permitted or entitled units towards its 6th Cycle RHNA goals, it must realistically estimate how many of these units will ultimately be built during the 6th Cycle, based on recent historical data. The City of Los Angeles’ Initial Study counted active planning entitlements, approved planning entitlements with no building permit, and permitted</p>	<p>Provide a quantitative estimate of parcels’ development probabilities, adjusted for the expected mix of residential vs. commercial development, and incorporate this factor into the estimate of sites’ realistic capacity.</p> <p>Provide a quantitative estimate of the likelihood that in-pipeline projects will be completed, based on historical data, and adjust the number of in-pipeline units counted towards the 6th cycle RHNA target accordingly. If the City does not have these data, it should apply the same discount as the City of Los Angeles due to the close proximity and microeconomic conditions that exist there.</p>

		<p>projects that have not yet been completed towards its 6th Cycle RHNA goals, but discounted each category based on the share of proposed units expected to be built, using the City's historical data.</p> <p>Planning must incorporate a similar estimate into its Inventory Analysis. Using data from recent projects, the City of Los Angeles estimated that 37% of projects with pending entitlements, 45% of projects with approved entitlements, and 79% of permitted projects, are ultimately completed."</p>	
<p><b>Lack of concrete constraint removal and adequate rezoning program</b></p>	<p>Page 9: "As noted in Finding B5 the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints."</p> <p>Pages 5-6: "[T]he City's Growth Management Ordinance includes information on its purpose and analysis on constraints (page 1-49). However, the analysis should include the current number of units vs. units built out considering the RHNA. Furthermore, the element notes "the maximum allowed number of residential units beyond the approved maximum build out in the 1988 Land Use Element without voter approval" and that City Council extended Measure 1 to January 1, 2030. The Housing Crisis Act of 2019 (SB 330, 2019) [...] generally</p>	<p>Pages 5-6: "Building housing in Burbank is difficult, expensive, and time-consuming. Development timelines are long, with an average time of 12-16 months for multifamily project approval. Mixed-use projects take even longer, requiring a 3-4 year approval process and a conditional use permit (for which approval can take 12-16 months alone). This process is a major impediment to housing production.</p> <p>[...]</p> <p>Housing element law requires cities to provide an analysis of constraints on housing development, as well as a program to mitigate or remove these constraints. While the Draft Housing Element discusses constraints in detail, including long</p>	<p>Create a high-quality local density bonus program, which would also apply to low-density parcels where apartments are banned today.</p> <p>Pre-approve standard accessory dwelling unit (ADU), small-scale "missing middle" multifamily and small lot subdivision housing plans, allowing developers to receive a permit quickly if they use a pre-approved design.</p> <p>Speed up the timeline for ministerial review, and expand ministerial review to apply to more projects.</p> <p>Eliminate on-site parking requirements, instead allowing property owners to decide how much on-site parking is necessary.</p>

	<p>prohibits a locality from enacting a development policy, standard or condition that reduces intensity, imposes moratoriums, enforces subjective design standards, or implements any provision that limits approvals or caps population. [...] The City should evaluate consistency with these requirements and if necessary, immediately void or suspend the annual growth cap.”</p> <p>Page 6: “The element must describe all required fees for single family and multifamily housing development, [...] and then, the element must analyze their impacts as potential constraints on housing supply and affordability.”</p> <p>Page 6: “<u>Local Processing and Permit Procedures</u>: The element states that a community meeting is required for multifamily projects (page 1-58). The element should describe and analyze how this meeting relates to the approval of the project, if the community meeting is required for both discretionary and non-discretionary projects, and any impacts to the project in terms of cost and approval certainty. In addition, the element should describe the City’s SB 35 (Chapter 366, Statutes of 2017) streamline ministerial approval process and application.</p> <p>Page 7: “As the element relies on consolidated small sites to accommodate the RHNA for lower-income households, it should include a program(s) to facilitate lot consolidation and development of housing</p>	<p>approval timelines, strict limits on building size, high construction costs, and a lack of local funding for affordable housing production, the report does not commit to a strong enough program to remove policy constraints that deter housing production.”</p>	<p>Reduce restrictions on maximum height, floor-area ratio, unit size, setbacks, and lot coverage.</p> <p>Rezone parcels located near transit, job centers, schools, and parks in order to expand the supply of housing in high- and highest-resource areas, including R1 parcels where single-family detached homes are currently mandated by law.</p> <p>Reduce fees on multifamily residential development.</p> <p>Eliminate the conditional use permit requirement for mixed-use development.</p>
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	on small sites. For example, the program could commit to (1) granting density bonuses above state density bonus law (Gov. Code, § 65915.); (2) deferring fees specifically for consolidation; (3) expediting permit processing; (4) identifying and targeting specific financial resources; and, (5) modifying development standards.”		
<b>Unrealistic forecast of future ADU development</b>	<p>Page 5: “The element assumes an ADU buildout of 200 ADUs per year for a potential buildout of 1,600 units within the planning period. Given that the City has permitted 54 ADUs in 2018, 110 in 2019, 97 in 2020, and 179 in the first 6 months of 2021 (for an average of 98 units per year), it is not clear if a production level of 200 ADUs per year will be achievable over the planning period. As a result, the element should be updated to include a realistic estimate of potential ADU production.</p>	<p>Page 5: “Burbank issued permits for 54 ADUs in 2018, 110 ADUs in 2019, and 112 ADUs in 2020. Under a correct calculation of HCD’s “Option #1”, Burbank would take the average of the ADU permitting trend between 2018 and 2020, and forecast that 92 ADUs will be permitted per year during the 6th Cycle. This would allow for a total 6th cycle forecast of 736 ADUs.</p> <p>However, Planning counts 1,600 ADUs, or 200 ADUs per year, towards the City’s RHNA target. Planning contends that a small reduction in processing fees, expedited application review, and pre-approved ADU plans will lead to a doubling in the number of ADUs permitted annually going forward. But Planning provides no tangible evidence that these relatively minor incentives will yield this outcome.”</p>	<p>Use HCD’s Option 1 safe harbor, and project that 736 ADUs will be permitted during the 6th Cycle.</p> <p>Follow HCD’s recommendation to track ADU and JADU creation and affordability levels, and commit to a review at the planning cycle midpoint to evaluate if production estimates are being achieved.</p>



December 16, 2021

Burbank City Council  
Burbank City Hall  
275 East Olive Avenue  
Burbank, CA 91502

Dear Councilmembers:

Thank you for the opportunity to comment on the process of updating the housing element of Burbank's general plan. We are writing on behalf of **Abundant Housing LA** and **YIMBY Law** regarding the 6th Cycle housing element update. **Abundant Housing LA** is a pro-housing, nonprofit advocacy organization working to help solve Southern California's housing crisis, and **YIMBY Law's** mission is to make housing in California more accessible and affordable through enforcement of state housing law.

We support more housing at all levels of affordability and reforms to land use and zoning codes, which are needed in order to make housing more affordable, improve access to jobs and transit, promote greater environmental sustainability, and advance racial and economic equity.

In May 2021, we [submitted a comment letter](#) regarding Burbank's draft housing element update. In the letter, we highlighted significant inconsistencies with state housing element law, including the requirement that housing element updates affirmatively further fair housing (AFFH), as well as inconsistencies with the State Department of Housing and Community Development (HCD)'s instructions regarding housing element design and implementation.

In September 2021, we also [submitted a comment letter](#) demonstrating significant alignment between our May comments and HCD's review of the City's draft housing element update. Our September letter includes a brief summary (included in this letter as Appendix A) illustrating how HCD's comments on the City's draft housing element are largely congruent with our previous analysis. We agreed with HCD's finding that "revisions will be necessary to comply with State Housing Element Law."<sup>1</sup>

**We are disappointed that the latest version of the City's housing element update does not meaningfully fix the deficiencies identified in our earlier comments or in HCD's review and comments.** The City's housing element is inconsistent with HCD's instructions, does not comply with the requirement that housing element updates affirmatively further fair housing under Assembly Bill 686, and does not comply with Government Code Section 65583(c)'s requirement that housing elements include programs with concrete action steps to facilitate housing production.

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<sup>1</sup> HCD, Review of the City of Burbank's 6th Cycle (2021-2029) Draft Housing Element Update, 8/17/21, pg. 1

**The following issues that we raised earlier this year remain unaddressed:**

- 1. Planning's process for selecting sites and assessing their capacity does not accurately estimate parcels' likelihood of development or net new units if redeveloped. Therefore, Planning has not identified enough sites where 8,750 homes will realistically be developed by 2029.*
- 2. Planning assumes that 2,180 housing units that were approved or pending approval during the 5th Cycle will be built during the 6th Cycle, without accounting for the near-certainty that some projects will never be built.*
- 3. Planning makes overly optimistic forecasts of future ADU production which are unlikely to be achieved even with aggressive policies, without providing evidence to support this claim.*
- 4. Planning did not propose adequate reforms to address the major constraints on redevelopment that exist in Burbank.*
- 5. The housing element does not promote new housing opportunities on parcels where apartments are currently banned, even near the planned NoHo-Pasadena busway. Instead, it concentrates lower-income housing opportunities in areas with significant noise and air pollution exposure. This approach fails to affirmatively further fair housing and reverse existing patterns of residential segregation.*

**We also wish to raise the following issues that are specific to this latest draft:**

**AB 1397 Compliance**

Under Assembly Bill 1397, when cities allocate over 50% of their lower-income RHNA targets to nonvacant sites (as Burbank does), they must demonstrate through **substantial evidence** that the current use of these sites is likely to be discontinued during the planning period.

While AB 1397 and HCD's existing guidance require cities to provide substantial evidence of nonvacant sites' likely discontinuation, cities have many options available to them for **how** to assess nonvacant site capacity. For example, cities could communicate with the owners of site inventory parcels, to find out whether they plan to redevelop their property into housing. Cities can survey a random, representative sample of property owners to estimate the overall likelihood that a site's existing use will discontinue in the near future. Cities can calculate the share of properties associated with permits for demolition, change of use, or redevelopment over the past few years, in order to estimate an overall likelihood of site discontinuation.

The proposed housing element relies on a relatively short list of 19 "Opportunity Sites" for most of the City's anticipated housing growth during the 6th Cycle, many of which are zoned for commercial uses and currently host businesses. Given that some of these businesses may be operating under long-term leases, and given that commercially-zoned sites can be redeveloped into uses other than 100% residential structures, it's especially important for cities to provide



strong evidence that these sites are likely to be redeveloped into residential or mixed-use developments.

Unfortunately, the City does not provide this evidence, nor does it attempt to estimate a likelihood of discontinuation based on recent redevelopment trends. Appendix D of the housing element provides information about each of the 19 Opportunity Sites, including whether city staff has spoken to the property's owners about their interest in redeveloping the site, the current building's age and use, and the building's current value relative to the value of the land.

While this information is useful for identifying sites that have a reasonable chance at being redeveloped in the future, **this is not the same as providing firm evidence that redevelopment is likely to occur by 2029.** Of course, planners are unable to predict with certainty whether a site will be redeveloped in the near future, which is why experts recommend that cities' housing elements provide theoretical zoned capacity equivalent to a multiple of the RHNA target. This is the approach [used in the City of Los Angeles' housing element](#).

Additionally, the City has included multiple Opportunity Sites where redevelopment is far from likely. For example:

- **TOD 3 (potential for 23 homes)** is a collection of lots, including a large parcel owned by Caltrans, two restaurants, and a gas station. While City staff “has been engaged with Caltrans and the adjacent property owners about the viability of redeveloping these parcels as a cohesive mixed-use project”<sup>2</sup>, the housing element does not say when these discussions took place, or whether the owners of these properties are interested in selling their parcels to a single owner. Development projects that involve combining multiple parcels with different owners are often challenging, especially when the owner of the largest parcel is a state agency. While this project is certainly possible, it is far from a certainty.
- **TOD 7 (potential for 379 homes)** is the Civic Center's parking lots, owned by the City of Burbank. The City has not made a clear commitment to allowing the redevelopment of these sites, and redevelopment of publicly-owned land, while certainly possible, should not be treated as a sure thing.
- **TOD 8 (potential for 88 homes)** is fully occupied by a variety of small businesses. While the City states that “staff had previous discussions with the property owner about the redevelopment of this opportunity site as a residential/mixed use project”<sup>3</sup>, the City doesn't say when these discussions took place, or whether the owner is interested in redevelopment.

The City must present solid evidence that the owners of site inventory parcels (especially those with existing businesses and leases) are interested in redevelopment, and must discount sites by their likelihood of discontinuation. The City must also include additional parcels on their site inventory in order to achieve the RHNA target, which will likely necessitate rezoning.

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<sup>2</sup> Burbank Housing Element, Appendix D, November 2021, pg. D-16

<sup>3</sup> Burbank Housing Element, Appendix D, November 2021, pg. D-21

## **Fair Housing Issues and AFFH Compliance**

The latest version of the housing element provides additional detail on fair housing issues in Burbank, including segregation patterns, displacement risk, and major disparities in access to high-opportunity neighborhoods. This updated AFFH section includes detailed data, maps, and qualitative analysis explaining these issues and describing their impact in Burbank.

However, the housing element's proposed actions to actually encourage more housing opportunities in high-resource areas, a necessary component for AFFH compliance, are weak. As we described in Issue #1 of our May letter, the City's proposed sites inventory does not provide "substantial evidence" that discontinuation of the sites' existing uses is likely, does not provide evidence that the sites' owners are interested in redevelopment, and includes several large commercial sites where residential redevelopment is far from a sure thing. As we described in Issue #4 of our May letter, the City's housing element would do little to relieve the severe constraints on homebuilding (separate from restrictive zoning) that have made housing difficult to build in Burbank.

While the housing element includes a map of the sites inventory overlaid over census tracts' TCAC designations, indicating that most sites inventory parcels are located in census tracts categorized as High Resource TCAC, this matters little if, as is likely, many of these sites are not redeveloped during the 6th cycle.

Additionally, the updated housing element failed to include policies that would encourage denser development on R1-zoned parcels, even near the future NoHo-Pasadena busway, a shortcoming that we raised in Issue #5 of our June letter. This helps to explain why only 3 out of the 19 Opportunity Sites are located in census tracts with Highest Resource TCAC designations,<sup>4</sup> since R1 zoning predominates in these tracts.

**Ending exclusionary zoning is necessary for the housing element to advance socioeconomic integration and greater housing affordability.** The final housing element must make a stronger effort to affirmatively further fair housing by rezoning sites in low-density, high-resource areas of Burbank, particularly near transit corridors. This is necessary to ensure that sufficient housing opportunities, available at all levels of income, are created citywide, including in Highest Resource areas.

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Once again, we remind you that Burbank has a legal obligation to sufficiently plan to meet current and future residents' housing needs, in a way that guarantees access to opportunity for Californians of all racial and ethnic backgrounds. Concerned residents and equity advocates have consistently highlighted the above issues, and we believe that Burbank is not on a path to fulfilling its legal obligation.

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<sup>4</sup> Burbank Housing Element, Appendix B, November 2021, pg. B-45

We urge the City to swiftly adopt a legally compliant housing element that accommodates the City's RHNA target and provides a variety of attainable housing options for the City's residents and workers.

Thank you for your time and consideration.

Sincerely,

Leonora Camner  
Executive Director  
Abundant Housing LA

Sonja Trauss  
Executive Director  
YIMBY Law

CC: Megan Kirkeby, Deputy Director, Housing Policy Development, HCD  
Melinda Coy, Land Use and Planning Manager, HCD  
Tyrone Buckley, Assistant Deputy Director of Fair Housing, HCD  
Paul McDougall, Housing Policy Development Manager, HCD

## Appendix A: Comparison of HCD Comment Letter and AHLA/YIMBY Law Comment Letter and Policy Recommendations

Deficiency	HCD Comment Letter Appendix	AHLA/YIMBY Law Comment Letter	AHLA/YIMBY Law Policy Recommendations
<b>Insufficient AFFH analysis and policy reforms to promote integrated neighborhoods</b>	<p>Page 9: “As noted in Finding B1, the element must include a complete analysis of AFFH. Based on the outcomes of that analysis, the element must add or modify programs. Furthermore, the element must include metrics and milestones for evaluating progress on programs, actions, and fair housing results. For example, Program 3: Preserve and Protect Existing Tenants and Housing, states that implementation will address tenant protection. However, the program should be expanded to describe why and how this program will address inequities through listing specific deliverables, objectives, and metrics. All programs need to be reviewed to incorporate meaningful actions.”</p> <p>Page 2: “Goals and actions must create meaningful impact to overcome contributing factors to fair housing issues. [...] Currently, the element identifies several programs to address fair housing issues. However, to facilitate meaningful change and address AFFH requirements, the element will need to add or revise/expand programs to demonstrate how it addresses fair housing issues..”</p> <p>Pages 1-2: “The element needs to include complete local and regional data on integration and segregation for the City and analyze it for both local and regional</p>	<p>Page 8: “Restrictive zoning has perpetuated historic patterns of segregation and exclusion, and continues to push housing opportunities for lower-income households away from high-cost, high-opportunity cities.</p> <p>To this day, apartments are banned on 80% of the residentially-zoned land in Burbank. The median home sale price in Burbank was \$755,000 in 2018, and 54% of the city’s renters are “rent-burdened” (i.e. they spend more than 30% of their income on rent). This denies historically disadvantaged groups housing opportunities near job centers, quality schools, and other public resources, a situation that persists today.</p> <p>The City is obligated to promote fair housing opportunities and undo patterns of segregation. Burbank should follow HCD’s recommendation that cities distribute lower-income housing opportunities throughout the city, and recommends that cities first identify development potential for lower-income housing in high-opportunity neighborhoods.</p>	<p>The City should rezone all residential areas within a 10-minute walk of busway stations for apartments at Downtown densities, and rezone commercially-zoned land for mixed-use development, with loosened parking, setback, open space and height requirements.</p> <p>Do more to reduce the concentration of lower-income households in neighborhoods with high concentrations of low- and moderate-income households.</p> <p>Identify new funding sources and public resources to encourage the production and preservation of affordable housing, such as a real estate transfer tax, an introduction of congestion pricing, creation of a local density bonus program, and active abatement of unhealthy facilities, such as pumping stations, incinerators, and other polluting infrastructure.</p> <p>Exempt parcels containing rent-restricted and de facto affordable housing units from rezoning to prevent displacement of vulnerable households.</p>

	<p>trends and patterns. [...] The element needs to be revised to include local and regional data on areas of affluence and analyze this data for trends and patterns. The element should also provide an updated map and analysis on racial and ethnic distribution and poverty.”</p> <p>Page 2: “However, the accompanying analysis shall also be reflective of housing development at all income-levels and evaluate the sites relative to socio-economic patterns. The site inventory analysis should address how the sites are identified to improve conditions (or if sites exacerbate conditions, how a program can mitigate the impact), whether the sites are isolated by income group and should be supported by local data and knowledge.”</p>	<p>This would mean rezoning more parcels, including residential parcels currently zoned single-family only, to encourage enough housing growth to achieve the RHNA target in full.”</p>	<p>Ensure that “no net loss” provisions apply to parcels in the site inventory and rezoning program with an annual and ongoing monitoring and implementation program.</p> <p>Prioritize the production of affordable housing on publicly-owned land, and offer that land to nonprofit developers at no cost as a lawful and bona fide concession through state density bonus law.</p> <p>Create a 100% affordable housing zoning overlay that encompasses high-opportunity neighborhoods, including R1 zoned parcels.</p>
<p><b>Poor site suitability and failure to analyze likelihood of discontinuation for nonvacant sites</b></p>	<p>Page 2: “While the element provides assumptions of buildout for sites included in the inventory, it must also provide support for these assumptions. For example, the element should demonstrate what specific trends, factors, and other evidence led to the assumptions. The estimate of the number of units for each site must be adjusted as necessary, based on the land use controls and site improvements, typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction, and on the current or planned availability and accessibility of sufficient water, sewer, and dry utilities. The element also needs to analyze the likelihood that the identified units will be developed as noted in the</p>	<p>Page 2: “Planning’s analysis identifies 12 sites in Burbank’s Downtown and 7 sites in the Golden State Specific Plan, totaling 95.7 acres and containing theoretical zoned capacity for about 6,100 housing units. However, Planning does not estimate the likelihood of development for these parcels. Instead, Planning only provides a cursory discussion of why these sites may be good candidates for redevelopment, without providing quantitative evidence or analysis. Although Planning claims “property owner and/or developer interest in acquiring and assembling underdeveloped parcels into larger</p>	<p>Provide a quantitative estimate of parcels’ development probabilities, and incorporate this factor into the estimate of sites’ realistic capacity. Valid methodologies include the Survey Method or the Historical Redevelopment Rate Method.</p> <p>Report the proportion of sites in the previous housing element’s inventory that were developed during the planning period.</p> <p>Share letters from owners of the site inventory parcels, indicating their interest in selling or redeveloping these properties during the 6th Cycle.</p>

	<p>inventory in zones that allow nonresidential uses (e.g., mixed-use)..”</p> <p>Page 4: “In addition, the element should clearly identify the degree of reliance on nonvacant sites to accommodate the housing need for lower-income households. Please be aware that relying on nonvacant sites to accommodate 50 percent or more of the housing needs for lower-income households triggers requirements to make findings based on substantial evidence that the existing use is not an impediment and will likely discontinue in the planning period.”</p> <p>Page 4: “The site inventory identifies small sites to accommodate the City’s lower-income RHNA. Sites smaller than a half-acre in size are deemed inadequate to accommodate housing for lower-income households unless it is demonstrated, with sufficient evidence, that sites are suitable to accommodate housing for lower-income households. The element should provide specific examples with the densities, affordability and, if applicable, circumstances leading to consolidation, such as common ownership. The element should relate these examples to the sites identified to accommodate the RHNA for lower-income households to demonstrate that these sites can adequately accommodate the City’s lower-income housing need. Based on a complete analysis, the City should consider adding or revising programs to include incentives for facilitating development on small sites.”</p>	<p>development sites”, Planning did not share any letters from property owners indicating their interest in selling or redeveloping these sites.</p> <p>Per HCD guidelines, if a jurisdiction assigns more than 50% of its lower-income RHNA to nonvacant sites (as Burbank does), the jurisdiction must make findings supported by “substantial evidence” that the sites’ existing uses are “likely to be discontinued during the planning period.” Planning did not follow this instruction, which is a requirement under Assembly Bill 1397.”</p> <p>Page 3: “Housing production data from the 5th cycle further casts doubt on Planning’s implicit assumption that all 19 sites will be redeveloped by 2029. At the outset of the 5th cycle, Burbank claimed a theoretical capacity of roughly 5,573 more housing units. Through 2019, Burbank permitted 501 housing units, which equates to 668 housing units permitted by the end of the 5th cycle (assuming that the same annual permitting pace continues through 2021). This implies that in Burbank, excess zoned capacity has a 12% likelihood of being developed (668 actual units divided by 5,573 theoretical units).”</p>	<p>Remove parcels from the site inventory where redevelopment is unlikely to occur during the 6th Cycle.</p> <p>Commit to a mid-cycle review to verify Planning’s assumptions about development probabilities. If it turns out that sites within a tier, or category, were developed at a lower-than-expected rate during the first half of the cycle, then the city should rezone for additional capacity or make other appropriate adjustments for the second half of the planning period.</p> <p>If the City lacks enough suitable sites to achieve the RHNA target, rezone additional parcels where redevelopment is likely.</p>
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	<p>Page 7: “As noted in the Finding B4, the element does not include a complete sites inventory or analysis; as a result, the adequacy of sites and zoning has not been established. Based on the results of a complete sites inventory and analysis, programs may need to be added, or revised, to address a shortfall of sites and zoning for a variety of housing types.”</p>		
<p><b>Failure to estimate realistic capacity for residential development in Specific Plan areas</b></p>	<p>Page 4: “The element identifies a large portion of its RHNA at all income levels on nonvacant sites including sites that will be rezoned to address the 6th cycle shortfall (page 1-66). The analysis mentioned a list of factors that were considered to determine development potential including age of structures and degree of underutilization. However, the element must include a complete analysis demonstrating the potential for redevelopment of nonvacant sites including the extent to which existing uses may constitute an impediment to additional residential development. The element could include the City’s past experience with converting existing uses to higher density residential development, the current market demand for the existing use, an analysis of any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites.”</p>	<p>Page 4: “We disagree with Planning’s contention that all 19 sites will all be redeveloped by 2029. For example, the Site Assessment assumes that all four acres of Golden State Specific Plan block No. 1 (Lima/Avon) will be built out at the density of Downtown Burbank (84 units per acre), producing 334 homes. However, this block is entirely occupied by a variety of light industrial businesses, including the popular Lincoln Beer Company. Planning provided no evidence that the site is nonviable as industrial land, or that the various property owners intend to sell.”</p> <p>Page 4: “While the City may count permitted or entitled units towards its 6th Cycle RHNA goals, it must realistically estimate how many of these units will ultimately be built during the 6th Cycle, based on recent historical data. The City of Los Angeles’ Initial Study counted active planning entitlements, approved planning entitlements with no building permit, and permitted</p>	<p>Provide a quantitative estimate of parcels’ development probabilities, adjusted for the expected mix of residential vs. commercial development, and incorporate this factor into the estimate of sites’ realistic capacity.</p> <p>Provide a quantitative estimate of the likelihood that in-pipeline projects will be completed, based on historical data, and adjust the number of in-pipeline units counted towards the 6th cycle RHNA target accordingly. If the City does not have these data, it should apply the same discount as the City of Los Angeles due to the close proximity and microeconomic conditions that exist there.</p>



		<p>projects that have not yet been completed towards its 6th Cycle RHNA goals, but discounted each category based on the share of proposed units expected to be built, using the City's historical data.</p> <p>Planning must incorporate a similar estimate into its Inventory Analysis. Using data from recent projects, the City of Los Angeles estimated that 37% of projects with pending entitlements, 45% of projects with approved entitlements, and 79% of permitted projects, are ultimately completed."</p>	
<p><b>Lack of concrete constraint removal and adequate rezoning program</b></p>	<p>Page 9: "As noted in Finding B5 the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints."</p> <p>Pages 5-6: "[T]he City's Growth Management Ordinance includes information on its purpose and analysis on constraints (page 1-49). However, the analysis should include the current number of units vs. units built out considering the RHNA. Furthermore, the element notes "the maximum allowed number of residential units beyond the approved maximum build out in the 1988 Land Use Element without voter approval" and that City Council extended Measure 1 to January 1, 2030. The Housing Crisis Act of 2019 (SB 330, 2019) [...] generally</p>	<p>Pages 5-6: "Building housing in Burbank is difficult, expensive, and time-consuming. Development timelines are long, with an average time of 12-16 months for multifamily project approval. Mixed-use projects take even longer, requiring a 3-4 year approval process and a conditional use permit (for which approval can take 12-16 months alone). This process is a major impediment to housing production.</p> <p>[...]</p> <p>Housing element law requires cities to provide an analysis of constraints on housing development, as well as a program to mitigate or remove these constraints. While the Draft Housing Element discusses constraints in detail, including long</p>	<p>Create a high-quality local density bonus program, which would also apply to low-density parcels where apartments are banned today.</p> <p>Pre-approve standard accessory dwelling unit (ADU), small-scale "missing middle" multifamily and small lot subdivision housing plans, allowing developers to receive a permit quickly if they use a pre-approved design.</p> <p>Speed up the timeline for ministerial review, and expand ministerial review to apply to more projects.</p> <p>Eliminate on-site parking requirements, instead allowing property owners to decide how much on-site parking is necessary.</p>

	<p>prohibits a locality from enacting a development policy, standard or condition that reduces intensity, imposes moratoriums, enforces subjective design standards, or implements any provision that limits approvals or caps population. [...] The City should evaluate consistency with these requirements and if necessary, immediately void or suspend the annual growth cap.”</p> <p>Page 6: “The element must describe all required fees for single family and multifamily housing development, [...] and then, the element must analyze their impacts as potential constraints on housing supply and affordability.”</p> <p>Page 6: “<u>Local Processing and Permit Procedures</u>: The element states that a community meeting is required for multifamily projects (page 1-58). The element should describe and analyze how this meeting relates to the approval of the project, if the community meeting is required for both discretionary and non-discretionary projects, and any impacts to the project in terms of cost and approval certainty. In addition, the element should describe the City’s SB 35 (Chapter 366, Statutes of 2017) streamline ministerial approval process and application.</p> <p>Page 7: “As the element relies on consolidated small sites to accommodate the RHNA for lower-income households, it should include a program(s) to facilitate lot consolidation and development of housing</p>	<p>approval timelines, strict limits on building size, high construction costs, and a lack of local funding for affordable housing production, the report does not commit to a strong enough program to remove policy constraints that deter housing production.”</p>	<p>Reduce restrictions on maximum height, floor-area ratio, unit size, setbacks, and lot coverage.</p> <p>Rezone parcels located near transit, job centers, schools, and parks in order to expand the supply of housing in high- and highest-resource areas, including R1 parcels where single-family detached homes are currently mandated by law.</p> <p>Reduce fees on multifamily residential development.</p> <p>Eliminate the conditional use permit requirement for mixed-use development.</p>
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	on small sites. For example, the program could commit to (1) granting density bonuses above state density bonus law (Gov. Code, § 65915.); (2) deferring fees specifically for consolidation; (3) expediting permit processing; (4) identifying and targeting specific financial resources; and, (5) modifying development standards.”		
<b>Unrealistic forecast of future ADU development</b>	<p>Page 5: “The element assumes an ADU buildout of 200 ADUs per year for a potential buildout of 1,600 units within the planning period. Given that the City has permitted 54 ADUs in 2018, 110 in 2019, 97 in 2020, and 179 in the first 6 months of 2021 (for an average of 98 units per year), it is not clear if a production level of 200 ADUs per year will be achievable over the planning period. As a result, the element should be updated to include a realistic estimate of potential ADU production.</p>	<p>Page 5: “Burbank issued permits for 54 ADUs in 2018, 110 ADUs in 2019, and 112 ADUs in 2020. Under a correct calculation of HCD’s “Option #1”, Burbank would take the average of the ADU permitting trend between 2018 and 2020, and forecast that 92 ADUs will be permitted per year during the 6th Cycle. This would allow for a total 6th cycle forecast of 736 ADUs.</p> <p>However, Planning counts 1,600 ADUs, or 200 ADUs per year, towards the City’s RHNA target. Planning contends that a small reduction in processing fees, expedited application review, and pre-approved ADU plans will lead to a doubling in the number of ADUs permitted annually going forward. But Planning provides no tangible evidence that these relatively minor incentives will yield this outcome.”</p>	<p>Use HCD’s Option 1 safe harbor, and project that 736 ADUs will be permitted during the 6th Cycle.</p> <p>Follow HCD’s recommendation to track ADU and JADU creation and affordability levels, and commit to a review at the planning cycle midpoint to evaluate if production estimates are being achieved.</p>



CITY OF BURBANK  
COMMUNITY DEVELOPMENT DEPARTMENT

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January 13, 2022

Divya Sen, Analyst  
California Department of Housing and Community Development  
Housing Policy Division

**Subject: Response to 3rd Party Comments on Revised draft Burbank Housing Element -  
Abundant Housing LA 12/16/21 Comment Letter**

Dear Ms. Sen:

To assist in your review of Burbank's revised Draft Housing Element submitted to HCD on December 3, 2021, we have prepared the following responses to comments raised by Abundant Housing LA in their December 16, 2021 comment letter on the Element.

**Comment #1 (pg 2):** *Planning's process for selecting sites and assessing their capacity does not accurately estimate parcels' likelihood of development or net new units if redeveloped. Therefore, Planning has not identified enough sites where 8,750 homes will realistically be developed by 2029.*

The opportunity sites in the draft housing element were selected based on site-specific factors that are supportive of redevelopment with housing during the 8-year planning period. The sites are also opportunity sites within the two major specific plan update projects (Golden State Specific Plan and the Downtown Burbank Transit Oriented Development TOD Specific Plan) currently underway in the City. Both specific plans are anticipated for consideration by the City Council within calendar year 2022. The approach taken to use opportunity sites from the specific plans as opportunity sites for the Housing Element is intended to establish consistency throughout the City's long range planning documents. The timing of the Housing Element coinciding with the specific plan projects provides a unique opportunity to do so. Additionally, the sites themselves are optimal for facilitating new housing development given their size, status of the existing uses, proximity to two of the City's major employment and transit centers (consistent with city, regional and state efforts to reduce greenhouse gas emissions), and direct and ongoing communication from various developers and/or property owners indicating interest and intent to pursue housing.

The strategies being developed as part of the specific plans will be significant in increasing the likelihood of development on the housing element sites –and within the specific plan areas generally – by establishing objective development standards and streamlining project review. The Golden State Specific Plan also involves significant upzoning of residential density including on the opportunity sites. Additionally, the City recently received funds through SCAG's Sustainable

ADMINISTRATION	BUILDING	HOUSING, ECONOMIC DEVELOPMENT & SUCCESSOR AGENCY	PLANNING	SECTION 8 & CDBG	TRANSPORTATION
818.238.5176	818.238.5220	818.238.5180	818.238.5250	818.238.5160	818.238.5270

Communities Program in addition to funds previously awarded through LEAP to update the existing Media District Specific Plan. This update is anticipated to occur in 2023 and would result in similar code and process improvements as those that will be established with the Golden State and Downtown TOD Specific Plans, and is noted in draft Housing Element Program #5.

In response to Abundant Housing's prior comments, City staff has added descriptions of the suitability of each opportunity site by summarizing our knowledge of site-specific factors that support housing development beyond having the zoning/General Plan in place to do so. Additionally, Housing Element Program #5 was revised to include a mid-cycle review with respect to development of housing on the opportunity sites. The mid-cycle review will be an opportunity to assess the City's progress and, if necessary, make changes accordingly.

**Comment #2 (pg 2):** *Planning assumes that 2,180 housing units that were approved or pending approval during the 5th Cycle will be built during the 6th Cycle, without accounting for the near-certainty that some projects will never be built.*

The inclusion of housing units that are part of projects already-approved or pending approval is consistent with HCD sites inventory guidelines. Additionally, based on what the City has experienced with recent projects and the continued demand for housing we believe it's reasonable to assume the approved and pending projects will be built. Within the last 6 years only one developer ultimately opted not to move forward with their entitlement. Of the four entitled projects identified in the draft Housing Element, one is under construction, one has been issued building permits, and two are in plan check review.

We recognize that housing production in the 5<sup>th</sup> cycle was low. Since then, the City Council adopted the Affordable Housing Strategy and the goal of facilitating the building of 12,000 new homes through 2035. City Council action in this regard has sent a positive message to the development community that the City is seeking to facilitate housing that helps to build neighborhoods and seeks to make positive inroads in our 3 to 1 jobs to housing imbalance. The 2,180 housing units in the pipeline reflects that policy and goal-setting at work. The housing element and specific plans will help to further advance these goals. Furthermore, consistent with the City Council housing goal and the programs proposed in the Housing Element, the City Council affirmed its commitment to implementing these housing goals and programs by approving a mixed-use project of 862 rental dwelling units (including 69 deed-restricted units affordable to low-income households) at the former Fry's Electronic Store at 2311 N. Hollywood Way. The project was approved on November 18, 2021, and is the largest mixed use residential unit approved by the City in the last 20 years. The developer of this project is the same one that is currently constructing a 573-unit mixed use project approved by the City Council for the site located at 777 N. Front Street (a noted pipeline project).

**Comment #3 (pg 2):** *Planning makes overly optimistic forecasts of future ADU production which are unlikely to be achieved even with aggressive policies, without providing evidence to support this claim.*

City staff continue to receive ADU applications, averaging about 5 – 10 submittals each week, and with the total number increasing each year since ADU regulations were updated by the State. During the most recent three-year period (Jan 1, 2019 – Dec 31, 2021), the City has issued building

permits for 542 ADUs, an average of 180 ADU permits per year, with 322 ADU permit issued in 2021 alone. From the demand the City has been experiencing over the past three years, the City only sees ADU applications and permitting increasing. It is staff's assessment that our proposed numbers will be met as the City proposes new program initiatives as part of the Housing Update for the 6<sup>th</sup> Cycle that will bolster ADU production (including reduced fees, reduced processing times for smaller ADUs, and creation of pre-approved ADU plans). Therefore, City staff and the consultant believe 200 ADUs per year for a total of 1,600 ADUs during the eight-year planning period is realistic and achievable.

Additionally, in response to Abundant Housing's earlier comments, the Housing Element includes an explicit commitment to provide mid-cycle review of ADU production.

**Comment #4 (pg 2):** *Planning did not propose adequate reforms to address the major constraints on redevelopment that exist in Burbank.*

Many of the strategies recommended by Abundant Housing are included in the draft Housing Element as part of the proposed programs. Objective development standards and by-right review processes would be established through the two Specific Plans for qualifying projects including removal of the CUP requirement. Fine-tuning of the details for how this would work are being addressed through the development of the Specific Plans, with the potential to be replicated in other areas of the City including as part of the eventual update to the Media District Specific Plan. Another separate program addresses updating the multifamily development standards, including parking, setbacks, height, and other standards to better enable compact, well-designed multi-family product types.

The proposed Housing Element update also includes a program to create pre-approved ADU plans, and to pursue zoning updates that facilitate infill development in the form of small lot subdivision and missing middle housing. In regards to pre-approved ADU plans, the City has been in discussion with firms such as YIMYADU, Inc. to discuss the possibility of one or more product types that could be pre-approved by the City to streamline review and shorter processing times for this housing type.

**Comment #5 (pg 2):** *The housing element does not promote new housing opportunities on parcels where apartments are currently banned, even near the planned NoHo-Pasadena busway. Instead, it concentrates lower-income housing opportunities in areas with significant noise and air pollution exposure. This approach fails to affirmatively further fair housing and reverse existing patterns of residential segregation.*

LA Metro's North Hollywood (NoHo) to Pasadena Bus Rapid Transit Corridor, scheduled to begin service in 2024, will extend 18 miles between the San Fernando and San Gabriel Valleys, providing east-west transit service to link key activity centers to improve access to jobs, education and essential services. The NoHo-Pasadena busway will have six stops within the City of Burbank, exiting SR-134 to serve the Burbank Media District and continuing along Olive Avenue to Glenoaks Boulevard. As depicted on the map which follows, two of these stops are in areas where the City is focusing future high density residential development: the station at Olive Avenue and N. San Fernando Boulevard is in the heart of Burbank's downtown where the Downtown TOD Specific Plan is planning for over 3,400 units, and the station at Alameda Avenue and Hollywood

Way falls within the Media District Specific Plan which the City has received funding to update through SCAG's Sustainable Communities Program to accommodate an estimated 2,000 new housing units.



In terms of the relationship of the 19 opportunity sites identified in the Housing Element to affirmatively furthering fair housing (AFFH), sites are located predominately in High and Highest Resource census tracts, with just one site and two pending projects located in a Moderate Resource tract, per the Tax Credit Allocation Committee (TCAC) maps (refer to Exhibit B-21 in Appendix B of the draft Housing Element).

The census tract to the immediate east of the Hollywood Burbank Airport within the Golden State district, where several opportunity sites are identified, is identified as a disadvantaged community per the CalEnviro Screen analysis conducted as part of the Environmental Justice component of the GP update, in that this area is exposed to relatively higher degree of exposure to noise and air pollution. Although the AFFH requirement is related to the TCAC maps for areas of opportunity, the Safety Element update being prepared in conjunction with the 6<sup>th</sup> cycle Housing Element includes Environmental Justice policies aimed at addressing these environmental hazards by investing in infrastructure improvements through the Golden State Specific Plan; incorporating project design features such as fixed windows, open space, increased tree plantings and higher MERV rated air filtration systems; and making use of the City's Complete Our Streets Plan to help evaluate streetscape design for new projects that considers all modes of transportation with the goal of providing safe and accessible travel to all individuals. The aforementioned 862 unit development at the former Fry's Site (2311 N. Hollywood Way) is a real world example of this type of mixed use project approved by the City that includes many of the noted design features including MERV 13 filtration system, fixed windows, open space, tree plantings and a bike and pedestrian friendly paseo that provides a direct path from the lower income neighborhood south of the Metrolink rail line to the existing Metrolink Station on Vanowen Street.



*Comment #6 (pg 3): The City has included multiple Opportunity Sites where redevelopment is far from likely. For example:*

***TOD 3 (potential for 23 homes)*** is a collection of lots, including a large parcel owned by Caltrans, two restaurants, and a gas station. While City staff “has been engaged with Caltrans and the adjacent property owners about the viability of redeveloping these parcels as a cohesive mixed-use project”, the housing element does not say when these discussions took place, or whether the owners of these properties are interested in selling their parcels to a single owner. Development projects that involve combining multiple parcels with different owners are often challenging, especially when the owner of the largest parcel is a state agency. While this project is certainly possible, it is far from a certainty.

This opportunity site includes a 1960s IHOP restaurant, fast food eatery and gas station and adjacent 1.58-acre portion of land currently owned by Caltrans. Excluding the Caltrans parcel, the site has an improvement-to-land value ratio of just 0.17, indicating a strong potential for redevelopment with a higher value economic use. City staff has been engaged with Caltrans and the adjacent property owners about the viability of redeveloping these parcels as a cohesive mixed-use project including the introduction of affordable and market rate residential units in proximity to downtown. Redevelopment of the site is being evaluated as part of the Downtown Burbank TOD Specific Plan. This site falls within the Housing Element program to allow for a by-right ministerial review process for projects within the specific plans that include 100 dwelling units or fewer. The existing zoning of the Project site will be updated as a part of the Downtown Burbank TOD Specific Plan to include objective development standards making the project site more conducive for redevelopment. City Planning and Housing staff have initiated communication regarding relinquishment of this and other Caltrans property adjacent to street right of way in the City to facilitate land consolidation to build the projected 23 dwelling units at the proposed site. Furthermore, City’s Planning and Economic Development team have continued outreach with property owners of the San Fernando Blvd. fronting properties to facilitate redevelopment including new housing opportunities at this TOD 3 site consistent with the Housing Element and subject to the development standards being developed as part of the upcoming Downtown Burbank Transit Oriented Development (TOD) Specific Plan.

***TOD 7 (potential for 379 homes)*** is the Civic Center’s parking lots, owned by the City of Burbank. The City has not made a clear commitment to allowing the redevelopment of these sites, and redevelopment of publicly-owned land, while certainly possible, should not be treated as a sure thing.

The Civic Center site currently has no allowable residential density under the Institutional General Plan land use designation. As part of the Downtown TOD Specific Plan and Housing Element implementation, the site’s density will be increased to allow up to 87 dwelling units per acre. This effort will help facilitate the planning and visioning process that the City is currently undertaking with the community and City decision makers to consider redevelopment of City-owned properties within this opportunity site to include a new library, affordable and workforce housing, new office space, shared parking facilities, a transit plaza, and new public open spaces. The existing City Hall building will remain. As part of the development of the Downtown Burbank TOD Specific Plan, the City is developing a general concept for the Civic Center opportunity site that will consider the development of a Public-Private-Partnership (“P3”) to help

facilitate the development of the project during the 2021-2029 planning period. The proposed land uses, including residential, will be evaluated as part of the Specific Plan's Program EIR with the intent to facilitate streamlined review of future development. The Specific Plan will also consider the potential use of transfer development rights, to allow transfer of unused density to other parcels within the Civic Center site. As of January 2022, the consultant team of economists and land use planners have been selected to assist the City in analyzing the site's potential for redeveloping a mix of uses including 379 housing units.

***TOD 8 (potential for 88 homes)*** is fully occupied by a variety of small businesses. While the City states that "staff had previous discussions with the property owner about the redevelopment of this opportunity site as a residential/mixed use project", the City doesn't say when these discussions took place, or whether the owner is interested in redevelopment.

City staff had previous discussions with the property owner about the redevelopment of this opportunity site as a residential/mixed use project. The site currently contains multi-tenant office buildings in the City's Downtown. Most of the buildings on the site were constructed prior to 1980. The site itself is near the City's downtown adjacent to a Los Angeles County Courthouse and across the street from the City's Civic Center. The site is approximately half a mile from the Downtown Burbank Metrolink Train Station, within a High-Quality Transit Area. Per the TCAC Opportunity Map, the site is within a high resource area. The redevelopment effort is focused on facilitating a mixed-use project that combines the potential for new office space with new housing in a major employment and transportation hub. In addition, this site falls within the Housing Element program to allow for by-right ministerial review process for projects within the specific plans that include 100 dwelling units or fewer. The existing zoning of the Project site will be updated as a part of the Downtown Burbank TOD Specific Plan to include objective development standards making the project site more conducive for redevelopment. The City's Planning and Economic Development team have continued outreach with property owners and prospective developers of the subject site to facilitate redevelopment including new housing opportunities consistent with the Housing Element and subject to the development standards being developed as part of the upcoming Downtown Burbank Transit Oriented Development (TOD) Specific Plan.

***Comment #7 (pg 4):*** The housing element fails to include policies that would encourage denser development on R-1 parcels.

The City's primary focus to accommodating future housing growth is to concentrate densities near employment and high quality transit, while preserving and enhancing existing neighborhoods. This is exemplified by the Golden State and Downtown TOD Specific Plans that will provide for over 6,000 additional high density housing units, as well as Media District which is projected to accommodate 2,000 new units. Within Burbank's single-family districts, more limited infill opportunities will be provided through the following:

Senate Bill 9, effective January 1, 2022, allows property owners to split a single-family zoned lot into two lots and/or place up to two housing units on a single-family zoned lot. The City is currently working on a Code update to implement the provisions of SB 9, expanding opportunities for residential infill in high resource single-family zones.

The City is also in the process of updating development standards for R-1 and R-1-H single family residential zones to facilitate development of single-family residential units by incorporating objective standards and eliminating the existing discretionary review process for development of single-family homes. The proposed update to single-family standards, in conjunction with existing regulations that facilitate the provision of ADUs and JADUs, will facilitate development on R-1 parcels.

Additionally, compliant with State law, the City updated its Code to permit transitional and supportive housing in R-1 and R-1-H single-family zones, expanding the variety of by-right housing options in single-family zones.

***Appendix A (pgs 6-12) Policy Recommendations:***

*Identify new funding sources and public resources to encourage the production and preservation of affordable housing.*

As stated in Program 14, the City will be evaluating establishing an impact fee on non-residential development to provide an additional source of revenue for the Housing Trust Fund, similar to the City of Glendale. The City's Housing and Grants Division, along with the Burbank Housing Corporation, actively pursues funding sources in support of affordable housing, and as indicated in the AFFH, has secured Permanent Local Housing Allocation funds, and will be pursuing round 2 Project Homekey funds from the State.

*Exempt parcels containing rent-restricted and de facto affordable housing from rezoning to prevent displacement of vulnerable households.*

In contrast to Burbank's 5<sup>th</sup> cycle Housing Element which focused new housing growth on underutilized residential parcels, the 19 Housing Opportunity Sites in the 6<sup>th</sup> cycle Housing Element are located entirely in non-residential districts, thereby minimizing any potential residential displacement. In addition, the City adheres to AB 1397, which requires development on Housing Element sites occupied by lower income households within the last five years to be replaced with affordable units.

*Ensure that "no net loss" provisions apply to parcels in the site inventory and rezoning program with an annual and ongoing monitoring and implementation program.*

To ensure the City's monitors its compliance with SB 166 (No Net Loss), Program 7 has been added to the Housing Element to develop a procedure to monitor the development of sites in the Housing Element and remaining capacity to address the RHNA by income category.

*Prioritize the production of affordable housing on City-owned land, and offer that land to nonprofit developers at no cost as a lawful and bona fide concession under state density bonus law.*

Approximately six acres within the Civic Center have been identified as an opportunity site in the Housing Element sites inventory. The City is currently undertaking a visioning process to evaluate redevelopment of City-owned properties within the Civic Center to include the integration of an

estimated 379 units of affordable and workforce housing. The TOD Specific Plan is incorporating concept planning for the Civic Center opportunity site to include a Public-Private Partnership (P3) to help facilitate development of the projects during the 2021-2029 planning period.

*Commit to mid-cycle review to verify Planning's assumptions about development probabilities. If it turns out that sites were developed at a lower-than-expected rate, rezone for additional capacity or make other appropriate adjustments.*

Program 5 commits the City to conduct a mid-cycle review (2025) to evaluate production levels in comparison to the RHNA, and if falling significantly short, to rezone additional sites to increase capacity.

*Provide a quantitative estimate of the likelihood that in-pipeline projects will be completed, based on historical data, and adjust the number of in-pipeline units counted towards the RHNA accordingly. If the City doesn't have this data, it should apply the same discount as the City of Los Angeles due to the close proximity and microeconomic conditions that exist there.*

The following table presents an update of the status of projects with development entitlements. As shown, all projects are moving forward. In addition, the former Fry's Electronics site which was identified as a pending project in the Draft Housing Element received its planning entitlements in November 2021. Within the last six years only one developer ultimately opted not to move forward with their entitlement.

Projects with Entitlements	Description	Zoning	Acres	# Units	Affordability	Project Status (as of Jan 2022)
<b>La Terra</b> 777 Front St	Mixed Use (573 apt. units, 307-room hotel, 1,067 sf retail)	Rezoned from AD (Auto Dealership) to PD 17-01	7 acres	573	Mod: 69 AMod: 504	Project currently undergoing plan check process to obtain building permits
<b>First Street Village</b> 315 N. First St	Mixed Use (275 apt units, 21,265 sf retail/ restaurant)	Rezoned from BCC-2 to PD 14-01	2.99 acres	275	Mod: 14 AMod: 261	Phase 1 of the project is under construction. Applicant undergoing plan check process to obtain building permits for Phase 2.
<b>601-615 E. Cedar Ave.</b>	MF residential	R-4, High Density Residential	0.8 acres	46	Very Low: 3 Low: 5 AMod: 24	Building Permits for the project were issued 4th Quarter of 2021
<b>624-628 San Fernando Blvd</b>	Mixed use (42 apt units and 14,800 sf commercial use)	BCC-3	0.71 acres	42	Very Low: 4 Low: 1 AMod: 37	Project currently undergoing plan check process to obtain building permits
<b>Former Fry's Electronics Site</b> 2311 N. Hollywood Way	Mixed Use (862 units, 151,800 sf office, 9,700 sf commercial uses)	C-3	10.43 acres	862	Very Low: 80 AMod: 782	Received Planning entitlements November 2021. Applicant will initiate the plan check process soon.

The eight pending projects totaling 626 units identified in the Housing Element are all in various stages of entitlement (excluding the former Fry's site since it is now entitled). Even if one or two

of these projects ultimately don't end up moving forward, the City has two recent SB 35 applications (see Table below) for a total of 471 units that would more than offset any losses. In summary, the market demand for residential development in Burbank is extremely robust, and the inclusion of entitled and pending projects in the sites inventory is warranted based on the City's experience with recent projects.

Recent Project Applications	Description	Zoning	Acres	# Units	Afford-ability	Project Status (as of Jan 2022)
<b>3000 Empire Ave.</b>	340-unit residential building	M-2 (General Industrial)	1.97 acres	340 units	Low: 271 Mod: 68 AMod:1	SB-35 application (notice of intent filed), SB 330 preliminary application.
<b>3001 Empire Ave.</b>	131-unit residential building	M-2 (General Industrial)	0.68 acres	131	Low: 104 Mod: 26 AMod: 1	SB-35 application (notice of intent filed), SB 330 preliminary application.

Should you have any questions regarding our responses to these comments, please contact me at [framirez@burbankca.gov](mailto:framirez@burbankca.gov) or 818-238-5250.

Regards,

Federico "Fred" Ramirez  
Assistant Community Development Director, Planning Division

cc:

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May 13, 2022

Gustavo Velasquez, Director  
California Department of Housing & Community Development  
2020 West El Camino Avenue, Suite 500  
Sacramento, CA 95833

Dear Director Velasquez:

Thank you for the opportunity to comment on the process of updating the Housing Element of Burbank's general plan. We are writing on behalf of **Abundant Housing LA (AHLA)** and **YIMBY Law** regarding Burbank's 6th Cycle Housing Element Update (HEU). **Abundant Housing LA** is a pro-housing, nonprofit advocacy organization working to help solve Southern California's housing crisis, and **YIMBY Law's** mission is to make housing in California more accessible and affordable through enforcement of state housing law.

We support reforms to legalize more homes, make homes easier to build, increase funding for affordable housing, and protect tenants, which are all needed to make housing more affordable, improve access to jobs and transit, promote greater environmental sustainability, and advance racial and economic equity.

On [5/24/2021](#), [9/29/2021](#) and [12/16/2021](#), AHLA shared letters with Burbank and HCD, regarding drafts of the HEU, providing comments on how Burbank should fulfill both the letter and the spirit of housing element law.

On 2/1/2022, HCD sent a [letter](#) to Burbank regarding an earlier draft of the housing element, identifying corrections that need to be made to obtain certification of the plan. A subsequent draft Housing Element was received by HCD for review on 4/4/2022. The purpose of this letter is to provide our comments on the subsequent draft HEU.

We have reviewed the City's subsequent draft HEU received by HCD on 4/4/2022, **and continue to have major concerns about Burbank's ability to meet its state-mandated RHNA targets.**

On 12/16/2021, MapCraft Labs published [an analysis](#)<sup>1</sup> of an earlier draft of the HEU, which was commissioned by AHLA. The purpose of the analysis was to evaluate Burbank's sites inventory to assess its likely impact on housing production. The analysis found a capacity shortfall of between approximately 1,100 and 2,300 units and made several recommendations for improving the Housing Element, which are summarized below.

The 2/1/2021 HCD review letter identified deficiencies in the previous draft HEU. This letter concludes by highlighting common themes in AHLA and HCD's comments.

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<sup>1</sup> MapCraft Labs (2021). "Burbank Housing Element Analysis Results" page 1.

### **Discussion of issues that AHILA raised previously:**

**Comment 1:** “Planning’s process for selecting sites and assessing their capacity does not accurately estimate parcels’ likelihood of development or net new units if redeveloped. Therefore, Planning has not identified enough sites where [8,772] homes will realistically be developed by 2029.”

The HEU relies on just 19 sites to accommodate a large portion of the RHNA. Many of these sites have substantial constraints to housing in the form of existing structures and environmental factors. For example, a major grouping of seven housing opportunity sites is located in the Golden State Specific Plan (GSSP) area, which is in close proximity to the Hollywood Burbank Airport and characterized by existing industrial uses. These factors raise concerns about future residents’ exposure to noise and pollution from existing uses and related questions about how these environmental conditions may deter developers from building housing. One of the sites, “GSSP 3 - Valhalla”, which is supposed to accommodate 678 homes, is located in the airport influence area, and may face additional development constraints, such as on building height, which should be analyzed<sup>2</sup>. On another site, “GSSP 7 - Empire”, Burbank claims capacity for 510 homes, but the aerial image provided shows a substantial portion of the site is covered with existing buildings<sup>3</sup>. While redevelopment of this site may be technically possible, the plan should include an analysis of likely constraints to that redevelopment, such as existing leases, so that the likelihood of redevelopment during the planning period can be properly accounted for.

Furthermore, the sites inventory is required to specify the projected number of units at each affordability level for each site, per HCD’s standard form<sup>4</sup>, yet this information is missing in the sites inventory<sup>5</sup>. Burbank has an obligation to present substantial evidence that existing uses will discontinue during the planning period because non-vacant sites are accommodating over half of the lower-income RHNA<sup>6</sup>, but it is not clear exactly where the lower-income RHNA would be accommodated. This issue is especially relevant because Burbank saw only 26% of its 5th cycle RHNA actually built, with significant shortfalls of housing affordable to moderate, low and very low income households<sup>7</sup>. The 6th cycle RHNA numbers are significantly higher, meaning more effort will be required to meet them.

In the Downton TOD Specific Plan area, analysis of existing leases to assess realistic development potential is critical. For example, on site “TOD 6 - Burbank Town Center” Burbank claims capacity for 1,020 homes, and states that the property was purchased by a firm interested in redevelopment<sup>8</sup>. However, the site is developed with a large indoor mall where many existing leases could constrain redevelopment over the next eight years. Perhaps a developer could buy out those leases, but that would increase the cost and affect the feasibility

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<sup>2</sup> Burbank Subsequent Draft Housing Element, page 1-80.

<sup>3</sup> Burbank Subsequent Draft Housing Element Appendices, page D-24.

<sup>4</sup> California Government Code Section 65583.3.

<sup>5</sup> Burbank Subsequent Draft Housing Element Appendices, pages D-8 - D-13.

<sup>6</sup> California Government Code Section 65583.2.(g)(3)

<sup>7</sup> Burbank Subsequent Draft Housing Element Appendices, page C-13.

<sup>8</sup> Burbank Subsequent Draft Housing Element Appendices, page D-19.



of any potential redevelopment, and particularly of any below market rate units that may be included in such a development, as Burbank's inclusionary zoning ordinance would require. This is the site with the largest claimed capacity for new housing in the plan (about 12% of the RHNA), and the assumptions around realistic development capacity here must be better supported.

**Comment 2:** "Planning assumes that 2,180 housing units that were approved or pending approval during the 5th Cycle will be built during the 6th Cycle, without accounting for the near-certainty that some projects will never be built."

The sites inventory now claims 2,431 units from entitled or "pending" projects<sup>9</sup>. However, it is not legitimate to assume that 100% of proposed, entitled, or even permitted units will actually be built. In all of these scenarios there is some probability that the project will not be completed. Burbank can and should report and assess what these probabilities are with reference to its own historical experience with past projects and discount the number of units claimed as in pipeline appropriately. Furthermore, the number of units claimed must be specified at each affordability level.

**Comment 3:** "Planning makes overly optimistic forecasts of future ADU production which are unlikely to be achieved even with aggressive policies, without providing evidence to support this claim."

The plan states that 181 ADUs were permitted annually between 2019 and 2021 and then projects 200 ADUs per year over the planning period. HCD lays out a safe harbor option for projecting ADUs based on permitting trends since 2018<sup>10</sup>. While it is conceivable that programs to promote ADUs could result in production during the planning period exceeding the historical average, we recommend adhering to the historical average since 2018 for purposes of projections to account for factors that could depress ADU production during the planning period, such as a recession. A conservative ADU forecast also creates an additional buffer in case the plan's expectations on other sites are not met, as seems probable (see discussion above under Comment 1).

**Comment 4:** "Planning did not propose adequate reforms to address the major constraints on redevelopment that exist in Burbank."

Program 10<sup>11</sup> includes evaluating Burbank's Inclusionary Zoning Ordinance and should include specific reform commitments to make it less burdensome and more effective at producing housing at all income levels. For rental housing developments the ordinance currently requires 10% of homes to be affordable for lower-income households and 5% to be affordable for very low income households. This framing is not well aligned with the state density bonus law

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<sup>9</sup> Burbank Subsequent Draft Housing Element Appendices, page D-7.

<sup>10</sup> HCD Site Inventory Guidebook, page 31.

<sup>11</sup> Burbank Subsequent Draft Housing Element, page 1-107.

because that law requires the granting of one density bonus for qualifying projects<sup>12</sup>. Burbank's requirements for low income and very low income units each would individually trigger a state density bonus, but those bonuses do not "stack" as a matter of state law. It would be better to specify a menu of options at different affordability levels, at the lower end of what triggers a state density bonus. For example requiring 10% of units for low-income households or 5% for very low income households, instead of requiring both. In this manner a homebuilder would qualify for a state density bonus to offset the feasibility challenges that can come with requiring affordable units. Of course, a builder could always choose to exceed the minimum affordability requirements, if incentives are properly structured so that pathway is feasible.

Program 5 discusses revisions to parking requirements consistent with state density bonus law. Parking requirements increase the cost of housing, reduce the density of development, and exacerbate environmental problems, and we advocate for their abolition at the state and local level. State density bonus law lays out three different scenarios whereby parking requirements may be reduced, and different reductions, based on the level of affordability and other factors<sup>13</sup>. Since Burbank has an inclusionary zoning ordinance that triggers state density bonuses, projects will qualify for this parking relief regardless of what Burbank does to change parking requirements in its municipal code. A more meaningful action would be to propose eliminating residential parking requirements or at least reducing them to levels below what state density bonus law makes available.

The plan makes the problematic decision to steer development away from areas zoned single-family residential, instead directing it to the Downtown TOD Specific Plan Area and Golden State Specific Plan Area. Single-family zoning is a significant constraint to housing production, and particularly the production of affordable housing. While the plan does include some positive programs around ADUs, such as pre-approved plans and reduced fees, the plan should go farther to promote housing opportunities in exclusionary areas. Cities are required to permit ADUs and SB 9 duplexes and lot splits by state law. Burbank should go beyond strategies that are driven by state law and legalize bungalow courts, townhomes, and small apartment buildings in all residential neighborhoods, with reasonable public safety exceptions such as for high fire hazard severity zones.

The lack of funding for affordable housing as a constraint merits further consideration. For example, Program 1a discusses using \$5 million in redevelopment successor agency funding to purchase ten market rate units and preserve them as affordable<sup>14</sup>. The analysis of the inclusionary zoning ordinance does not make clear how much money it has raised in in-lieu fees or how many affordable units have been built under its provisions, if any. Given the scarcity of available funding, it is critical that Burbank commit to raising more funding locally and aligning its affordable housing incentives and mandates well with the state density bonus law, as discussed above.

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<sup>12</sup> California Government Code Section 65915.(b)(1)

<sup>13</sup> California Government Code Section 65915.(p)

<sup>14</sup> Burbank Subsequent Draft Housing Element, page 1-101.

Per HCD's review letter, the HEU in Program 7<sup>15</sup> commits to rezoning certain sites identified but not redeveloped in prior planning periods for 20% affordable projects to be approved by right. However, we recommend extending by right approval to all 20% affordable projects, or even more broadly (where not already covered by other ministerial approval programs), because this standard would be easier to track and administer and is more supportive of housing construction than the minimum standard in state law.

**Comment 5:** "The housing element does not promote new housing opportunities on parcels where apartments are currently banned, even near the planned NoHo-Pasadena busway. Instead, it concentrates lower-income housing opportunities in areas with significant noise and air pollution exposure. This approach fails to affirmatively further fair housing and reverse existing patterns of residential segregation."

With regard to affirmatively furthering fair housing (AFFH), Exhibit B-25<sup>16</sup>, which shows the sites inventory overlaid on a map of low to moderate income population, is concerning. The map shows that the vast majority of opportunity sites are located in areas with the highest concentrations of low to moderate income households. This means that the HEU is unlikely to reverse patterns of socioeconomic segregation in Burbank, which is essential to AFFH. Furthermore, Exhibit B-27<sup>17</sup>, shows a significant proportion of opportunity sites are located in areas that are designated as susceptible to displacement or areas of ongoing displacement. To some extent this approach is justified, since this is the area where Downtown Burbank is located, and a place where future residents would have good access to jobs and transit. However, it is critical to strengthen programs to protect residential tenants. Program 3<sup>18</sup>, on this subject, mainly references compliance with existing state laws, but Burbank should go further, for example by establishing a robust right to compensation in a no-fault eviction for redevelopment and a right to return at the previous rent for some period of time. Policies such as these would help steer investment to areas where fewer tenants would be displaced. However, this must be accompanied by strong policies to create more housing opportunities in other parts of the city, particularly in areas zoned single-family residential.

As discussed above in Program 1, a significant portion of the sites inventory is located in the Golden State Specific Plan area, where existing industrial uses and the airport not only constrain redevelopment, but also raise environmental justice concerns for future residents of the area.

The planned [North Hollywood to Pasadena Bus Rapid Transit Project](#) would run through southern Burbank along Olive Avenue and Glenoaks Boulevard, with a connection to the Downtown Burbank Metrolink station. Although the plan references some future rezoning of the Media District in Program 5<sup>19</sup>, the commitment is somewhat vague and this area is not part of

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<sup>15</sup> Burbank Subsequent Draft Housing Element, page 115.

<sup>16</sup> Burbank Subsequent Draft Housing Element, page B-57

<sup>17</sup> Burbank Subsequent Draft Housing Element, page B-60

<sup>18</sup> Burbank Subsequent Draft Housing Element, page 1-102.

<sup>19</sup> Burbank Subsequent Draft Housing Element, page 1-103.

the sites inventory. The HEU should take full advantage of the opportunity to plan for more homes at all income levels near high-quality transit, which allows people to lower their transportation costs and live more sustainably.

### **Rezoning Deadline**

California Government Code Section 65583.(c)(1)(A) states in part “a local government that fails to adopt a housing element that the department has found to be in substantial compliance with this article within 120 days of the statutory deadline in Section 65588 for adoption of the housing element, rezoning of those sites, including adoption of minimum density and development standards, shall be completed no later than one year from the statutory deadline in Section 65588 for adoption of the housing element.” The statutory deadline for jurisdictions in the SCAG region, such as Burbank, was 10/15/2021. Per HCD’s website, the subsequent draft HEU was received for review on 4/4/2022, after the 120 day grace period had elapsed.

Some of the programs (e.g. Programs 12, 14, 18) to rezone and adopt supportive development standards, target implementation dates after the one-year rezoning deadline of 10/15/2022. However, this schedule is not available to jurisdictions that fail to obtain certification of their housing elements in a timely manner, as described above. Therefore, HCD should clarify that compliance with the one-year rezoning deadline is required.

### **MapCraft Analysis:**

The [MapCraft analysis](#) of the HEU commissioned by AHLA found that the capacity claimed in the sites inventory could fall short by approximately 1,100 to 2,300 units. The finding lends support to our conclusion that the sites inventory is not adequately considering realistic development capacity of non-vacant sites. The analysis considered historic development scale and financial feasibility analysis under different parking requirements scenarios. The analysis makes the following recommendations:

1. “Right-sizing claimed capacity on sites in the current site inventory, both by reducing expectations on many sites and being more ambitious in upzoning other sites. The city could revisit additional opportunities to rezone more parcels in the inventory, particularly in areas like Downtown and along commercial corridors like West Olive Avenue.”
2. “Adding more sites to the site inventory and evaluating rezoning of those sites. Excluding ADUs, the inventory addresses only 3.5% of the city’s 4,200 parcels, so there are many places that could be explored further to address this potential shortfall.”
3. “Reducing or eliminating parking requirements and promoting automobile alternatives to reduce households’ demand for parking. If developers could meet household demand with fewer on-site parking stalls, it could make multifamily development in many parts of the City more economically feasible.”
4. “Introducing new economic incentives to increase the financial feasibility of redevelopment, especially for projects that include below-market-rate units.”

5. "Consider establishing development minimums to ensure high utilization of sites with feasible housing capacity."

**Comparison of HCD Comment Letter and AHLA/YIMBY Law Comment Letter:**

The table below lists the comment numbers that are relevant to the categories of deficiencies identified, along with a summary of key AHLA and YIMBY Law policy recommendations for each category.

<b>Deficiency</b>	<b>AHLA/YIMBY Law Comment Letter</b>	<b>HCD Comment Letter</b>	<b>Key AHLA/YIMBY Law Policy Recommendations</b>
<b>Sites Inventory</b>	1, 2, 3	A2	<p>Improve analysis of constraints to housing production such as environmental factors in the GSSP area, and existing leases.</p> <p>Inventory must project units at each affordability level for each site.</p> <p>Adjust the number of units expected from in-pipeline projects to reflect the reality that not all projects will be built, based on historical trends in Burbank.</p> <p>Use the HCD ADU forecast safe harbor based on permitting trends since 2018.</p>
<b>Funding and Promoting Affordable Housing and Housing for Special-Needs Groups</b>	4	B2	<p>Commit to raising local funds to fund affordable housing and better align inclusionary zoning ordinance with state density bonus law.</p>
<b>Governmental Constraint Removal</b>	4	A3, B1, B3	<p>Better align the inclusionary zoning ordinance with state density bonus law.</p> <p>Eliminate parking requirements or at least reduce them beyond what state density bonus law already accomplishes.</p> <p>Upzone single-family areas to allow</p>

			a balanced mixture of housing types going beyond state ADU law and SB 9.
<b>AFFH Analysis and Programs to Promote Integrated Neighborhoods</b>	5	A1, B4	<p>Upzone single-family areas to allow a balanced mixture of housing types going beyond state ADU law and SB 9.</p> <p>Strengthen anti-displacement policies, including a robust right to compensation for a no-fault eviction and right to return at previous rent for some period of time.</p> <p>GSSP sites are problematic due to existing industrial uses and the airport raising environmental justice concerns.</p> <p>Take advantage of the opportunity to allow more housing at all income levels near planned BRT stations.</p>
<b>Public Participation</b>	We concur with HCD's comment	C	Improve outreach methods to lower income and special-needs households.

We request the opportunity to meet with you and your colleagues to address the concerns raised in this letter. Thank you for your time and consideration.

Sincerely,

*Leonora Camner*

Leonora Camner  
Executive Director  
Abundant Housing LA

*Sonja Trauss*

Sonja Trauss  
Executive Director  
YIMBY Law

CC: Megan Kirkeby, Deputy Director, Housing Policy Development, HCD  
Melinda Coy, Land Use and Planning Manager, HCD  
Tyrone Buckley, Assistant Deputy Director of Fair Housing, HCD  
Paul McDougall, Housing Policy Development Manager, HCD  
Divya Sen, HCD  
Burbank Planning Department





## COMMUNITY DEVELOPMENT

August 10, 2022

Leonora Camner, Executive Director  
Abundant Housing LA

Sonja Trauss, Executive Director  
YIMBY Law

**Subject: Response to May 13<sup>th</sup>, 2022 Comment Letter on Revised draft Burbank 2021-2029 Housing Element**

The following memo summarizes comments Abundant Housing LA and Yimby Law provided to the State Department of Housing and Community Development (HCD) on Burbank's draft Housing Element in a letter dated May 13, 2022, and provides City staff's response to each comment raised. In a telephone conversation on July 6, 2022, HCD confirmed that Burbank's draft Housing Element fully complies with state Housing Element statutes.

**Comment #1 (pg 2):** *Planning's process for selecting sites and assessing their capacity does not accurately estimate parcels' likelihood of development or net new units if redeveloped. Therefore, Planning has not identified enough sites where [8,772] homes will realistically be developed by 2029.*

The opportunity sites in the draft housing element were selected based on site-specific factors that are supportive of redevelopment with housing during the 8-year planning period. The sites are also opportunity sites within the two major specific plan update projects (Golden State Specific Plan and the Downtown Burbank Transit Oriented Development TOD Specific Plan) currently underway in the City. Both specific plans are anticipated for consideration by the City Council within fiscal year 2022-2023. The approach taken to use opportunity sites from the specific plans as opportunity sites for the Housing Element is intended to establish consistency throughout the City's long range planning documents. The timing of the Housing Element coinciding with the specific plan projects provides a unique opportunity to do so. Additionally, the sites themselves are optimal for facilitating new housing development given their size, status of the existing uses, proximity to two of the City's major employment and transit centers (consistent with city, regional and state efforts to reduce greenhouse gas emissions), and direct and ongoing communication from various developers and/or property owners indicating interest and intent to pursue housing.

The strategies being developed as part of the specific plans will be significant in increasing the likelihood of development on the housing element sites –and within the specific plan areas generally – by establishing objective development standards and streamlining project review. The Golden State Specific Plan also involves significant upzoning of residential density including on the opportunity sites. Additionally, the City received funds through SCAG's Sustainable

ADMINISTRATION	BUILDING	HOUSING, ECONOMIC DEVELOPMENT & SUCCESSOR AGENCY	PLANNING	SECTION 8 & CDBG	TRANSPORTATION
818.238.5176	818.238.5220	818.238.5180	818.238.5250	818.238.5160	818.238.5270



Communities Program in addition to funds awarded through LEAP to update the existing Media District Specific Plan. This update is anticipated to occur in 2023 and would result in similar code and process improvements as those that will be established with the Golden State and Downtown TOD Specific Plans, and is noted in draft Housing Element Program #5.

In response to Abundant Housing's prior comments, City staff has added descriptions of the suitability of each opportunity site by summarizing our knowledge of site-specific factors that support housing development beyond having the zoning/General Plan in place to do so. Additionally, Housing Element Program #5 was revised to include a mid-cycle review with respect to development of housing on the opportunity sites. The mid-cycle review will be an opportunity to assess the City's progress and, if necessary, make changes accordingly.

**Comment #1a (pg 2):** *Sites located in the GSSP are close to the Hollywood Burbank Airport and are characterized by existing industrial uses, raising concerns about future residents' exposure to noise and pollution and how these environmental factors may deter developers from building housing.*

Approval of an 862-unit mixed use project on the former Fry's site in the GSSP illustrates how project design features and mitigation measures can allow residential uses to safely be introduced in the area. The Fry's site is adjacent to the Airport Influence Area and railroad right of way. The approved project includes numerous measures to address noise control such as MERV 13 filtration system, sound baffling glass barriers, and interior design of units to maintain interior unit noise to 45 dBA, to name a few. The project is consistent with the City's Burbank2035 General Plan goals and policies that seek to facilitate mixed use and transit-oriented development projects near public transit and employment centers while ensuring that new residential development located near the airport, railroad, and freeways are designed to address any potential health risks in compliance with City green building codes, the City's Greenhouse Gas Reduction Plan (updated May 2022), and Burbank2035 Land Use, Housing, Air Quality/Greenhouse Gas, and Mobility Elements. Any future development in the GSSP will be required to receive similar clearances to the Fry's site from the FAA and the Airport Land Use Committee before obtaining approval from the City for development.

In addition to the Fry's site, the City has received a Notice of Intent to Submit an SB 35 application on three other sites in the GSSP, including 148 units being proposed at 2814 W. Empire Avenue, 340 units proposed for 3000 W. Empire Avenue, and 131 units being proposed at 3001 W. Empire Avenue; a fourth SB 35 application has also been received outside the GSSP for 144 units at 3201 W. Olive Avenue. These projects are indicative of the high level of development interest in the area and provide evidence that the existing conditions are not serving as an impediment to residential development.

**Comment #1b (pg 2):** *The sites inventory is required to specify the projected number of units at each affordability level for each site.*

The completed HCD Sites Inventory Table has been added to Appendix D of the Housing Element. Please use the following link to access the document: <https://www.burbankhousingelement.com/>

**Comment #1c (pg 2-3):** *Redevelopment of the Burbank Town Center site (TOD Site 6) may be constrained by existing leases. This site has the largest claimed capacity for new housing in the Housing Element and the assumptions around realistic development capacity need to be better supported.*

As of November 2021, the Onni Group has acquired the Burbank Town Center for redevelopment purposes, and has been in discussions with City staff about the pending Downtown Burbank TOD Specific Plan as it relates the Town Center site. In May of 2022, City staff met with the property owner's representatives and architects about a potential mixed-use project at the subject site. The property owner's representatives conveyed their interest in being involved in the Downtown TOD Specific Plan process to provide input on a mixed-use project of the subject site that is consistent with the Specific Plan project objectives and with the Program Environmental Impact Report to preserve any future opportunities for streamlined project review and environmental assessment. While they are still defining the precise scope of their project, Onni's goal is to develop well in excess of the 1,020 units identified in the Housing Element for this site, as confirmed in a May 2022 letter sent by the Onni's Vice President of Development to the City. Communications between staff and the property owner's representatives is ongoing.

**Comment #2 (pg 3):** *Planning assumes that 2,431 housing units that were approved or pending approval during the 5th Cycle will be built during the 6th Cycle, without accounting for the near-certainty that some projects will never be built.*

The inclusion of housing units that are part of projects already-approved or pending approval is consistent with HCD sites inventory guidelines. Additionally, based on what the City has experienced with recent projects and the continued demand for housing we believe it's reasonable to assume the approved and pending projects will be built. Within the last 6 years only one developer ultimately opted not to move forward with their entitlement. Of the six entitled projects identified in the draft Housing Element, two are under construction, one has been issued building permits and have demolished existing buildings onsite, one has been issued building permits, and two are in plan check review. In addition, as shown in Table 1-42 in the Housing Element, the City has two additional pending projects on Empire Avenue for which staff has received a Notice of Intent to Submit an SB 35 application for a total of 471 units; these proposed units haven't been included in the sites inventory as formal applications have not yet been submitted.

We recognize that housing production in the 5<sup>th</sup> cycle was low. Since then, the City Council adopted the Affordable Housing Strategy and the goal of facilitating the building of 12,000 new homes through 2035. City Council action in this regard has sent a positive message to the development community that the City is seeking to facilitate housing that helps to build neighborhoods and seeks to make positive inroads in our 3 to 1 jobs to housing imbalance. The 2,180 housing units in the pipeline reflects that policy and goal-setting at work. The housing element and specific plans will help to further advance these goals. Furthermore, consistent with the City Council housing goal and the programs proposed in the Housing Element, the City Council affirmed its commitment to implementing these housing goals and programs by approving a mixed-use project of 862 rental dwelling units (including 80 deed-restricted units affordable to very low-income households) at the former Fry's Electronic Store at 2311 N. Hollywood Way. The project was approved by the City Council on November 18, 2021, and is the largest mixed use residential unit approved by the City in the last 20 years. The developer of this project is the same

one that is currently constructing a 573-unit mixed use project approved by the City Council for the site located at 777 N. Front Street (a noted pipeline project).

**Comment #3 (pg 3):** *Planning makes overly optimistic forecasts of future ADU production which are unlikely to be achieved even with aggressive policies, without providing evidence to support this claim.*

City staff continue to receive ADU applications, averaging about 5 – 10 submittals each week, and with the total number increasing each year since ADU regulations were updated by the State. During the most recent three-year period (Jan 1, 2019 – Dec 31, 2021), the City has issued building permits for 542 ADUs, an average of 181 ADU permits per year, with 322 ADU permit issued in 2021 alone. Between January 1 – May 13, 2022, the City issued 85 building permits for ADUs; extrapolating this rate over a one-year period equates to 236 permits, demonstrating the continued demand for ADUs in the community. From the demand the City has been experiencing over the past three years, the City only sees ADU applications and permitting increasing. It is staff's assessment that our proposed numbers will be met as the City proposes new program initiatives as part of the Housing Update for the 6th Cycle that will bolster ADU production (including reduced fees, reduced processing times for smaller ADUs, and creation of pre-approved ADU plans). Therefore, City staff and the consultant believe 200 ADUs per year for a total of 1,600 ADUs during the eight-year planning period is realistic and achievable.

Additionally, in response to Abundant Housing's earlier comments, the Housing Element includes an explicit commitment to provide mid-cycle review of ADU production.

**Comment #4 (pg 3):** *Planning did not propose adequate reforms to address the major constraints on redevelopment that exist in Burbank.*

Many of the strategies recommended by Abundant Housing are included in the draft Housing Element update as part of the proposed programs. Objective development standards and by-right review processes would be established through the two Specific Plans (i.e., Downtown TOD and Golden State specific plans) for qualifying projects including removal of the CUP requirement. Fine-tuning of the details for how this would work are being addressed through the development of the Specific Plans, with the potential to be replicated in other areas of the City including as part of the eventual update to the Media District Specific Plan. Another separate program addresses updating the multifamily development standards, including parking, setbacks, height, and other standards to better enable compact, well-designed multi-family product types.

The proposed Housing Element update also includes a program to create pre-approved ADU plans, and to pursue zoning updates that facilitate infill development in the form of small lot subdivision and missing middle housing. In regards to pre-approved ADU plans, the City has been in discussion with firms such as YIMBYADU, Inc. to discuss the possibility of one or more product types that could be pre-approved by the City to streamline review and shorter processing times for this housing type.

**Comment #4a (pg 3):** *Housing Element Program 10 to update Burbank's Inclusionary Ordinance should include specific commitments to make it less burdensome and more effective at producing*

*affordable housing. The structure of the ordinance is not well aligned with state density bonus law.*

As shown in Table 1-42, Burbank has numerous projects in the pipeline that are complying with the City's current inclusionary requirements and providing affordable units within their projects. Most of these projects are also taking advantage of state density bonus law to achieve additional units. The City is in the process of updating its Inclusionary Housing Ordinance and is projected to have the draft update of the local inclusionary housing regulations completed by the end of 2022. As part of this update, changes to the Ordinance will be evaluated, which are complementary to current state density bonus law.

**Comment #4b (pg 4):** *Housing Element Program 5 discusses revisions to parking requirements consistent with state density bonus law. A more meaningful action would be to propose eliminating residential parking requirements or at least reducing to a level below what state density bonus law makes available.*

Housing Element Program 9 identifies numerous incentives the City will offer in the TOD and GSSP specific plans to promote development on its Housing Element sites. Among these are to reduce parking requirements consistent with standards available under density bonus law, with potential further reductions in exchange for provision of community benefits.

**Comment #4c (pg 4):** *The housing element fails to include policies that would encourage denser development on R-1 parcels.*

The City's primary focus to accommodating future housing growth is to concentrate densities near major employment centers and high-quality transit, while preserving and enhancing existing neighborhoods. This is exemplified by the Golden State and Downtown TOD specific plans that will provide for over 6,000 additional high density housing units, as well as Media District, which is projected to accommodate up to 2,000 new units. Within Burbank's single-family districts, more limited infill opportunities will be provided through the following:

Senate Bill 9, effective January 1, 2022, allows property owners to split a single-family zoned lot into two lots and/or place up to two housing units on a single-family zoned lot. The City approved an urgency ordinance for SB 9 and is currently working on a Code update to implement the provisions of SB 9, expanding opportunities for residential infill in high resource single-family zones.

The City approved updated development standards in March 2022 for R-1 and R-1-H single family residential zones to facilitate development of single-family residential units by incorporating objective standards and eliminating the existing discretionary review process for development of single-family homes. The proposed update to single-family standards, in conjunction with existing regulations that facilitate the provision of ADUs and JADUs, will facilitate development on R-1 parcels.

Additionally, compliant with State law, the City updated its Code to permit transitional and supportive housing in R-1 and R-1-H single-family zones, expanding the variety of by-right housing options in single-family zones.

**Comment #4d (pg 4):** *The Housing Element should go farther to promote housing in single-family areas than just permitting ADUs and SB 9 duplexes and lot splits as required under state law, such as allowing bungalow courts, townhomes and small apartment buildings.*

Housing Element Program 12 identifies several actions the City will undertake to promote homeownership opportunities for first-time homebuyers which will also serve to open up single-family neighborhoods to a broader range of housing types. These include:

- Creation of a small lot subdivision ordinance to accommodate single-family infill housing in commercial and multi-family neighborhoods
- Evaluating allowing “duet homes” – duplexes, which are sold and owned separately – within single-family zones
- Support co-housing communities that are individually owned, private units clustered around common facilities
- Incentivizing the construction of missing middle housing of 15-30 units to the acre including smaller apartments, townhome and rowhouse style development

**Comment #4e (pg 5):** *Two sites included in the Housing Element Site Inventory for lower-income housing were also in the previous (5<sup>th</sup> cycle) Burbank Housing Element and have projects pending entitlement: The Premier on First and 529-537 E. Palm Avenue. If projects are not approved as indicated, the City will allow for by-right approval of any future projects on these sites that set-aside at least 20 percent of units as affordable to lower income households, as required under state law. We recommend extending by right approval to all 20% affordable projects.*

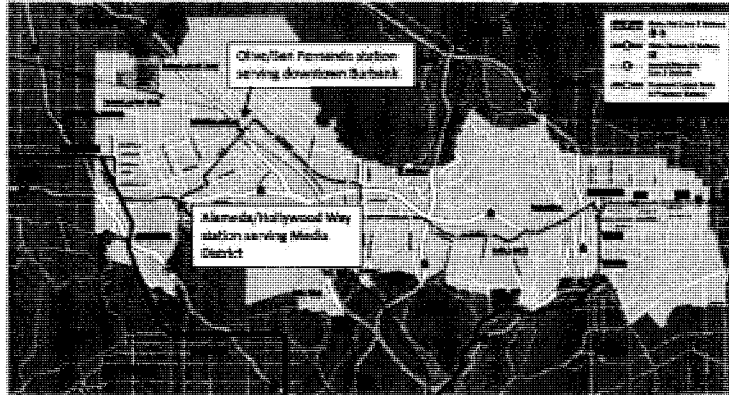
As presented in Housing Element Program 5, the City is going beyond what is required under state law, allowing by right processing on sites within the TOD and GSSP specific plans for projects proposing 100 or less units.

**Comment #5 (pg 5):** *The housing element does not promote new housing opportunities on parcels where apartments are currently banned, even near the planned NoHo-Pasadena busway. Instead, it concentrates lower-income housing opportunities in areas with significant noise and air pollution exposure. This approach fails to affirmatively further fair housing and reverse existing patterns of residential segregation.*



LA Metro's North Hollywood (NoHo) to Pasadena Bus Rapid Transit Corridor, scheduled to begin service in 2024, will extend 18 miles between the San Fernando and San Gabriel Valleys, providing east-west transit service to link key activity centers to improve access to jobs, education and essential services. The NoHo-Pasadena busway will have six stops within the City of Burbank, exiting SR-134 to serve the Burbank Media District and continuing along Olive Avenue to Glenoaks Boulevard. As depicted on the map below, two of these stops are in areas where the

**North Hollywood to Pasadena Transit Corridor**



City is focusing future high density residential development: the station at Olive Avenue and N. San Fernando Boulevard is in the heart of Burbank's downtown where the Downtown TOD Specific Plan is planning for over 3,400 units, and the station at Alameda Avenue and Hollywood Way falls within the Media District Specific Plan which the City has received funding to update through SCAG's Sustainable Communities Program to accommodate an estimated up to 2,000 new housing units.

In terms of the relationship of the 19 opportunity sites identified in the Housing Element update to affirmatively furthering fair housing (AFFH), sites are located predominately in High and Highest Resource census tracts, with just one site and two pending projects located in a Moderate Resource tract, per the Tax Credit Allocation Committee (TCAC) maps (refer to Exhibit B-21 in Appendix B of the draft Housing Element).

The census tract to the immediate east of the Hollywood Burbank Airport within the Golden State district, where several opportunity sites are identified, is identified as a disadvantaged community per the CalEnviro Screen analysis conducted as part of the Environmental Justice component of the General Plan update, in that this area is exposed to relatively higher degree of exposure to noise and air pollution. Although the AFFH requirement is related to the TCAC maps for areas of opportunity, the Safety Element update being prepared in conjunction with the 6<sup>th</sup> cycle Housing Element includes Environmental Justice policies aimed at addressing these environmental hazards by investing in infrastructure improvements through the Golden State Specific Plan; incorporating project design features such as fixed windows, open space, increased tree plantings and higher MERV rated air filtration systems; and making use of the City's Complete Our Streets Plan to help evaluate streetscape design for new projects that considers all modes of transportation with the goal of providing safe and accessible travel to all individuals. The aforementioned 862 unit development at the former Fry's Site (2311 N. Hollywood Way) is a real world example of this type of mixed use project approved by the City that includes many of the noted design features including MERV 13 filtration system, fixed windows, open space, tree plantings and a bike and pedestrian friendly paseo that provides a direct path from the lower income neighborhood south of the Metrolink rail line to the existing Metrolink Station on Vanowen Street.

***Comment #5a (pg 5):*** The majority of Housing Element sites are located in areas with the highest concentrations of low and moderate income households. Thus, the Housing Element is unlikely to reverse patterns of socioeconomic segregation, which is essential to AFFH.

As depicted in Figure B-25, census tracts with a high percentage (50-75%) of low - moderate income households are concentrated along the I-5 corridor. These generally coincide with the transit and jobs-rich areas that are proposed for future investment and new development of residential and commercial uses with the adoption and implementation of the Burbank Downtown TOD and Golden State specific plans. Development of mixed income housing in these areas will help to integrate a wider range of housing opportunities in census tracts identified as high and highest resource by TCAC (California Tax Credit Allocation Committee).

***Comment #5b (pg 5):*** A significant proportion of the housing opportunity sites are located in areas designated as susceptible to displacement. It is critical to strengthen programs to protect residential tenants, accompanied by programs to create more housing opportunities in other parts of the city, and in single-family areas in particular.

Development on Housing Element opportunity sites will not directly cause significant displacement as they are currently developed with predominately non-residential uses. However, new market rate development in areas already at-risk of displacement may place upward pressure on rents, resulting in the potential displacement of existing lower income residents. Locating lower income sites in these areas can help to protect vulnerable residents from being displaced under changing market pressures.

Burbank carries out several anti-displacement programs including limits on rent increases and prohibiting evictions without just cause for tenants that have resided in their units for more than 12 months; providing relocation fees when state or federal funds are utilized; and offering existing households an opportunity to return to the new development. The City implements the requirements of California Government Code Section 65583.2(g)(3), which requires that for any proposed development on a site that has had residential uses within the past five years that are or were subject to lower income affordability restrictions, or are or were occupied by lower income households, the City shall require the replacement of all affordable units at the same or lower income level as a condition of development on the site.

***Comment #6 (pg 6):*** Some of the programs to rezone and adopt supportive development standards target implementation dates after the one-year rezoning deadline.

The referenced Housing Element Housing Plan programs 12, 14 and 18 involve Burbank Municipal Code text amendments but do not involve amendments to the Zoning Map. In addition, SB 197 has extended the rezoning deadline to February 2025 for SCAG jurisdictions with a Housing Element found in compliance within one year of the 2021 statutory deadline.



Should you have any questions regarding our responses to these comments, please contact me at [framirez@burbankca.gov](mailto:framirez@burbankca.gov) or 818-238-5250.

Regards,

A handwritten signature in blue ink, appearing to read 'Fred', is written above the printed name.

Federico "Fred" Ramirez  
Assistant Community Development Director, Planning Division

cc:

Jess Talamantes , Mayor  
Konstantine Anthony, Vice-Mayor  
Bob Frutos, Council member  
Nick Schultz, Council member  
Sharon Springer, Council member  
Justin Hess, City Manager  
Judie Wilke, Assistant City Manager  
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# BURBANK HOUSING ELEMENT 2021-2029



ADOPTED SEPTEMBER 27, 2022



**RESOLUTION NO. 22-29,358**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
BURBANK APPROVING THE 2021-2029 (6th CYCLE) HOUSING  
ELEMENT, SAFETY ELEMENT, AND ENVIRONMENTAL  
JUSTICE GENERAL PLAN UPDATES.**

**THE COUNCIL OF THE CITY OF BURBANK FINDS:**

- A. California Government Code Section 65300 et seq. requires each city to prepare and adopt a comprehensive, long-term general plan for the physical development of the city with state-mandated elements. The Burbank2035 General Plan, which was adopted in 2013 is made up of chapters or elements, many of which are required by State law. These elements include - Air Quality and Climate Change; Land Use; Mobility; Noise; Open Space and Conservation; Safety; and Plan Realization.
- B. The Housing Element is a required element of the General Plan per Government Code Section 65302. Additionally, California Government Code Sections 65580-65589.9 requires local jurisdictions to update their Housing Element on a schedule set forth in the state housing law to evaluate the appropriateness of housing goals and policies as well as assess the progress made in meeting their share of regional housing needs in Southern California.
- C. On March 4, 2021, Southern California Association of Governments' ("SCAG") Regional Council formally adopted the 6th Cycle Final Regional Housing Needs Assessment ("RHNA") Allocation Plan. The 6th cycle RHNA allocation for the City of Burbank is 8,772 new homes throughout the planning period of October 2021 through October 2029.
- D. The City prepared an update to its Housing Element for the 2021-2029 planning period, as well as an update to its Safety Element, and developed Environmental Justice policies to be incorporated into the Burbank2035 General Plan pursuant to California Government Code Sections 65580-65589.9. The Housing Element Update, Safety Element and Environmental Justice policies are collectively referred to herein as the "Project". The 2021-2029 Housing Element Update provides policies and housing programs to enable housing development to meet the City's fair share of housing, identify potential opportunity sites for accommodating future housing growth, accommodate a diversity of housing affordable to all economic segments of the community, and remove regulatory constraints in development of housing by streamlining the residential building permit process.
- E. As required by the Government Code Section 65585, the 2021-2029 Housing Element Update was submitted to the California Department of Housing and Community Development (HCD) for their review. The City received comments from HCD on August 17, 2021, February 1, 2022, and May 11, 2022. The 2021-2029 Housing Element Update addresses all HCD comments and is compliant with the statutory requirements of State general plan and housing law.
- F. Pursuant to California Government Code Section 65302.5(a), on September 6, 2022, the California Geological Survey of the Department of Conservation was notified of the availability of the draft Safety Element and associated Environmental Justice policies for their

review to determine if all known seismic and other geological hazards are addressed, and on August 16, 2022, the California State Board of Forestry and Fire Protection (CalFire) was provided with the draft Safety Element for their review.

- G. California Government Code Section 65583(c)(9) requires that local jurisdictions make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the program shall describe this effort. To satisfy this requirement the City conducted community workshops, a community survey, study sessions with the City Council and Planning Board, and provided additional public notification through the City's social media platform and created a webpage with access to project related updates and resources.
- H. On August 22, 2022, the Planning Board of the City of Burbank held a noticed public hearing on the 2021-2029 Housing Element, Safety Element, and Environmental Justice updates to Burbank2035 General Plan (the "Project"). The Planning Board considered all evidence presented, both written and oral, including the Draft EIR, Final EIR, Mitigation Monitoring and Reporting Program and assessing the potential impacts of the Project on the City's infrastructure, water supplies, and loss of local control in managing the projected housing growth, and voted to adopt a resolution recommending that the City Council adopt a Resolution approving the Project.
- I. On September 27, 2022, the City Council at its regular meeting, held a public hearing on the 2021-2029 Housing Element, Safety Element, and Environmental Justice General Plan Updates, to certify the Final EIR and approve the Project as required by the State law.
- J. Said hearing was properly noticed in accordance with the provisions of the Burbank Municipal Code, which establishes procedure that meets or exceeds the public noticing requirements for adoption of such updates as set forth in Government Code section 65353.
- K. The City Council determined that the Housing Element Update, Safety Element Update and incorporation of Environmental Justice policies into the Burbank2035 General Plan, is a project requiring review pursuant to the California Environmental Quality Act of 1970 (CEQA), Public Resources Code 21000 et seq. and concurred with the City staff's assessment that the Project requires an EIR in order to assess the potential environmental effects of the Project pursuant to Section 15081 of the CEQA Guidelines.
- L. A Final EIR consisting of all comments received during the public review period, responses to all significant environmental points raised during the public review period, and a Mitigation Monitoring & Reporting Program ("MMRP") has been prepared for the Project. The Final EIR was posted on the City's website at <https://www.burbankhousingelement.com/> on or about September 17, 2022, at least ten (10) days prior to the City Council's consideration of the Final EIR and the Project in accordance with CEQA (Public Resources Code Section 21000 e. seq.), and the State CEQA Guidelines (14 Code of California Regulations Section 150000, et. seq.).

- M. The City Council considered the report and recommendations of the City Planner, the action and recommendations of the Planning Board, the Draft and Final EIR, the MMRP and Statement of overriding considerations with Findings of Fact, as well as the evidence presented at the public hearing held to consider the Project.
- N. The City Council considered the evidence presented in the updated 2021-2029 Housing Element, which provides for proposed programs in the Housing Plan and the state-required opportunity sites analysis to accommodate the City's unmet fair share of housing and finds that the identified housing opportunity sites can accommodate the projected housing development for the 2021-2029 planning period.
- O. The City Council certified the EIR as being in full compliance with CEQA and adopted a MMRP and Statement of Overriding Considerations with Findings of Fact with adoption of Resolution No. 22-29,357.
- P. The documents and other materials that constitute the record of proceedings, upon which the decision to recommend approval of the Project, are in the Community Development Department's Planning Division of the City of Burbank and the custodian of the record is the City Planner.

**THE COUNCIL OF THE CITY OF BURBANK RESOLVES:**

- 1. The findings set forth above are true and correct and are incorporated herein as if restated in the entirety.
- 2. The 2021-2029 Housing Element that will cover the planning period of October 2021 through October 2029 - known as the 6th Cycle, the update to the Safety Element, and Environmental Justice General Plan updates are approved and hereby incorporated into the City's Burbank2035 General Plan. This approval is based upon the City Council's adoption of the following findings:

**A. FINDING FOR CONSISTENCY WITH THE BURBANK2035 GENERAL PLAN:**

Pursuant to Government Code Section 65300.5, the proposed updates to Burbank2035 General Plan, inclusive the Housing and Safety Element Updates and the additional Environmental Justice policies and programs are consistent with the other elements of the Burbank2035 General Plan as follows:

The Burbank2035 General Plan, which was adopted in 2013 is a State-required policy document that provides guidance in shaping the future physical growth and development of the City. Burbank2035 is made up of chapters or elements, many of which are required by State law. These elements include - Air Quality and Climate Change; Land Use; Mobility; Noise; Open Space and Conservation; Safety; and Plan Realization. The Housing Element Update is consistent and compatible with the long-range growth goals, objectives, and policies of other elements within the Burbank2035 General Plan, as discussed in the following sections.

*Air Quality and Climate Change Element*

The Air Quality and Climate Change Element addresses ways to reduce air pollution and greenhouse gas (GHG) emissions, protect people and places from toxic air contaminants (TACs) and odors, comply with statewide GHG emission reduction goals, and adapt to changed environmental conditions caused by a changing climate.

The 2021-2029 Housing Element, Safety Element, and Environmental Justice General Plan updates (the Project) are consistent with the applicable goals and policies contained in the General Plan Air Quality and Climate Change Element as noted in Exhibit A: Burbank2035 General Plan Consistency Table, attached to this resolution. The applicable General Plan Air Quality and Climate Change Element goals and policies include the following:

- *Air Quality and Climate Change Element Goal 1, Policy 1.6*
- *Air Quality and Climate Change Element Goal 2, Policies 2.2 and 2.4*
- *Air Quality and Climate Change Element Goal 3, Policies 3.1, 3.2, 3.4, 3.6 and 3.8*

The Safety Element update is consistent and compatible with the following long-range growth goals, objectives, and policies of Air Quality and Climate Change Element.

- *Air Quality and Climate Change Element Goal 4, Policy 4.1*

*Land Use Element*

The Land Use Element guides the future development in the City by designating appropriate locations for different land uses including open space, parks, residences, commercial uses, industry, schools, and other public uses. Additionally, the Land Use Element establishes standards for residential density and non-residential building intensity for land located throughout the City.

The Project is consistent with the applicable goals and policies contained in the General Plan Land Use Element as noted Exhibit A: Burbank2035 General Plan Consistency Table, attached to this resolution. The applicable General Plan Land Use Element goals and policies include the following:

- *Land Use Element Goal 1, Policies 1.1, 1.3, 1.6 and 1.7*
- *Land Use Element Goal 2, Policies 2.2, 2.3, 2.5, 2.6 and 2.7*
- *Land Use Element Goal 3, Policies 3.1, 3.2, 3.3 and 3.4*
- *Land Use Element Goal 5 Policies 5.1, 5.2, 5.3, 5.4 and 5.5*
- *Land Use Element Goal 6, Policies 6.1, 6.2 and 6.6*
- *Land Use Element Goal 7, Policies 7.1, 7.2, 7.3, 7.4 and 7.5*
- *Land Use Element Goal 8 Policies 8.1, 8.5 and 8.7*

The Safety Element update is consistent and compatible with the following long-range growth goals, objectives, and policies of Land Use Element.

- *Land Use Element Goal 2, Policy 2.2*



*Mobility Element*

The Mobility Element defines the transportation network and describes how people move throughout the city, including the streets, railways, transit routes, bike paths, and sidewalks. The transportation network is a major determinant of urban form and land use. Factors such as, but not limited to, traffic patterns and congestion, access to transit, and ease and safety of walking and biking may determine where people choose to live, work, and visit.

The Project is consistent with the applicable goals and policies contained in the General Plan Mobility Element as noted Exhibit A: Burbank2035 General Plan Consistency Table, attached to this resolution. The applicable General Plan Land Use Element goals and policies include the following:

- *Mobility Element Goal 2, Policies 2.1, 2.4 and 2.5*
- *Mobility Element Goal 4 Policies 4.7 and 4.10*
- *Mobility Element Goal 5 Policies 5.1, 5.4 and 5.5*
- *Mobility Element Goal 8 Policy 8.3*
- *Mobility Element Goal 9 Policy 9.3*

*Noise Element*

The Noise Element describes the existing noise environment in Burbank, identifies noise sources and problems affecting community safety and comfort, and establishes policies and programs that limit community exposure to excessive noise levels. The Noise Element sets standards for acceptable noise levels by various land uses and provides guidance for how to balance the noise created by an active and economically healthy community with the community's desire for peace and quiet.

The Project is consistent with the applicable goals and policies contained in the General Plan Noise Element as noted Exhibit A: Burbank2035 General Plan Consistency Table, attached to this resolution. The applicable General Plan Noise Element goals and policies include the following:

- *Noise Element Goal 1 Policies 1.1, 1.2, 1.3 and 1.4*
- *Noise Element Goal 2 Policies 2.1 and 2.2*
- *Noise Element Goal 3 Policies 3.3, 3.5, and 3.7*
- *Noise Element Goal 4 Policy 4.2*
- *Noise Element Goal 5, Policies 5.1 and 5.2*
- *Noise Element Goal 6 Policy 6.1*
- *Noise Element Goal 7, Policies 7.1, 7.2 and 7.3*

The Safety Element update is consistent and compatible with the following long-range growth goals, objectives, and policies of Noise Element.

- *Noise Element Goal 5, Policies 5.1 and 5.2*

*Open Space and Conservation Element*

The Open Space and Conservation Element describes the conservation, development, and use of natural resources and addresses Burbank's parks and recreation opportunities. The element

also addresses preservation of renewable and non-renewable natural resources; managed production of resources, such as energy and groundwater; outdoor recreation; and trail-oriented recreation.

The Project is consistent with the applicable goals and policies contained in the General Plan Open Space and Conservation Element as noted Exhibit A: Burbank2035 General Plan Consistency Table, attached to this resolution. The applicable General Plan Open Space and Conservation Element goals and policies include the following:

- *Open Space and Conservation Element Goal 6 Policy 6.1*
- *Open Space and Conservation Element Goal 7 Policy 7.2*
- *Open Space and Conservation Element Goal 8 Policy 8.1*
- *Open Space and Conservation Element Goal 9 Policy 9.1*
- *Open Space and Conservation Element Goal 10, Policies 10.1 and 10.2*

The Safety Element update is consistent and compatible with the following long-range growth goals, objectives, and policies of Open Space and Conservation Element.

- *Open Space and Conservation Element Goal 10, Policy 10.1*

#### Plan Realization Element

Plan Realization Element describes the means for implementing the core values expressed in Burbank2035's goals and policies and presents ways to ensure that the plan remains current and relevant. The Housing Element Update includes twenty-seven housing programs that address the City's identified housing needs, goals, and policies, and provide measurable activities, actions, or ongoing efforts for implementation during the 8-year planning cycle.

The Project provides goals and implantation programs to address the City's ongoing efforts to address the community's three to one jobs to housing imbalance and related housing needs, and is required to maintain compliance with State housing law. Additionally, adoption of the 2021-2029 Housing Element in combination with the City's ongoing specific plan updates will create a consistent long-range planning and policy efforts that advance the Council's housing production goal of facilitating the building of 12,000 housing units over the next 15 years.

A full General Plan consistency analysis is provided in Exhibit A attached to this resolution, and is incorporated herein by this reference.

#### **B. FINDINGS FOR NON-VACANT SITES IDENTIFIED TO ACCOMMODATE THE RHNA:**

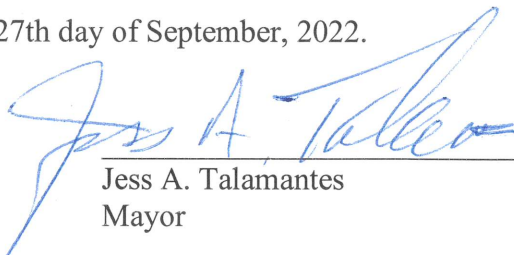
Pursuant to Government Code Section 65583.2, the City Council finds, based on the facts described in Staff Report on file dated September 27, 2022, that the existing uses on the sites identified in the site inventory to accommodate the lower income RHNA are likely to be discontinued during the planning period, and therefore do not constitute an impediment to additional residential development during the period covered by 2021-2029 Housing Element Update. The Staff Report sets forth substantial evidence that supports the likelihood of residential development in the housing opportunity sites. This evidence includes market study

for specific plans indicating a strong support for residential development in the opportunity sites, trend data showing redevelopment of commercial uses to residential uses, the likelihood of discontinuation of existing uses that are economically and physically underutilized, and outreach effort by the City to market the opportunity sites to promote residential use. The findings and substantial evidence for each opportunity site is provided in Appendix D of Attachment 5 to the September 27, 2022, City Council Staff Report, which appendix is incorporated herein by this reference.

C. The City Council finds that the 2021-2029 Housing Element complies with the duty to Affirmatively Further Fair Housing.

3. REPORT OF THE CITY COUNCIL DECISION. The City Clerk shall attest to the passage and adoption of this Resolution.

PASSED AND ADOPTED this 27th day of September, 2022.



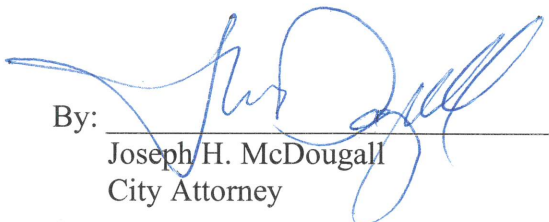
\_\_\_\_\_  
Jess A. Talamantes  
Mayor

Attest:

Approved as to Form:  
Office of the City Attorney



\_\_\_\_\_  
Zizette Mullins, MMC, City Clerk

By: 

\_\_\_\_\_  
Joseph H. McDougall  
City Attorney

STATE OF CALIFORNIA            )  
COUNTY OF LOS ANGELES    )    ss.  
CITY OF BURBANK             )

I, Zizette Mullins, MMC, City Clerk of the City of Burbank, do hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the Council of the City of Burbank at its regular meeting held on the 27th day of September, 2022, by the following vote:

AYES:           Frutos, Schultz, Springer, Anthony and Talamantes.

NOES:           None.

ABSENT:       None.



\_\_\_\_\_  
Zizette Mullins, MMC, City Clerk



## **Burbank 2021-2029 Housing Element**

**Revised to Address HCD 8/17/21 Comment Letter**

**Revised to Address HCD 2/1/22 Comment Letter**

**Revised to Address HCD 5/11/22 Informal Comments**

**Revised to Address HCD 6/28/22 Informal Comments  
and Public Comments**

**Prepared for: City of Burbank  
Community Development Department, Planning Division**

**Prepared by: Karen Warner Associates, Inc.**

**Adopted September 27, 2022**



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# Burbank 2021-2029 Housing Element

## Acknowledgements

### City Council

Jess Talamantes , Mayor  
Konstantine Anthony, Vice-Mayor  
Bob Frutos, Council member  
Nick Schultz, Council member  
Sharon Springer, Council member

### Planning Board

Matt Gamboa, Chair  
Christopher Rizzotti, Vice-Chair  
Apraham Atteukenian, Member  
Tammy Heiner, Member  
Robert Monaco, Member

### City Staff

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Joseph McDougall, City Attorney

### Consultant to the City

Karen Warner Associates, Inc.

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# BURBANK 2021-2029 HOUSING ELEMENT

## TABLE OF CONTENTS

<b>Introduction</b>	<b>1-1</b>
Housing Our Residents	1-1
Purpose and Statutory Requirements	1-1
Changes in Housing Laws Since Last Update	1-2
Relationship to Burbank Housing Strategy	1-4
Relationship to Other General Plan Elements	1-4
Public Participation	1-5
Citywide Housing Goals and Policies	1-9
<b>Housing Needs Assessment</b>	<b>1-13</b>
Demographic Profile	1-13
Employment	1-16
Household Profile	1-17
Special Needs Populations	1-21
Housing Stock Characteristics	1-30
Housing Costs and Affordability	1-35
Assisted Housing At-Risk of Conversion	1-41
Regional Housing Needs	1-43
<b>Housing Constraints</b>	<b>1-47</b>
Governmental Constraints	1-47
Market Constraints	1-67
Environmental and Infrastructure Constraints	1-70
<b>Housing Resources</b>	<b>1-73</b>
Availability of Sites for Housing	1-73
Financial Resources	1-96
Administrative Resources	1-100
Opportunities for Energy Conservation	1-102
<b>Housing Plan</b>	<b>1-103</b>
Housing Programs	1-103

## Appendices

- A. Glossary
- B. Affirmatively Furthering Fair Housing
- C. Evaluation of Accomplishments under the Current Housing Element
- D. Residential Sites Inventory
- E. Adequate Sites Program Alternative Checklist
- F. Community Participation

## LIST OF TABLES

### Table

#### Introduction

1-1	New State Housing Laws Relevant to Housing Element Update .....	1-2
-----	---	-----

#### Housing Needs Assessment

1-2	Regional Population Growth Trends.....	1-14
1-3	Age Distribution.....	1-15
1-4	Racial and Ethnic Composition .....	1-16
1-5	Major Burbank Employers.....	1-16
1-6	Occupations of Burbank Residents.....	1-17
1-7	Household Characteristics.....	1-18
1-8	State Income Categories .....	1-19
1-9	Poverty Status.....	1-19
1-10	Income by Household Type and Tenure .....	1-20
1-11	Special Needs Populations .....	1-21
1-12	Burbank Housing Corporation Transitional/Supportive Housing .....	1-25
1-13	Regional Housing Growth Trends .....	1-30
1-14	Housing Type .....	1-31
1-15	Housing Tenure.....	1-31
1-16	Age of Housing Stock .....	1-32
1-17	Median Home Values .....	1-35
1-18	Median Home Values by Unit Size .....	1-36
1-19	Single-Family Home Sales Listing .....	1-36
1-20	Condominium Sales Survey .....	1-37
1-21	Vacant Rental Units Survey .....	1-37
1-22	Affordability Assumptions for ADUs.....	1-39
1-23	Los Angeles County Maximum Affordable Housing Costs.....	1-40
1-24	Maximum Affordable Rents Los Angeles County.....	1-40
1-25	Assisted Rental Housing Inventory .....	1-41
1-26	Overcrowded Households .....	1-43

1-27	Housing Overpayment .....	1-44
1-28	Housing Overpayment by Household Type and Tenure .....	1-44
1-29	Lower Income Renter Overpayment .....	1-45
1-30	Regional Housing Needs Assessment (RHNA) for Burbank .....	1-46

## **Housing Constraints**

1-31	Single-Family Development Standards .....	1-48
1-32	Multi-Family Development Standards .....	1-49
1-33	Inclusionary Housing In-Lieu Fee .....	1-51
1-34	Housing Types by Residential and Commercial Zone Categories .....	1-54
1-35	Summary of Development Fees .....	1-61
1-36	Development Fees: Prototypical Multi-family Project .....	1-62
1-37	Status of Home Purchase and Home Improvement Loans .....	1-68
1-38	Comparison of Zoned and Built Densities.....	1-69

## **Housing Resources**

1-39	Summary of Potential Housing Units .....	1-73
1-40	Projects with Entitlements or Pending Entitlements .....	1-76
1-41	Potential Housing Units on Opportunity Sites .....	1-79
1-42	Burbank Development Projects and Trends .....	1-82
1-43	Capacity Adjustment Factors .....	1-86
1-44	Development Trends on Mixed Use Sites .....	1-89
1-45	Examples of Small Lot Consolidation .....	1-92
1-46	Financial Resources Available for Housing Activities .....	1-97

## **Housing Plan**

1-47	Summary of Quantified Objectives .....	1-119
------	--	-------

## LIST OF EXHIBITS

### Exhibit

#### Housing Needs Assessment

1-1	Burbank Population Growth 1920-2020 .....	1-13
1-2	Rental Housing Built Before 1980.....	1-33
1-3	Past Focus Neighborhoods.....	1-34

#### Housing Resources

1-4	Projects with Entitlements or Pending Entitlements .....	1-77
1-5	Housing Opportunity Sites .....	1-80

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# INTRODUCTION

## Housing Our Residents

Housing is a basic human need, and the suitability of one's housing with regard to size, location, cost and special need requirements is a critical component of a person's quality of life. It is the City of Burbank's intent to ensure that all residents can find suitable housing in the community. Furthermore, the City is committed to preserving and enhancing the quality of existing residential neighborhoods in the community. This Housing Element identifies the housing needs in the community and outlines a strategy for meeting these needs through creative programming and funding. The 2021-2029 City of Burbank Housing Element is a policy document that identifies the City's housing goals, objectives and programs throughout the planning period of 2021 to the year 2029 and provides direction for the expenditure of funds and City resources. This Element is an update of the 2014-2021 5<sup>th</sup> Cycle Housing Element.

## Purpose and Statutory Requirements

This Housing Element covers the Southern California Association of Government (SCAG) region's planning period of October 15, 2021 to October 15, 2029. The Element identifies strategies and programs that focus on preserving and improving housing and neighborhoods, providing adequate housing sites, assisting in the provision of affordable housing, removing governmental and other constraints to housing investment, and promoting fair and equal housing opportunities.

## Element Organization

The 2021-2029 Burbank Housing Element is comprised of the following major components:

- An **introduction** to review the requirements of the Housing Element, recent State laws, and public participation process
- The City's **housing goals and policies**
- A **housing needs assessment** evaluating Burbank's demographic, household and housing characteristics, and related housing needs
- A review of **available resources** to facilitate the production and maintenance of housing, including land available for new construction, financial and administrative resources available for housing, and opportunities for energy conservation
- An analysis of **potential constraints** on housing production and maintenance, including market, governmental, infrastructure and environmental limitations to meeting the City's identified needs
- The **Housing Plan** for addressing the City's identified housing needs, constraints and resources; including housing programs and quantified objectives

A series of appendices provide additional documentation. Appendix A provides a glossary of terms and abbreviations used in the Element. Appendix B addresses the new housing element requirement to Affirmatively Further Fair Housing (AFFH). Appendix C provides an evaluation of accomplishments under Burbank's 2013-2021 Housing Element. Appendix D presents the parcel-specific Housing Element sites inventory, and Appendix E provides the Adequate Sites Alternative Checklist. And finally, Appendix F provides a summary of public input received from the variety of community participation opportunities provided throughout the Housing Element update process.



## Changes in State Housing Law Since Previous Update

In response to California's worsening affordable housing crisis, in each of the last several years the State legislature has enacted a series of bills aimed at increasing production, promoting affordability and creating greater accountability for localities in addressing their housing needs. The following items in Table 1-1 represent substantive changes to State housing law since Burbank's last Housing Element was adopted and certified in 2014.

<b>Table 1-1</b> <b>New State Housing Laws Relevant to Housing Element Update</b>	
<b>Housing Bills</b>	<b>Bill Overview</b>
<b>Expedited Rezoning</b> <b>AB 1398 (2021)</b>	For local jurisdictions that fail to adopt a legally compliant housing element within 120 days of the statutory deadline, shortens the adequate sites rezoning deadline from three years to one year from the start of the planning period. For SCAG jurisdictions, the rezoning deadline for the 6th cycle Housing Element would be October 15, 2022.
<b>Housing Element Sites Analysis and Reporting</b> AB 879 (2017); AB 1397 (2017); SB 6 (2019)	Requires cities to zone more appropriately for their share of regional housing needs and, in certain circumstances, require by-right development on identified sites. The sites analysis must also include additional justification for being chosen, particularly for sites identified to address lower income housing needs. Starting in 2021, an electronic spreadsheet of the sites must be submitted to HCD.
<b>No Net Loss Zoning</b> SB 166 (2017)	Requires cities to identify additional low-income housing sites in their housing element when market-rate housing is developed on a site currently identified for low-income housing in the jurisdiction's sites inventory.
<b>Streamlined Approval for Small-Scale Developments of Duplexes and Lot Splits</b> <b>SB 9 (2021)</b>	Requires ministerial approval of a housing development of up to two units (a duplex) in a single-family zone or the subdivision of a parcel zoned for residential use into two equal parcels (an urban lot split), or both. The bill allows jurisdictions to impose objective zoning and design standards on SB 9 projects. An ordinance adopted under these provisions is not considered a project for purposes of CEQA.
<b>CEQA Exemption for Upzoning for Residential Density</b> <b>SB 10 (2021)</b>	Authorizes jurisdictions to pass an ordinance to zone any parcel for up to 10 units of residential density, at a height specified by the local government in the ordinance, if the parcel is located in a transit-rich area or an urban infill site. An ordinance adopted under these provisions is not considered a project for purposes of CEQA.
<b>Affirmatively Furthering Fair Housing</b> AB 686 (2017)	All Housing Elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH), consistent with the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. This AFFH section must include (1) a summary of fair housing issues in the jurisdiction; (2) a summary of available fair housing data including contributing factors to fair housing issues; (3) analysis of Housing Element sites in relation to AFFH; and, (4) an AFFH program that includes meaningful action.

**Table 1-1**  
**New State Housing Laws Relevant to Housing Element Update**

<b>Housing Bills</b>	<b>Bill Overview</b>
<b>Accessory Dwelling Units and Junior Accessory Dwelling Units</b> AB 494 (2017), SB 229 (2017), AB 68 (2019), AB 881 (2019), AB 587 (2019), SB 13 (2019), AB 670 (2019), AB 671 (2019), AB 3182 (2020), <b>AB 345 (2021)</b>	The State has continued to enact legislation to further assist and support the development of ADUs, including “by right” approval for studio and one-bedroom units 850 square feet or less, two-bedroom units 1,000 square feet or less, and Junior ADUs less than 500 square feet. <b>Where a primary house and ADU are developed by a non-profit housing provider, such as the Burbank Housing Corporation or Habitat for Humanity, separate conveyance of the two units is permitted so long as they are sold to a low income household, with any subsequent sale also required to be to a low income household.</b>
<b>Density Bonus</b> AB 1763 (2019), AB 2345 (2020), <b>SB 290 (2021)</b>	Permits 100% affordable projects to be built denser and taller through modifications to current Density Bonus Law. AB 2345 creates additional incentives and also requires the annual progress report to document if any density bonuses have been granted.
<b>Housing Crisis Act of 2019</b> SB 330 (2019), <b>SB 8 (2021)</b>	Expedites approvals for code-compliant housing development. Prevents jurisdictions from decreasing a site’s housing capacity through downzoning if that would preclude meeting RHNA targets. Requires projects that include removal of housing units to replace or exceed that number of units and any removed units occupied by low-income households must be replaced with units affordable to the same income level.
<b>Streamlined Approval for Certain Housing Developments</b> <b>SB 35 (2017)</b>	<b>For jurisdictions that have not meet their RHNA by income level, requires jurisdictions to offer a ministerial approval process for residential developments that meet detailed criteria, including specified levels of affordable housing, payment of prevailing wage and adherence to local objective design and development standards.</b>
<b>Surplus Land for Affordable Housing</b> SB 1486 (2019), AB 1255 (2019)	Expands definition of surplus (City-owned) land and puts additional restrictions on the disposal of surplus land. Jurisdictions must include information about surplus lands in the Housing Element and Annual Progress Reports. A central inventory of surplus lands also must be submitted to HCD.
<b>Emergency and Transitional Housing Act</b> AB 139 (2019)	Amends assessment method to show site capacity, including using the most up-to-date point-in-time count. Additionally, the bill modifies parking requirement for emergency shelters. The Housing Element must include all of this information as well as analysis of the jurisdiction’s special needs populations.
<b>Supportive Housing Streamlined Approval</b> AB 2162 (2018)	Requires supportive housing to be a use by-right in zoning districts that allow residential use, and eliminates parking for supportive housing if located within 0.5 miles of a public transit stop.
<b>Safety Element Changes</b> SB 1035 (2018), SB 99 (2019), SB 747 (2019)	Updates requirements for the General Plan Safety Element including expanded information on environmental hazards facing jurisdictions and analysis of emergency evacuation routes. These updates must occur at the same time as the Housing Element updates.

## Relationship to Burbank Housing Strategy

In 2017, the Burbank City Council approved the Burbank Housing Analysis and Strategy Plan, which highlighted patterns of rapid employment growth and the rising cost of housing in the City. The combined factors of employment growth and limited new housing production have contributed to a widening gap between jobs and housing known as a jobs-to-housing imbalance, where the ratio of jobs available in the City far exceeds the available housing for the workforce. Recognizing the need for housing affordable to the Burbank workforce while preserving existing residential neighborhoods in the City, the City Council in 2019 addressed a major component of this multi-faceted affordable housing “puzzle” by setting a goal to facilitate the building of 12,000 residential units through 2035 (in line with the timeframe of the *Burbank2035 General Plan*), primarily within the proposed Downtown Burbank Transit Oriented Development (TOD) Specific Plan and proposed Golden State Specific Plan areas.

The housing strategies and the level of housing growth as described in the Housing Analysis and Strategy Plan, have been integrated within the Housing Element Update. Through its identification of sites for future development and implementing housing programs, the Housing Element will lay the foundation for achievement of the City’s goal of facilitating the development of 12,000 new housing units, as well as address the City’s fair share housing needs as quantified in the Regional Housing Needs Assessment (RHNA).

## Relationship to Other General Plan Elements

The *Burbank2035* General Plan (the “General Plan”) is comprised of the following Elements:

- Air Quality and Climate Change
- Land Use
- Mobility
- Noise
- Open Space and Conservation
- Safety
- Housing
- Plan Realization

This 2021-2029 Housing Element builds upon the other General Plan elements and is consistent with the policies and programs set forth by the General Plan. For example, Housing Element policies promoting transit-oriented housing in a mixed use setting, development of quality affordable and market rate housing are consistent with and build upon the Land Use and Mobility Elements. The City will ensure that future updates of other General Plan elements will include review and, if necessary, modification of the Housing Element, within the parameters of State housing law, in order to maintain consistency within the General Plan.

## Public Participation

The City of Burbank has made an effort to involve the public in the update of its Housing Element and has solicited input from the public throughout the Housing Element process. As required by State law, all economic segments of the community were provided an opportunity to review and comment on the Housing Element. As part of the development of the Housing Element, which also requires revisions to the Safety Element and an analysis of environmental justice issues in the General Plan, the City implemented the following public outreach program.

### Study Sessions

The City's Housing Element update process was initiated with the Burbank City Council teleconference study session on July 21, 2020 which informed the Council members and the Burbank community of the current and proposed update of the Housing Element. The study session also included: information on the current Housing Element programs and their effectiveness in addressing the housing needs of Burbank; the recent changes in State housing laws; and, an assessment of current requirements to the Safety Element and environmental justice components of the General Plan. A study session was also conducted with the Planning Board on January 25, 2021 to provide information on the Housing Element and other General Plan updates.

### Workshops

The Housing Element public participation program also included workshops with stakeholders and the community. On August 27, 2020, the City conducted a virtual stakeholder workshop for housing developers, with a second workshop was conducted for housing service providers and housing advocacy groups. Additionally, two virtual community-wide workshops were conducted for all residents and businesses in the City. The October 3, 2020 workshop included an informational presentation and discussion of housing and environmental justice issues facing the City, in addition to opportunities for public input and questions on the Housing Element update. The February 27, 2021 community workshop focused on the results of the online Housing Element survey and discussion of the RHNA goals, future housing opportunity sites, and potential housing programs. Both community workshops were available for viewing on the Burbank YouTube Channel and local cable channel. Feedback from the workshop's online polling and questions and answers during the workshops are available for viewing in Appendix E.

The following summarizes key comments and questions from the community workshops, followed by how each comment has been considered:

- Housing needs for Burbank's workforce, seniors, persons with disabilities and homeless. (Addressed in following programs: Opportunity Sites and Rezone Program, Promote Accessory Dwelling Units, Transitional and Supportive Housing, Homeless Housing and Services, Housing for Persons with Disabilities, Housing for Extremely Low Income Households).
- Will new accessory dwelling unit (ADU) requirements accommodate disabled residents? (To encourage ADUs to incorporate accessibility features, the City will establish and promote a program to reduce building permit and planning fees by up to 50%).

### Public Outreach & COVID-19

*Much of the Housing Element update process occurred during the COVID-19 pandemic. Restrictions on public gatherings prevented the City from holding traditional public workshops. Instead, the City utilized online engagement tools, including a community survey, virtual community workshops and stakeholder meetings, and online documents to provide opportunities for the community to share their feedback.*

- What are the impacts of proposed housing increase on: water and power demand, traffic and parking; and schools and child care? *(The EIR prepared for the Housing Element update evaluates the impacts to water and power demand, transportation, and schools, and concludes, with two exceptions, that all are less than significant, or can be mitigated to a less than significant level. The impact to transportation, which under the new Vehicle Miles Travelled (VMT) metric, would have significant impacts. Mitigation measures may be implemented as part of each opportunity site's mitigation program aimed at further reducing VMT and vehicular trips to each project site through transportation services. However, mitigation measures are not feasible at the program level for a Housing Element; therefore, the VMT impacts are significant and unavoidable. In addition, the EIR analyzed the potential impacts associated with utilities and service systems and found that impacts associated with wastewater generation would also be significant and unavoidable.)*
- Will large companies in Burbank provide employer-assisted housing? *(The City added a new Employer Assisted Housing Program to the Housing Element, as well as an affordable housing impact fee on commercial/industrial development).*
- Where will the new housing be located? *(The Housing Element opportunity sites are located near major employment and transit centers within the proposed Downtown TOD Specific Plan and proposed Golden State Specific Plan, depicted in Exhibit 1-5 in the Element).*

Planning staff also met with the board of Armenian National Committee of America (Burbank Chapter) on May 27, 2021 to answer questions and receive input on the draft Housing Element.

## **Public Noticing**

Notices for the two community workshops were published in the *Burbank Leader*, posted on the City website and project webpage, and on the City's Facebook and Twitter accounts. Direct invitation letters and emails were sent to local housing service providers and stakeholders that participated in the August stakeholder meetings. In addition, over 20,000 flyers were distributed to residents in census tracts with a majority of low and moderate income households. Announcements regarding the workshops were made at City Council, Planning Board, Senior Board, and Landlord Tenant Commission meetings. The Burbank Housing Corporation (BHC) directly notified residents in their properties of the community meetings, representing predominately low and moderate income households. Additionally, to provide access to the non-English speaking population, Armenians and Spanish-language interpreters were available during the presentation and public comment sessions.

## **City Website**

A City website specifically for the Housing Element update was established to provide an overview of the Housing Element process, FAQs, online comments to the City, and to announce future events (i.e., workshops, survey). Videos of public outreach meetings were available for viewing, and documents related to the Housing Element were linked to the website. <https://www.burbankhousingelement.com/>

## **Housing Element Survey**

Another component of the outreach effort was the Housing Element/Environmental Justice online survey (administered through MetroQuest), which was available in three languages (Armenian, English and Spanish) from September 30, 2020 to January 4, 2021. The survey provided for input on the potential areas for future housing within the City; ranking of priority housing programs (stabilizing neighborhoods, planning for production, affordable housing by design, removing constraints, and environmental justice);

and identifying disadvantaged communities. There were a total of 227 respondents to the survey. Results of the survey are provided in Appendix E. A summary of the key survey results included:

- Potential areas for new housing: 1) Downtown Burbank-Metrolink Station area; 2) Downtown Burbank-North San Fernando area; 3) Golden State/Airport District area
- Priority housing programs by topic:
  - Stabilizing Neighborhoods – Local preference for Burbank residents and employees
  - Planning for Production – Affordable housing on surplus public land
  - Affordable Housing by Design – Incentives for ADUs
  - Removing Constraints to Housing – Streamline housing development approval process
  - Environmental Justice – Pollution is the most significant environmental justice concern
- Majority of survey participants agreed with the State’s identified disadvantaged communities, which include the area east of Hollywood Burbank Airport, and the area in southeastern Burbank bordering the City of Glendale.

### Public Review of Housing Element

The Draft Housing Element and other General Plan elements were available for public review on the City’s website starting on April 27, 2021. The City has received five comment letters on the Draft Element (included in Appendix F), and has considered and as deemed appropriate, addressed these comments in the Element.

The following summarizes some of the key comments received and how they are addressed in the Element:

- The Affirmatively Furthering Fair Housing Analysis (AFFH) doesn’t provide adequate recommendations on how the City will address contributing factors to fair housing issues, or provide sufficient reforms to promote integrated neighborhoods. *(Further analysis has been conducted with regards to the following: Patterns of Segregation and Integration; Racially or Ethnically Concentrated Areas of Affluence; Access to Opportunity; and Displacement Risk. Additional concrete actions with specific metric and milestones have been added to address identified contributing factors, including implementation of SB 9 that will open up single-family zoned neighborhoods to up to four units on an existing parcel).*
- The Element needs to provide additional evidence as to why non-vacant sites can be expected to redevelop within the planning period, along with why sites allowing for mixed use can be expected to be developed with residential uses. *(Additional supporting evidence has been added to the sites analysis to justify these conclusions, including market studies conducted for the specific plans showing strong support for residential; trend data showing redevelopment of commercial uses to residential; and an adjustment in site capacities to reflect potential non-residential development. Furthermore, the Element includes a commitment to conduct a mid-cycle review to evaluate housing production levels in comparison to the RHNA, and if falling significantly short, to rezone additional sites to increase capacity).*
- The Element’s projections of future accessory dwelling units exceed past performance and should be revised downward. *(Based on trend data from 2019 – 2021, the City has issued building permits for an average of 181 ADUs over the most recent three-year period. Program actions set forth in the Housing Element to reduce ADU fees, reduce processing times for smaller ADUs, and create*

*pre-approved ADU plans will further bolster ADU production, making the City's projections for 200 ADUs/year for a total of 1,600 ADUs over the eight-year planning period realistic and achievable. Additionally, the Element includes a specific commitment to conduct a mid-cycle review of ADU production and affordability).*

- *The Housing Element does not propose adequate reforms to address major constraints to redevelopment in Burbank. (The Housing Element includes meaningful programs to address identified constraints, including: establishing objective development standards and by right review processes; updating multi-family development standards to better enable compact development; establishing incentives for the consolidation of individual parcels into larger development sites; updating the Inclusionary Housing and Density Bonus Ordinances to be aligned with one another; and amending the City Zoning Code to facilitate a variety of housing types for special needs populations).*

In addition to the above comments on the Housing Element per se, the City received numerous comment letters from the Southwest Regional Council of Carpenters and Local 661 Carpenters Union as part of the Environmental Impact Report (EIR) on the project. The Carpenters Union members and their representatives requested that the City adopt policies that provide for family supporting wages, healthcare for workers and the use of a local skilled and trained workforce to include apprenticeship programs for contractors, to benefit the local area economically and mitigate greenhouse gas, air quality and transportation impacts. City staff met with representatives of the Carpenters Union to discuss their request, and added the following language to Housing Element Program 10 (Inclusionary Housing Ordinance) and Program 11 (Density Bonus Ordinance) in response:

- *The City will be preparing a study that includes but is not limited to an economic feasibility analysis to evaluate the potential impacts and benefits of the implementation of a prevailing wage and local hire, apprenticeship policy to have the skilled construction workforce necessary for new housing developments to support production of an ample supply of mixed-income and affordable housing units, and ensure equitable, sustainable, and livable communities.*

The City received the State Department of Housing and Community Development's (HCD) written comments on the draft Housing Element on August 17, 2021, and made substantive revisions to the Element in response to the State's comments. The revised Element was made available to the public through direction notification of individuals previously providing written comments and other stakeholders and posting the Element on the City's website and social media platforms beginning on November 18, 2021, providing the public an opportunity to comment prior to resubmitting the revised Element to HCD on December 3rd.

The City received a second review letter from HCD on the revised draft Element on February 1, 2022. The City made further revisions to the Element to address the remaining issues, and made the revised Element available on its website beginning on March 23<sup>rd</sup> for a period of ten days prior to resubmitting the Element to HCD. HCD issued a third comment letter on June 3, 2022 identifying one remaining comment pertaining to affirmatively furthering fair housing and offered technical assistance to staff and the consultant to incorporate additional language in the Element to address this issue and bring the Element into compliance with state Housing Element law. The City submitted the revised draft Element to HCD on August 18, 2022, and on September 7, 2022 received a compliance letter from the State. Public hearings on the Element were conducted before the Planning Board and City Council in August and September, and the Element was adopted by City Council on September 27, 2022.



## Citywide Housing Goals and Policies

The California Legislature has declared that: “The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.” A number of State objectives originate from this major goal and give further direction to cities in how to attain the State Housing Goal. In light of the above-stated Housing Goal, and Burbank’s identified housing needs and conditions in this Element, the following goals and policies are presented as part of the City’s comprehensive housing program.

### GOAL 1 EXISTING HOUSING AND NEIGHBORHOODS

*Burbank seeks to enhance the quality of existing housing and neighborhoods.*

- Policy 1.1: Enhance the quality of established residential neighborhoods, including those in disadvantaged communities, through responsible development that facilitates the creation of a safe, beautiful, and thriving community.*
- Policy 1.2: Sustain and strengthen Burbank neighborhoods through partnership with the Burbank Housing Corporation, as well as other housing providers, in the acquisition and rehabilitation of deteriorated properties and provision as long-term affordable housing.*
- Policy 1.3: Undertake a comprehensive community preservation program encompassing code enforcement along with outreach and education to property owners on property maintenance issues.*
- Policy 1.4: Encourage residential and mixed use developments that not only build buildings but focus on building neighborhoods by incorporating outdoor features that complement the living spaces, as well as providing a mix of amenities that benefit the surrounding neighborhood.*
- Policy 1.5: Minimize residential displacement, especially in disadvantaged communities, through requirements for just cause evictions, limitations on rent increases, and replacement housing requirements if any existing residential units would be removed.*
- Policy 1.6: Maintain the quality of life within neighborhoods by providing adequate maintenance to streets, sidewalks and alleys, parks, and other community facilities.*

### GOAL 2 ADEQUATE HOUSING SITES

*Burbank seeks to provide housing sites that accommodate a range of housing types to meet the diverse needs of existing and future residents.*

- Policy 2.1: Direct the majority of new residential development into Downtown Burbank, the Media District and the Golden State/Airport Area to support the building of neighborhoods where people can live, work, shop, and benefit from access to public transit services including Metrolink train service, Metro bus and BurbankBus lines, as well as a network of bike trails and pedestrian walks.*
- Policy 2.2: Update land use regulations that facilitate new opportunities for developing a variety of housing types that include, but are not limited to, small lot development, condominiums,*

*townhomes, live-work units, micro-units and accessory dwelling units (ADUs), to accommodate the City's diverse housing needs.*

*Policy 2.3: Encourage the development of residential projects that support a balance of ownership and rental opportunities and provide variety in dwelling unit type and size.*

*Policy 2.4: Allow residential units in traditionally non-residential areas including mixed use areas, and allow for adaptive reuse of non-residential buildings for residential and live-work units, including potential ground-floor opportunities.*

*Policy 2.5: Continue to facilitate the provision of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) in all residential districts as a means of creating new opportunities for appropriated-scaled and affordable units throughout the community.*

*Policy 2.6: Pursue public-private partnerships that can create opportunities for affordable and mixed income housing.*

*Policy 2.7: Pursuant to AB 1397, allow housing developments with at least 20 percent affordable housing by-right, consistent with objective development standards, on lower-income housing sites that have been counted in previous housing element cycles.*

### **GOAL 3 AFFORDABLE HOUSING**

*Burbank will continue to facilitate the development of housing affordable to all economic segments of the community.*

*Policy 3.1: Encourage production of a variety of housing types to address the needs of lower, moderate, and upper income households, including housing for Burbank's workforce and disadvantaged communities, to maintain an economically diverse and balanced community.*

*Policy 3.2: Facilitate the development of community-serving uses, such as childcare and family resource centers, within housing developments.*

*Policy 3.3: Provide regulatory incentives and concessions, and/or financial assistance to facilitate the development of affordable housing. Proactively seek out new models and approaches in the provision of affordable housing.*

*Policy 3.4: Pursue expanded financial resources to support in the production of housing for Burbank's workforce, disadvantaged communities, and special needs populations.*

*Policy 3.5: Facilitate a mix of household income and affordability levels in residential projects to achieve greater integration of affordable housing throughout the City.*

*Policy 3.6: Facilitate and encourage the development of affordable housing for large families and people with disabilities by providing specific incentives and concessions within the City's Inclusionary Housing Ordinance for building this housing type.*

*Policy 3.7: Explore collaborative partnerships with major employers, health care institutions, educational institutions, and other employers within Burbank to encourage and facilitate the provision of workforce housing.*

*Policy 3.8: Seek out opportunities to partner with affordable housing developers/investors to extend expiring affordability covenants and to preserve older “naturally occurring affordable housing” as long-term affordable housing.*

*Policy 3.9: Encourage use of sustainable and green building design features in new and existing housing, such as working with Burbank Water and Power, and other partners, on energy retrofit programs.*

#### **GOAL 4 CONSTRAINTS TO HOUSING**

*Burbank will focus on removing governmental constraints to the maintenance, improvement, and development of housing.*

*Policy 4.1: Facilitate use of regulatory incentives, concessions and waivers, including through density bonuses and inclusionary housing requirements that result in modified development standards, which offset or reduce the costs and/or reduce the physical impediments to the development of affordable housing.*

*Policy 4.2: Establish objective development standards to create greater certainty for developers on community expectations for the building of new housing that helps to build neighborhoods and streamline the development review and permitting process.*

*Policy 4.3: Update and simplify the City’s multi-family development standards to better facilitate housing through responsible development that helps to build neighborhoods.*

#### **GOAL 5 EQUAL HOUSING OPPORTUNITIES**

*Burbank will promote non-discrimination and fair and equal housing opportunities for all persons.*

*Policy 5.1: Take positive steps to ensure all segments of the population are aware of their rights and responsibilities regarding fair and equal housing opportunities.*

*Policy 5.2: Assist in settling disputes between tenants and landlords.*

*Policy 5.3: Implement Burbank’s Homelessness Plan and work with local agencies to provide a continuum of care for the homeless that includes interim/emergency housing, permanent affordable housing, and access to services.*

*Policy 5.4: Continue to seek out and provide funding support to local service agencies to provide emergency housing and prevention/diversion services to the homeless and at-risk homeless population.*

*Policy 5.5: Collaborate with faith-based and other grassroots community efforts to provide interim/emergency housing and supportive services to the homeless and those at-risk of homelessness through a comprehensive strategy.*

*Policy 5.6: Support development and maintenance of affordable senior rental and ownership housing and supportive services to facilitate maximum independence and the ability of seniors to remain in their homes and/or in the community.*

*Policy 5.7: Continue to address the special housing needs of persons with disabilities (including developmental disabilities) through provision of supportive and accessible housing, mental health, and other health services to facilitate the ability to live independently.*

## HOUSING NEEDS ASSESSMENT

The Housing Needs Assessment discusses the characteristics of Burbank's population and housing stock to better understand the nature and extent of unmet housing needs. The information illustrates how Burbank has grown and changed, and identifies patterns and trends that serve as the basis for defining the City's housing policies and programs. Projections are also provided to show how the community is expected to change over the next decade.

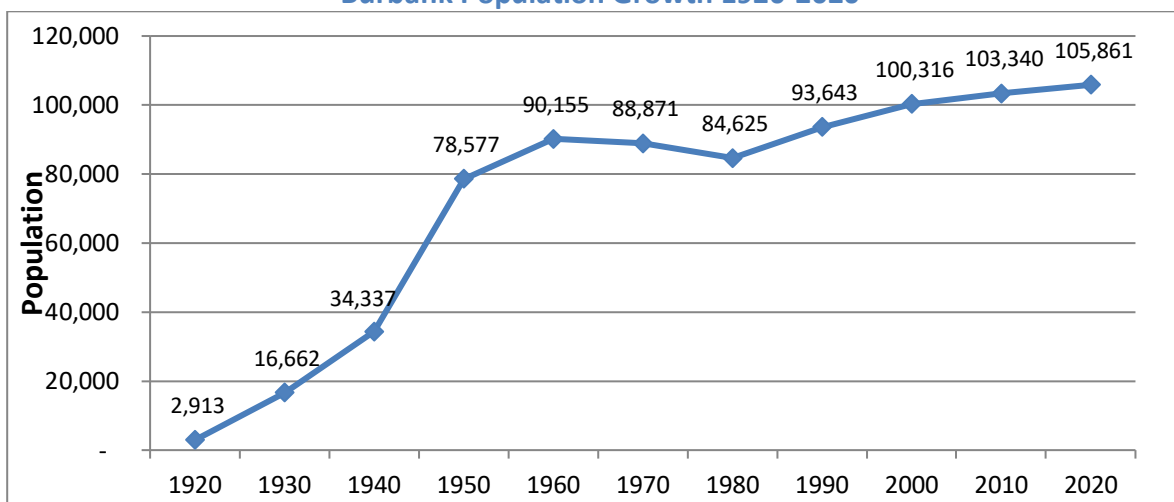
### Demographic Profile

Demographic changes such as population growth or changes in age can affect the type and amount of housing that is needed in a community. This section addresses population, age, and race and ethnicity of Burbank residents.

### Population Growth and Trends

As part of the post-war population boom that spurred rapid growth and development throughout Southern California, the vast majority of Burbank's population growth occurred prior to 1960. As illustrated in Exhibit 1-1, between 1940 and 1950 the City's population more than doubled from 34,000 to 79,000 residents; this rapid growth resulted from expanding economic opportunities in the media and aerospace industries and associated high levels of post-World War II housing construction. Following this boom period, population growth began to slow and eventually began to decline. In 1960, Burbank's population peaked at 90,000 then declined steadily over the next two decades, falling to 85,000 residents in 1980 as the City approached residential build-out. Over the next two decades, however, Burbank experienced renewed growth and in 2000 reached a population of 100,000 residents. As a result of the recession that began in 2007, the City's population increased by only 3,000 residents to a total of approximately 103,000 residents between 2000 and 2010; and, according to the State Department of Finance (DOF) another 3,000 people were added to the total population during the last decade (2010-2020). In 2020, the City's population was estimated at approximately 106,000 people.

**Exhibit 1-1**  
**Burbank Population Growth 1920-2020**



Source: U.S. Census 1920-2010, and State DOF 2020 Estimate

Burbank's population growth is influenced by its employment opportunities, high quality public schools, ready access to regional transportation routes and location within metropolitan Los Angeles. As presented in Table 1-2, Burbank's population growth of the last decade (2010-2020) of 2.4 percent was relatively small in comparison to its neighboring cities and the county as a whole. Over the same period, Glendale experienced a population increase of 7.1 percent, Pasadena of 5.6 percent, City of Los Angeles of 5.7 percent, and Los Angeles County as a whole of 3.6 percent. Only the City of La Cañada-Flintridge had a smaller growth than Burbank of 1.1 percent over the last decade.

**Table 1-2**  
**Regional Population Growth Trends**

Jurisdiction	2000	2010	2020 (Est.)	Percent Change	
				2000-2010	2010-2020
<b>Burbank</b>	<b>100,316</b>	<b>103,340</b>	<b>105,861</b>	<b>3.0%</b>	<b>2.4%</b>
Glendale	194,973	191,719	205,331	-1.7%	7.1%
Pasadena	133,936	137,122	144,842	2.4%	5.6%
La Cañada-Flintridge	20,318	20,246	20,461	-0.4%	1.1%
City of Los Angeles	3,695,364	3,792,621	4,010,684	2.6%	5.7%
Los Angeles County	9,519,338	9,818,605	10,172,951	3.1%	3.6%

Source: U.S. Census 2000 and 2010, DOF 2020 Estimates.

According to the SCAG Connect SoCal, also known as the 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy that was adopted in September 2020, the population of Burbank is forecast to increase to 115,400 by 2045, a 9.0 percent increase over existing conditions.

## Age Characteristics

Housing need is often affected by the age characteristics of residents in the community. Different age groups have different lifestyles, income levels, and family types that influence housing needs. These housing choices evolve over time, and it is important to examine the changes in the age structure of Burbank residents in order to identify any potential impacts on housing needs.

Table 1-3 displays the age distribution of the City's population in 1990, 2000, 2010, and 2018 and illustrates several trends which have occurred over the past three decades. While the proportion of school-age children (ages 5 to 17) evidenced a noticeable increase from 1990 to 2010, this age group showed a significant decrease during the 2010-2018 period. From 2010 to 2018, the proportion of children declined from 17.9 to 13.0 percent, representing a decrease of 4,874 school-aged children in the community. This is consistent with reports from Burbank Unified School District of declining enrollment over the past several years.

As shown in Table 1-3, the two age groups that experienced the largest decline in Burbank between 1990 and 2018 were college-age adults (ages 18 to 24) and young adults (ages 25 to 44). In 1990, Burbank's college-age population represented 9.8 percent of the total residents, but by 2018, this age group decreased to 8.3 percent of the total population. While young adults comprise the largest share (30.4%) of all residents in 2018, this age group has steadily declined since 1990, when it comprised 36.0 percent of the general population.

**Table 1-3**  
**Age Distribution**

	1990		2000		2010		2018	
	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent
Preschool (0-4 years)	5,805	6.2%	5,759	5.7%	5,134	5.0%	6,030	5.8%
School Age (5-17 years)	12,967	13.8%	16,578	16.5%	18,454	17.9%	13,580	13.0%
College Age (11-24 years)	9,216	9.8%	7,732	7.7%	8,893	8.6%	8,669	8.3%
Young Adults (25-44 years)	33,670	36.0%	35,504	35.4%	32,513	31.5%	31,669	30.4%
Middle Age (45-64 years)	18,329	19.6%	21,884	21.8%	24,552	23.8%	28,710	27.5%
Senior Adults (65 + years)	13,656	14.6%	12,859	12.8%	13,794	13.3%	15,617	15.0%
<b>TOTAL</b>	<b>93,643</b>	<b>100%</b>	<b>100,316</b>	<b>100%</b>	<b>103,340</b>	<b>100%</b>	<b>104,275</b>	<b>100%</b>

Source: U.S. Census 1990, 2000, and 2010. Census ACS 2014-2018.

In recent decades, both the middle age (45-65 years) and senior (65+ years) populations have shown steady proportional increase in overall population. The middle age group's proportion of the total population increased from 19.6 percent in 1990 to 27.5 percent in 2018, while seniors experienced a decline during the 1990-2000 period, but steadily increased from 12.8 percent of the total population in 2000 to 15.0 percent in 2018. From 2000 to 2018, the actual number of seniors increased by 2,758 residents.

## Race and Ethnicity

Table 1-4 displays the racial/ethnic composition of Burbank's population in 2000, 2010, and 2018. Increasing diversity often brings changes in terms of different income levels, family types and languages that may affect housing needs and opportunities. While non-Hispanic White residents continue to comprise the majority of the City's population, this proportion has decreased from 59.4 percent in 2000 to 56.7 percent in 2018. The City's share of Hispanic residents also decreased slightly over the past 18 years, declining from 24.9 percent in 2000 to 23.7 in 2018.

In contrast, the non-Hispanic Asian residents, which represent a relatively smaller segment of the population, increased from 9.1 percent in 2000 to 12.3 percent in 2018. The non-Hispanic Black/African American population also increased its proportion of Burbank's total population, from 1.9 percent in 2000 to 2.6 percent in 2018. While the Census does not identify persons of Armenian descent as a separate ethnic category, it is important to note that a significant number of Armenians live in the City. According to the Armenian National Committee of America, an estimated 16,000 Armenians reside in Burbank or 15 percent of the City's total population.



**Table 1-4**  
**Racial and Ethnic Composition**

Racial/Ethnic Group <sup>1</sup>	2000		2010		2018	
	Population	Percent	Population	Percent	Population	Percent
White	59,590	59.4%	60,265	58.3%	59,122	56.7%
Hispanic	24,953	24.9%	25,310	24.5%	24,720	23.7%
Asian	9,166	9.1%	11,753	11.4%	12,786	12.3%
Black/African American	1,915	1.9%	2,443	2.4%	2,676	2.6%
Native American	314	0.3%	196	0.2%	329	0.3%
Other	4,378	4.4%	3,373	3.3%	4,642	4.5%
<b>TOTAL</b>	<b>100,316</b>	<b>100%</b>	<b>103,340</b>	<b>100%</b>	<b>104,275</b>	<b>100%</b>

Source: U.S. Census 2000 and 2010, Census ACS 2014-2018.

<sup>1</sup>White, Asian, Black/African American, Native American, and Other racial/ethnic groups denote non-Hispanic.

## Employment

Burbank has long been a major employment center in the San Fernando Valley and the Los Angeles region. The City's estimate of daytime employment is over 130,000 jobs. When compared to the approximately 45,000 housing units in the City, the resulting jobs-to-housing ratio is nearly 3:1, making Burbank an employment-rich community. According to SCAG's Connect SoCal, Burbank's employment is forecast to increase to approximately 138,700 jobs by 2045.

The City has a large and varied economy that is supported by a core of motion picture and entertainment-related industries, including The Walt Disney Company and Warner Brothers Entertainment. As shown in Table 1-5, six of the top ten major employers within the City are in the entertainment industry. In addition, major public and quasi-public employers in Burbank include Providence St. Joseph Medical Center, Hollywood Burbank Airport, Burbank Unified School District, and the City of Burbank.

**Table 1-5**  
**Major Burbank Employers**

No.	Name	Employees	Type
1	The Walt Disney Company	4,010	Entertainment
2	Warner Bros. Entertainment, Inc.	3,940	Entertainment
3	Providence St. Joseph Medical Center	2,438	Medical
4	Hollywood Burbank Airport	2,300	Aviation
5	Burbank Unified School District	1,928	Education
6	City of Burbank	1,454	Government
7	ABC Inc.	1,160	Entertainment
8	Deluxe Shared Services	971	Entertainment
9	Entertainment Partners	687	Entertainment
10	Nickelodeon Animation	602	Entertainment

Source: City of Burbank, Community Development Department, 2020.

With regard to occupational characteristics of Burbank residents, as presented in Table 1-6, education, health, and social services account for the largest occupational category at 18.6 percent. This is followed by information-related occupations at 13.8 percent, and arts, entertainment, recreation, accommodation and food services occupations at 13.7 percent of the total working residents.

According to information from the California Employment Development Department (EDD), Burbank's annual average unemployment rate was 5.0 percent in 2019, higher than unemployment rates in Los Angeles County (4.4%) and the State of California, as a whole (4.0%).

**Table 1-6**  
**Occupations of Burbank Residents: 2018**

<b>Occupation</b>	<b>Jobs</b>	<b>Percent</b>
Agriculture, forestry, fishing and hunting, and mining	167	0.3%
Construction	1,849	3.4%
Manufacturing	3,511	6.5%
Wholesale trade	1,194	2.2%
Retail trade	4,753	8.8%
Transportation and warehousing and utilities	1,943	3.6%
Information	7,423	13.8%
Finance, insurance, real estate, and rental and leasing	3,752	7.0%
Professional, scientific, management, administrative, and waste management	6,937	12.9%
Educational, health, and social services	9,995	18.6%
Arts, entertainment, recreation, accommodation, and food services	7,356	13.7%
Other services except public administration	3,047	5.7%
Public administration	1,923	3.6%
<b>Total</b>	<b>53,850</b>	<b>100.0%</b>

Source: Census ACS 2014-2018.

## Household Profile

Household type and size, income levels, and the presence of special needs populations all affect the type of housing needed by residents. This section details the various household characteristics affecting housing needs in Burbank.

### Household Type

A household is defined as all persons living in a housing unit. Families are a subset of households, and include all persons living together that are related by blood, marriage, or adoption. A single person living alone is also a household, but a household does not include persons in group quarters such as convalescent homes or dormitories. Other households are unrelated people residing in the same dwelling unit, such as roommates.

As shown in Table 1-7, in 2018 there were 41,505 households residing in Burbank, with an average household size of 2.50 persons and an average family size of 3.22 persons. The majority of Burbank households are comprised of families (60.3%), and there are now more families without children (59%)

than with children (41%), a continuation of the trend since 2000. After experiencing a decline in single-person households between 2000 and 2010, single-person households now account for 31.6 percent of total households in the City. Other non-families consisting of roommates and other unrelated individuals account for 8.1 percent of the total households in City. In addition, households with persons 65 years and older represent over one-quarter (26.8%) of Burbank's households, a significant increase from 19.7 percent in 2000.

**Table 1-7**  
**Household Characteristics**

Household Type	2000		2010		2018	
	Households	Percent	Households	Percent	Households	Percent
Families	24,362	58.6%	25,422	60.6%	25,016	60.3%
With children (% of Families)	11,843	48.6%	11,386	44.8%	10,264	41.0%
With no children (% of Families)	12,519	51.4%	14,036	55.2%	14,752	59.0%
Singles	13,977	33.6%	12,823	30.6%	13,127	31.6%
Other non-families	3,269	7.9%	3,695	8.8%	3,362	8.1%
<b>Total Households<sup>1</sup></b>	<b>41,608</b>	<b>100.0%</b>	<b>41,940</b>	<b>100.0%</b>	<b>41,505</b>	<b>100.0%</b>
Households with persons 65 years and older	8,179	19.7%	10,545	25.1%	11,119	26.8%
Average Household Size	2.39		2.45		2.50	
Average Family Size	3.14		3.13		3.22	

Source: U.S. Census 2000 and 2010, Census ACS 2014-2018.

<sup>1</sup> The household count is lower than the count of housing units as it reflects occupied housing units only.

## Household Income

Household income is one of the most important factors affecting housing opportunity and determining a household's ability to balance housing costs with other basic necessities of life.

### Income Definitions

The State and federal governments classify household income into several groupings based upon the relationship to the County area median income (AMI), adjusted for household size. The State utilizes the income groups presented in Table 1-8. However, federal housing programs utilize slightly different income groupings and definitions, with the highest income category generally ending at 95 percent of AMI. For purposes of the Housing Element, the State income definitions are used throughout, except for the data that have been compiled by the U.S. Department of Housing and Urban Development (HUD) where specifically noted.

**Table 1-8**  
**State Income Categories**

Income Category	% County Area Median Income (AMI)	2021 Los Angeles County Income Limits (3 person household)
Extremely Low	0-30% AMI	\$31,950
Very Low	0-50% AMI	\$53,200
Low	51-80% AMI	\$85,150
Moderate	81-120% AMI	\$86,400
Above Moderate	120%+ AMI	>\$86,400

Source: Section 50093 of the California Health and Safety Code.  
California Department of Housing and Community Development, 2021 Income Limits.

### ***Income Characteristics***

Between 2010 and 2018, the median household income in Burbank grew from \$63,356 to \$73,277, an increase of 15.7 percent. The median income level in Burbank has been consistently higher than that of Los Angeles County, which was \$64,251 in 2018 -- a difference of approximately \$9,000.

While median household income in Burbank increased between 2010 and 2018, poverty levels among individuals also increased during the same period. As shown in Table 1-9, between 2010 and 2018, the percentage of Burbank individual residents living in poverty increased from eight percent in 2010 to 11 percent in 2018. The number of families living in poverty also increased from six percent of total families in 2010 to seven percent in 2018.

**Table 1-9**  
**Poverty Status**

Groups in Poverty	2000		2010		2018	
	Persons/ Families	Percent	Persons/ Families	Percent	Persons/ Families	Percent
Individuals	10,484	10%	8,402	8%	11,250	11%
Children (under 18)	2,895	13%	1,909	10%	1,953	10%
Families	1,998	8%	1,578	6%	1,664	7%
Female-Headed with Children	551	19%	474	21%	316	21%

Source: U.S. Census 2000, 2010, and Census ACS 2014-2018.

## Income by Household Type and Tenure

Table 1-10 shows household income levels in Burbank by household type and tenure. Based on the Comprehensive Housing Affordability Strategy (CHAS) 2011-2015 data, approximately 44 percent of Burbank households were considered lower income in 2015.

Table 1-10 Income by Household Type and Tenure				
Household Type	Extremely Low Income 0-30% AMI	Very Low Income 31-50% AMI	Low Income 51-80% AMI	Total Lower Income 0-80% AMI
<b>Renter Households</b>				
Elderly	47%	17%	19%	82%
Small Family	13%	13%	20%	47%
Large Family	16%	13%	25%	53%
Total Renters	22%	14%	20%	56%
<b>Owner Households</b>				
Elderly	14%	12%	20%	46%
Small Family	4%	5%	8%	17%
Large Family	1%	5%	17%	24%
Total Owners	67%	7%	13%	27%
<b>All Households</b>				
Total	16%	11%	17%	44%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2011-2015.

While renters were more likely to earn lower incomes than owners, there were significant variations by household type. Elderly renter households had the highest percent (82%) in the lower-income category, and therefore, were particularly vulnerable to rent increases and other changes in living expenses. With the majority (53%) of large family renter households also in the lower-income category, this household group often have difficulty finding affordable units that have an adequate number of bedrooms. The primary housing needs of the household types in Table 1-10 are related to affordability, which include the need for rent subsidies and housing supportive services.

Extremely low-income (ELI) households (<30% AMI) comprise sixteen percent of Burbank's households and have significant housing needs. According to the CHAS Data compiled by HUD, 82 percent of the City's ELI households are renters, a group particularly vulnerable to rising rents, with 81 percent of ELI renters spending more than half their incomes on rent. Burbank has included a new program in the Housing Element to assist in the provision of housing for ELI households through such means as rental assistance, homeless prevention, and incentives for the inclusion of ELI units in new development.

## Special Needs Populations

State law recognizes that certain households have more difficulty in finding decent and affordable housing due to special circumstances. Special needs populations include the elderly, persons with disabilities, female-headed households, large households, and people experiencing homelessness. In addition, many often have lower incomes as a result of their situation. Table 1-11 summarizes the special needs populations in Burbank. Each of these population groups, as well as their housing needs, is described below.

**Table 1-11**  
**Special Needs Populations**

Persons/Household Type	Persons	Households	Percent
Seniors (65+)	15,617	--	15.0%
With a Disability (% of Seniors)	6,179	--	(39.6%)
Senior Headed Households	--	9,220	22.2%
Owner (% of Senior HHs)	--	5,130	(55.6%)
Renter (% of Senior HHs)	--	4,090	(44.4%)
Seniors Living Alone	--	4,315	10.4%
Large Households	--	2,738	6.6%
Owner (% of Large HHs)	--	1,377	(50.3%)
Renter (% of Large HHs)	--	1,361	(49.7%)
Persons with Disability	11,216	--	10.8%
Employed -age 16+ (% of Disabled)	2,362	--	(21.1%)
Female-Headed Households	--	4,246	10.2%
With Related Children under 18 (% of Female Headed HHs)	--	1,714	(40.4%)
Homeless (2020)	291	--	--
Total Persons and Households	104,275	41,505	

Source: Census ACS 2014-2018, LAHSA 2020 Point-In-Time Homeless Count.

### Senior Households

As presented in Table 1-11, there were 15,617 seniors (ages 65 years and over), accounting for 15.0 percent of Burbank's total residents in 2018. Also, 22.2 percent of all households were headed by seniors. A majority of seniors own their home (55.6% of total senior headed households), and the remaining proportion (44.4%) rent. Also, over one-quarter (27.6%) of the 15,617 senior residents live alone. Over one-third (39.6%) of seniors have some type of disability and are defined as frail elderly.

The elderly have a number of special needs including housing, transportation, health care, and other services. Housing is a particular concern due to the fact that many of the elderly have limited incomes. As housing expenses rise, they may have less money available for medical costs and other vital services. The frail elderly have special needs apart from those of other elderly persons. These may include additional health care needs, modifications to housing, or more specialized housing in a 24-hour care environment.

Rising housing costs are a major concern since a majority of Burbank's senior households have lower incomes (<80% AMI), with ten percent living below the poverty level. Moreover, more than two-thirds of Burbank's elderly renter households and almost one quarter of the City's elderly owner households are spending more than 30 percent of their income on housing costs, the definition of housing overpayment. As presented in the later section on assisted rental housing, Burbank has nine senior housing projects, providing nearly 1,000 units affordable to low and moderate income seniors. As available and appropriate to the community, staff will apply for additional funding sources to develop programs to assist seniors and disabled households in the community.

Licensed residential care facilities for the elderly, also referred to as assisted-living facilities, offer housing to frail elderly who are unable to live independently. They provide care, supervision and assistance with activities of daily living. According to the California Department of Social Services (DSS), Burbank has 24 licensed elderly residential care facilities with capacity to serve 714 elderly residents.

## **Large Households**

Large households consist of five or more persons and are considered a special need population due to the limited availability of affordable and adequately sized housing, particularly for lower-income large households. Burbank has a total of 2,738 large households, representing 6.6 percent of the City's total households. Large household renters and owners are almost evenly split with renters at 50.3 percent and owners at 49.7 percent, with over half of large renter households earning lower incomes. Almost one-half of the City's lower-income large family renters experience a housing cost burden (spending more than 30% of their income on rent).

The CHAS (Comprehensive Housing Affordability Strategy) Databook documents the mismatch between the need for larger rental units and the City's supply of smaller units. There are approximately 2,500 rental units in Burbank with three or more bedrooms which are generally the appropriately sized units for large households of five or more members. In contrast, there are approximately 3,600 large households in the City. The disparity in the supply and demand for large rental units is even more pronounced among lower-income households, with 940 lower-income large family renter households and only 590 adequately sized and affordable units. This imbalance between supply and demand contributes to nearly one-fifth of the City's renter households residing in overcrowded conditions,<sup>1</sup> and demonstrates the need for larger apartment units consisting of three or more bedrooms. In response to this need, the Burbank Housing Corporation (BHC), Burbank's non-profit housing developer, has a policy to provide three-bedroom units within its acquisition/rehabilitation projects whenever economically feasible. In addition, the City's Inclusionary Housing Ordinance provides a credit of 1.5 units for every one (1) unit provided where a greater number of affordable units are provided for large families (three (3) or more bedrooms) than required by the project (BMC Section 10-1-646(C)).

## **Female-Headed Households**

Female-headed households with children in particular tend to have lower incomes, which limits their housing options and access to supportive services. The Census ACS 2014-2018 data estimates 4,246 female-headed households in Burbank and 40.4 percent of these households had a related child under the age of 18. Also, almost two-thirds of female-headed households lived below the poverty level. According to the last Census (2010), data indicated that nearly one-fifth of the total female-headed households with children lived in poverty. These households need assistance with housing subsidies, as

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<sup>1</sup> HUD defines "overcrowding" as greater than 1.01 persons per room, excluding kitchens, porches and hallways.



well as accessible and affordable day care. Without access to affordable housing, many of these households may be at risk of becoming homeless.

## **Persons with Disabilities**

A disability is defined as a long lasting physical, mental, or emotional condition that impairs an individual's mobility, ability to work, or ability for self-care. The special housing needs of disabled persons result from limited, often fixed incomes; shortage of accessible housing; and higher health care costs associated with the disability.

According to the ACS 2018 data, an estimated 11,216 persons (10.8%) of Burbank's population have some type of disability, and of the total disabled population, 21.1 percent were employed and 55.1 percent were seniors. Many of the seniors were served by the City's nearly 1,225 units of affordable senior rental housing.

The living arrangement for persons with disabilities depends on the severity of the disability. Many persons live at home in an independent environment with the help of other family members. To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions.

In addition to accessible housing, persons with disabilities may require supportive housing and assistance. For those persons who may require or prefer assistance with care and supervision, licensed community care facilities offer special residential environments for persons with physical, mental, and/or emotional disabilities. According to DSS, there are 14 licensed adult residential facilities that serve disabled persons located within Burbank that have a total capacity of serving 60 disabled residents.

## **Developmentally Disabled**

According to Section 4512 of the Welfare and Institutions Code, a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual, which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with intellectual disability, but does not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services provides data on the developmental disabilities by age and type of residents. According to 2019 DDS data for Burbank, there are over 2,500 residents with developmental disabilities, with approximately two-thirds under the age of 18 years. Based on the available data, over 80 percent of persons with developmental disabilities reside at home of parents, families, or guardians<sup>2</sup>.

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<sup>2</sup> The California Department of Developmental Services provides data collected at the ZIP-code level and joined to the jurisdiction-level by the SCAG. The information presented are approximations.

The Department of Developmental Services currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Frank D. Lanterman Regional Center is one of 21 regional centers in California that provides point of entry to services for people with developmental disabilities. The Frank D. Lanterman Regional Center is a private, not-for-profit corporation contracting with the State of California for the provision of services to persons with developmental disabilities pursuant to the Lanterman Act. The Center serves over 7,000 children and adults with developmental disabilities, who have or are at risk for a developmental delay or disability, and who are at high-risk of parenting an infant with a disability.

Several resources are available to developmentally disabled residents. Easter Seals of Southern California is assisting with housing services, education and learning programs, and employment opportunities under WorkFirst. WorkFirst provides one-on-one, customized employment support services to individuals who are interested in finding and maintaining paid work or starting their own business. The Easter Seals Residential Services, which helps move individuals out of development centers and into local communities, The Easter Seals Residential Services, which helps move individuals out of development centers and into local communities, has four licensed adult residential facilities located in Burbank to serve individuals with physical and developmental disabilities. The Atwater Park Center in Los Angeles (Atwater Village) provides full-day childcare, extended hours, and half-day preschool services.

## **Homeless Population**

The Los Angeles Homeless Services Authority (LAHSA) coordinates the biennial Greater Los Angeles Homeless Count for the Los Angeles County/City Continuum of Care (LA CoC) as part of the national effort required by HUD to enumerate the homeless population. The LA CoC includes all of Los Angeles County, except the cities of Glendale, Pasadena, and Long Beach, who administer and operate their own respective Continuum of Care systems and conduct their own homeless counts. The January 2020 “point in time” count enumerated 66,439 homeless individuals in Los Angeles County, reflecting an increase of 13 percent over the previous 2019 count. Of the total homeless in the County, over about one-quarter were sheltered and about three-quarters unsheltered.

Within Burbank, LAHSA’s 2020 point in time count identified a total of 291 homeless individuals (207 unsheltered and 84 sheltered homeless). The City’s sheltered homeless included the following: 65 individuals in transitional housing; 19 individuals in the emergency shelter who reported they were from Burbank; 47 persons living in the street; 146 homeless persons living in a car, van, or RV/camper; and nine persons living in a makeshift shelter.

### ***Burbank Homeless Plan***

Working together with local, County, and City of Los Angeles partners, the City of Burbank adopted a comprehensive Homeless Plan for 2011-2021, scheduled to be updated **for the 2022-2027 period**. The Homeless Plan provides a proactive approach to homelessness by: 1) creating action-oriented solutions that address the ongoing systemic social issues of homelessness impacting our community; 2) coordinating efforts to address homelessness with City Departments, public and private entities, businesses, and community involvement; and 3) identifying funding, barriers, and measurable outcomes. The City has implemented multiple strategies identified in the Homeless Plan, including:

- Preparing a feasibility study for interim or permanent housing;
- Preparing a feasibility study for the acquisition and conversion of a commercial space into an access center and interim/emergency housing;

- Conducting a study of City-owned plots of land for potential use as a safe storage facility;
- Hiring a Homeless Services Liaison to educate the public regarding the City's Homelessness efforts and engaging with the homeless; and
- Extending the partnership with Hope of the Valley to provide a winter shelter pick-up/drop-off.

### ***Sheltering the Homeless***

**Burbank Housing Corporation Transitional/Supportive Housing.** The Burbank Housing Corporation (BHC), in partnership with service providers including Family Services Agency (FSA) and Family Promise of the Verdugos, owns and operates five transitional/supportive housing facilities within Burbank (see Table 1-12). Residents are identified, assessed and placed in these programs by the property service provider. Once housed, the residents will remain in these affordable homes for up to two years while they work to prepare themselves for independent living. Puerta Nueva provides five units of transitional housing for women and children who are surviving domestic violence and abuse. The Home Front program provides seven units of housing and support to homeless families with children, and Linden House provides four units of transitional housing for homeless, at-risk or emancipated young persons between the ages of 18 and 22. As previously discussed, two recent transitional/supporting housing projects operated by BHC include the three-unit Jerry's Promise for homeless families with children and the 11 deed-restricted Very Low Income unit Veteran's Bungalow for homeless veterans. BHC's program now has 30 transitional/supportive housing units.

**Table 1-12**  
**Burbank Housing Corporation Transitional/Supportive Housing**

Development	Households w/out Children	Households w/at least 1 adult & 1 child (families)	Households w/ children under 18 (unaccompanied youth)	Beds/Units for use by individuals or families	Winter Shelter or Seasonal	Total
<b><i>Home Front – Households with Children</i></b>						
Units	0	7	0	0	0	7
Beds	0	49	0	0	0	49
<b><i>Puerta Nueva – Single Females and Households with Children</i></b>						
Units	0	5	0	0	0	5
Beds	0	22	0	0	0	22
<b><i>Linden House – Single Males and Females</i></b>						
Units	3	0	0	0	0	3
Beds	6	0	0	0	0	6
<b><i>Homeless Veterans<sup>1</sup>– 1101 Verdugo Avenue/1108 Angeles Avenue</i></b>						
Units	0	0	0	11	0	11
Beds	0	0	0	11	0	11
<b><i>Jerry's Promise for Homeless Families with Children – 1932 N. Ontario Street</i></b>						
Units		3				3
Beds		6				6

Source: City of Burbank, Housing & Economic Development Division; Burbank Housing Corporation.

<sup>1</sup> The City of Burbank, Burbank Housing Authority, and Burbank Housing Corporation acquired this project in 2013. Homeless Veterans project provides permanent supportive housing units.

**Burbank Housing Authority.** The Burbank Housing Authority (BHA) and the Los Angeles Homeless Services Authority offer federal Permanent Supportive Housing (PSH) (a form of tenant-based rental assistance) through the Homes, Equality and Links to Programs (HELP) program. These vouchers are dedicated to chronically homeless individuals and families as defined by HUD. BHA coordinates the delivery of supportive services and program expenses for administration of the HELP Program. PSH is targeted to individuals and families with chronic illnesses, disabilities, mental health issues, or substance use disorders who have experienced long-term or repeated homelessness. In addition, BHA administers the Homeless Incentive Program (HIP) that encourages landlord acceptance of tenants with a Section 8 voucher issued by BHA.

**Tiny Home Village.** The Community Development Department has allocated \$500,000 in FY 2021-02 Community Development Block Grant (CDBG) funds to perform a feasibility planning study and design for the use of a City-owned property for interim housing for the homeless. The Tiny Home Village is proposed to consist of 26 modular homes, including two ADA-accessible units, which will house up to 51 residents. The project is anticipated to come on line in mid-2024.

**Motel Vouchers for Homeless.** The City supports the motel voucher assistance program administered by Burbank Temporary Aid Center (BTAC) through an annual allocation of Community Development Block Grants (CDBG) funds. Under BTAC's motel voucher program, homeless persons receive a limited stay at local motels. According to the Homeless Plan, no motel vouchers were issued in 2020-2021; however, depending on funding, the current motel voucher program could be improved by offering the motel voucher to homeless individuals and families on a path to permanent housing.

**Family Promise of the Verdugos.** Family Promise of the Verdugos provides temporary shelter and supportive services to families that are "situationally" homeless. Family Promise serves homeless and at-risk families through three major components: outreach and screening; transitional housing through local congregations; and counseling/case management focused on obtaining full-time employment.

**Ascencia Emergency Housing.** Located in Glendale, Ascencia provides Burbank homeless with 60-90 days of emergency and transitional housing, permanent supportive housing, case management, supportive and access center services such as showers, laundry facilities, advocacy, employment and referral services for mental health, addiction treatment and veteran services. The facility has a 40-bed capacity, two of which are in a private room for persons with special needs.

**Los Angeles Family Housing (LAFH).** This organization serves as the lead supportive service agency for individuals and families experiencing homelessness for Service Planning Area 2. LAFH operates an access center, permanent supportive housing, and a Transitional Living Center in North Hollywood, providing 260 beds of emergency and transitional housing for families with supportive services. Once accepted into a program, homeless families are permitted to remain at the Transitional Living Center for up to two years.

**Transitional Aged Youth.** Services and housing are provided to homeless transitional aged-youth (18 to 24 years of age) by Village Family Services for Service Planning Area 2. Village Family Services provides case management, supportive services, shelter, and trauma-informed behavioral health services. Village Family Services in partnership with Hope of the Valley, provide 38 beds of interim housing for homeless youth in Burbank. The site is known as the Landing.

**Countywide Interim Housing.** City supports the County-wide interim housing programs for people experiencing homelessness by our homeless outreach teams registering Burbank homeless into the regional Coordinated Entry System (CES). CES facilitates the coordination and management of resources and services through the crisis response system. Matching to available beds is coordinated through CES.

**Winter Shelter Program.** The regional Winter Shelter Program is operated by Hope of the Valley in Pacoima from December-March. This program provides temporary winter shelters, a shuttle van pick-up and drop-off at the Downtown Burbank Metrolink Station, and access to supportive services and housing assistance. The Los Angeles Homeless Services Authority coordinates the Winter Shelter Program in partnership with the County of Los Angeles and the City of Los Angeles.

### ***Homeless Services***

In an ongoing effort to continue to address the needs of the homeless and those at-risk of homelessness, the City will continue its partnerships with experienced service providers capable of leveraging other funding; the ability to create or secure affordable housing; perform homeless case management; and engage the homeless through a street outreach component in order to connect them to available services.

**Street Plus - Downtown Burbank Hospitality and Social Outreach Ambassador Program.** In 2019, the Downtown Business Improvement District approved a 12-month contract with the Downtown Burbank Hospitality and Social Outreach Ambassador program (staffed by StreetPlus) dedicated to homeless outreach in downtown Burbank. During 2019, 31 individuals received housing, housing support, or transportation back to their families. The program also helps to provide vital social services for Downtown Burbank including identification and outreach to homeless individuals, and providing resources and assistance as needed.

**Street Outreach Program.** The year-round Burbank Street Outreach Program is currently provided in partnership with StreetPlus. In September 2020, the City created a Homeless Services Liaison (HSL) contracted position with Streetplus. The HSL coordinates Burbank's homeless efforts with neighbors and service providers. The Liaison facilitates the following tasks: a) Coordinated services and programs citywide with local non-profits; b) Coordinated resources with Los Angeles County and City public entities; c) Responded to City intra-departmental programs and homeless related issues; d) Directed services to homeless residents; and e) Fielded community concerns regarding homelessness in Burbank. During a twelve-month period (September 1, 2020 through August 31, 2021), the HSL will connect Burbank homeless to CES, attend monthly CES meetings, and coordinate encampment clean-ups in Burbank.

**Safe Storage and Help Center (SAFE).** Burbank's SAFE center was completed in August 2021. As the storage facility operator, the Salvation Army assists homeless individuals with safely storing their personal belongings at the center while also providing case management and referrals to services. The program allows for up to 60 homeless individuals to use a 60-gallon container to store their items within specified time parameters. The SAFE is located on a City-owned lot on the corner of Front Street and Verdugo Avenue (401 Front Street).

**Burbank Library Services Department.** Library staff work closely with the Burbank Temporary Aid Center (BTAC), Ascencia, and the Family Service Agency (FSA) to refer people in need to services. Because many people experiencing homelessness spend extended time in libraries, staff may have the opportunity to build relationships that help people resistant to services ultimately accept help. In FY 2021-22, the Library in partnership with Parks and Recreation will be hiring a part-time social worker to assist people experiencing homelessness or people at-risk of homelessness connect to services.

**Burbank Police Department.** The Burbank Police Department and Los Angeles County Department of Mental Health have partnered to provide a mental health team to address the growing needs of those suffering from mental illness and homelessness. The two agencies created the Burbank Mental Health Evaluation Team (MHET). MHET is a co-response model comprised of a psychiatric social worker, who is paired with a sworn police officer. The MHET is deployed four days a week, and frequently responds to

calls for service when a person appears to have mental health disorders. Once on the scene, the MHET can perform an assessment and respond with further mental health treatment if required.

**Burbank Temporary Aid Center.** The Burbank Temporary Aid Center (BTAC) provides a wide variety of services to homeless individuals and low income families in Burbank, including food, rental and utility assistance, clothing, transportation assistance, laundry, showers, referrals to nearby shelters, daily lunches, and medical cost assistance.

**Salvation Army.** The Salvation Army provides a food pantry, referrals to homeless service providers, and special holiday events (dinner & gifts) for the homeless population. Staff is currently working with the Salvation Army on the programming for a Safe Storage facility on a City-owned property where the homeless can voluntarily store personal belongings for a specified time. The program would allow for each homeless person (up to 60 people) to use an approximately 60-gallon container to store their items.

**Family Service Agency.** Family Service Agency (FSA) has been serving the Burbank community since 1991. It is a non-profit social service agency dedicated to preventing homelessness, eliminating domestic violence, suicide, and quality mental health care. FSA provides counseling and preventive services on 18 Burbank school campuses, and in three residential treatment facilities. They treat youth, teens, adults, couples and families, in individual, group, and school-based environments. Services include crisis intervention, clinical counseling, transitional housing, and violence prevention services and education.

**Volunteers of America of Los Angeles.** Volunteers of America of Los Angeles serves the following subpopulations: children; youth and families from under-served communities; veterans struggling with reintegration; individuals and families challenged by homelessness; men and women returning from prison; and people battling addictions and substance use. The range of support services includes eviction prevention, emergency services, transitional housing, affordable housing, employment, and job training to homeless and non-homeless veterans.

## **Victims of Domestic Violence**

Persons who are victims of domestic violence often need shelter and services such as counseling and child care. According to the U.S. Center for Disease Control's National Intimate Partner and Sexual Violence Survey (2015), 43.6 percent of women (nearly 52.2 million) in the U.S. experienced some form of contact sexual violence in their lifetime, with 4.7 percent of women experiencing this violence in the 12 months preceding the survey. According to social service agencies that assist victims of domestic violence, spousal abuse has been on the increase over the past 10 years. Immigrant women are particularly vulnerable to abuse and are often reluctant to report incidences or seek assistance from local authorities. Further, the National Network to End Domestic Violence found the following housing related issues<sup>3</sup>:

- Domestic violence is the leading cause of homelessness for women and children.
- Over 90 percent of homeless women have experienced severe physical or sexual violence at some point in their lives, and 63 percent have been victims of intimate partner violence as adults.
- Over 80 percent of survivors entering shelters identified "finding housing I can afford" as a need second only to "safety for myself."

According to the 2020 Point-In-Time Homeless Count for greater Los Angeles County, 18,345 are homeless as a result of domestic violence or intimate partner violence. Of these homeless, 2,764 were from the San Fernando Valley communities, which includes Burbank. The immediate housing needs of victims of

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<sup>3</sup> National Network to End Domestic Violence. "Domestic Violence, Housing, and Homelessness." <https://nnedv.org/mdocs-posts/domestic-violence-housing-and-homelessness/>

domestic violence relate to shelter and transitional housing. Long-term housing needs include affordable housing for families.

The Burbank Housing Corporation (BHC) and Family Service Agency of Burbank provide transitional housing for victims of domestic violence. The Glendale YWCA provides emergency shelter and transitional housing to victims of domestic violence as well as counseling and other services. In addition, Haven House in Pasadena provides services, as well as temporary shelter and transitional housing for victims.



## Housing Stock Characteristics

This section evaluates the characteristics of Burbank's physical housing stock, including housing growth trends, housing conditions, housing costs and affordability.

### Housing Growth

Table 1-13 presents housing production in Burbank and the region. During the last decade, Burbank's housing stock grew by just 1.5 percent, slower in comparison with Los Angeles County and the nearby communities of Glendale and Pasadena. In fact, since 1990, Burbank's ten-year housing growth rates have experienced a downward trend. The Burbank City Council is committed to reversing this trend, setting a goal to facilitate the building of 12,000 residential units through 2035, and undertaking several major specific plans to accommodate future housing growth and improve the City's jobs-housing balance.

**Table 1-13**  
**Regional Housing Growth Trends**

Jurisdiction	1990	2000	2010	2020	Percent Change		
					1990-2000	2000-2010	2010-2020
Burbank	41,216	42,847	44,309	44,978	4.0%	3.4%	1.5%
Glendale	72,114	73,713	76,269	81,019	2.2%	3.5%	6.2%
La Cañada Flintridge	6,918	6,989	7,089	7,116	1.0%	1.4%	0.4%
Pasadena	53,032	54,132	59,551	62,753	2.1%	10.0%	5.4%
LA County	3,163,343	3,270,909	3,445,076	3,590,574	3.4%	5.3%	4.2%

Source: U.S. Census, 1990, 2000, and 2010, and DOF 2020 Estimates.

### Housing Type and Tenure

According to Department of Finance estimates, Burbank has a current housing stock of 44,978 housing units. As shown in Table 1-14, the total number of single-family detached and attached units has remained relatively stable over the past three decades; single-family housing has declined in relative proportion to the total housing stock, from 51.1 percent in 1990 to 48.5 percent in 2020. In comparison, multi-family units now comprise just over half of all housing units in the community, growing from 47.7 percent in 1990 to 51.2 percent in 2020. Multi-family housing growth has occurred almost entirely in larger projects with five or more units, with the introduction of larger projects in Burbank's Downtown and Media Districts.

**Table 1-14**  
**Housing Types**

	Unit Type	1990		2000		2010		2020	
		Units	%	Units	%	Units	%	Units	%
Single Family	Detached	19,525	47.4%	19,895	46.4%	19,977	45.1%	19,908	44.3%
	Attached	1,550	3.8%	1,744	4.1%	1,774	4.0%	1,913	4.3%
	Total	21,075	51.1%	21,639	50.5%	21,751	49.1%	21,821	48.5%
Multi-Family	2 to 4 Units	4,919	11.9%	4,737	11.1%	4,655	10.5%	4,742	10.5%
	5 or more units	14,735	35.8%	16,359	38.2%	17,791	40.2%	18,280	40.6%
	Total	19,653	47.7%	21,096	49.2%	22,446	50.7%	23,022	51.2%
Mobile Homes & Other		488	1.2%	112	0.3%	112	0.3%	135	0.3%
Total Units		41,216	100%	42,847	100%	43,309	100%	44,978	100%

Source: U.S. Census 1990, 2000, 2010, and DOF 2020 Estimates.

Note: Single Family Detached includes single family units that are in zones other than single family zones.

Housing tenure refers to whether a housing unit is owned, rented or is vacant. Tenure is an important indicator of the housing climate of a community, reflecting the relative cost of housing opportunities, and the ability of residents to afford housing. Tenure also influences residential mobility, with owner units generally evidencing lower turnover rates than rental housing. According to Census ACS 2018 data as presented in Table 1-15, there were 41,505 occupied housing units in Burbank. Of this total, 58.2 percent were renter-occupied units and 41.8 percent were owner-occupied units. Since 2010, the proportion of renter occupied units have increased and owner-occupied units have decreased. This increase in renters is consistent with the focus of recent growth in higher-density, multi-family housing units.

**Table 1-15**  
**Housing Tenure**

Occupied Housing Units	2000		2010		2018	
	Units	Percent	Units	Percent	Units	Percent
Owner	18,112	43.5%	18,465	44.0%	17,367	41.8%
Renter	23,496	56.5%	23,475	56.0%	24,138	58.2%
Total	41,608	100.0%	41,940	100.0%	41,505	100.0%

Source: U.S. Census 2000, 2010, and Census ACS 2014-2018.

## Vacancy Rate

A vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A vacancy rate of five percent for rental housing and two percent for ownership housing is generally considered healthy and suggests that there is a balance between the demand and supply of housing. A lower vacancy rate may indicate that households are having difficulty in finding housing that is affordable, leading to overcrowding or households having to pay more than they can afford.

As measured by the Census ACS 2018 estimate, the residential vacancy rate in Burbank was 4.8 percent for all housing units, which was lower than the 6.2 percent vacancy rate of Los Angeles County. Based on the ACS 2018 data in the SCAG city profile for Burbank show the vacancy rate for rental units at 3.3 percent

and ownership units at 2.0 percent. A two percent owner and five percent renter vacancy rates are considered ideal for sufficient resident mobility.

### Housing Age and Condition

The age of housing is commonly used by State and federal agencies as a factor in estimating rehabilitation needs. Typically, most homes begin to require major repairs or have significant rehabilitation (new plumbing, roof repairs, foundation work and other repairs) at 30 to 40 years of age. Table 1-16 displays the age of Burbank's occupied housing stock by renter and owner tenures as of 2018. As a mature community, approximately three-quarters (74.7%) of Burbank's occupied housing stock consists of units older than 38 years of age (housing units built before 1980). Almost two-thirds (65.4%) of Burbank's renter-occupied units were constructed after 1960 and over three-quarters (76.8%) of owner-occupied units were constructed prior to 1960. These older homes characterize the majority of Burbank's single-family neighborhoods.

**Table 1-16**  
**Age of Housing Stock**

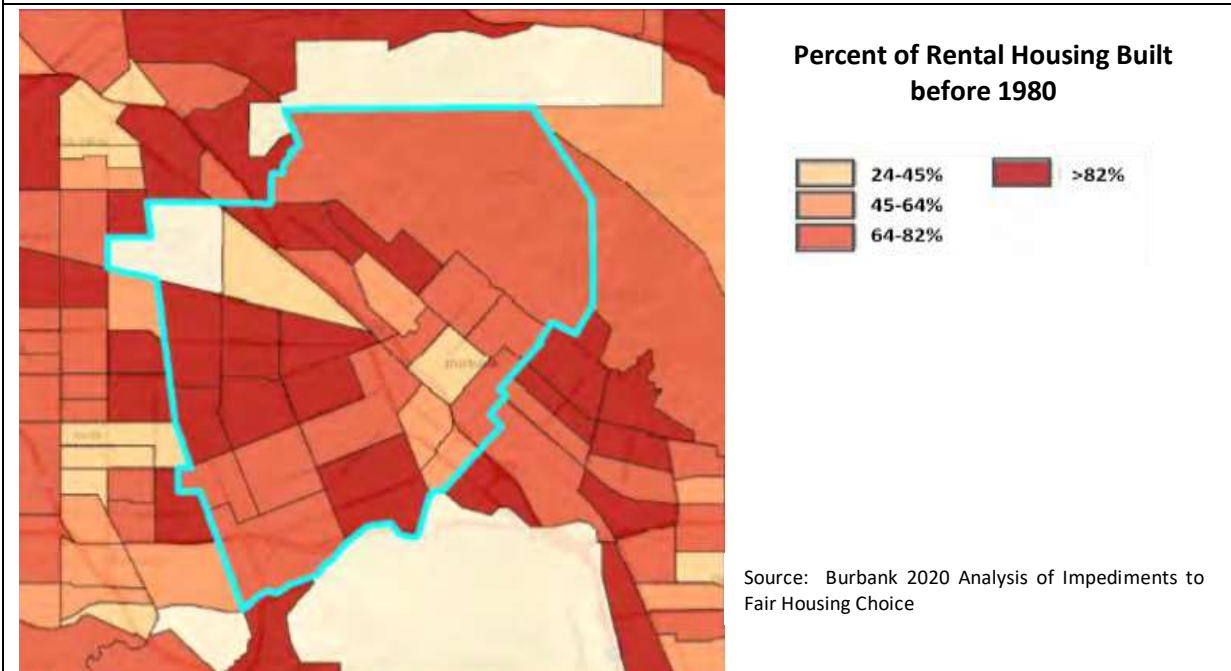
Year Structure Built	Renter Occupied Housing	Percent Renter	Owner Occupied Housing	Percent Owner	Total Occupied Housing	Percent Total
2010 or later	298	1.2%	24	0.1%	322	0.8%
2000-2009	1,672	6.9%	1,070	6.2%	2,742	6.6%
1980-1999	5,942	24.6%	1,482	8.5%	7,424	17.9%
1960-1979	7,887	32.7%	1,456	8.4%	9,343	22.5%
1940-1959	6,908	28.6%	9,374	54.0%	16,282	39.2%
1939 or earlier	1,431	5.9%	3,961	22.8%	5,392	13.0%
Total	24,138	100.0%	17,367	100.0%	41,505	100.0%

Source: Census ACS 2014-2018.

Generally, a large proportion of older homes in a community would indicate a substantial number of units may require rehabilitation or replacement. However, despite the advanced age of much of Burbank's housing stock, relatively few single-family homes have been identified by the City's Building and Safety Division as requiring major rehabilitation. With respect to multi-family housing, the City estimates that approximately 600 to 800 multi-family buildings with 3 or more dwelling units include elements of "soft story" construction in need of seismic retrofit. Of these structures, it is estimated that approximately 270 condominium units may be in need of seismic retrofit and at least 2,500 apartment units. Using soft story construction as an indicator of the condition of housing stock, it is estimated that of the City's approximately 23,000 multi-family dwelling units, 12% or 2,760 units may be in need of rehabilitation. The City will be moving forward with hiring a consultant to explore options for a seismic retrofit program for qualifying soft story multi-family buildings in the City.

As illustrated in Exhibit 1-2, census tracts with more than 82 percent of rental housing built before 1980 are located in the darkest shaded areas. These units are principally in census tracts located in: western Burbank south of the Hollywood Burbank Airport and Vanowen Street; northwest Burbank north of the I-5 Freeway; and in the vicinity of the southeast boundaries of the City. As discussed in **Appendix B: Affirmatively Furthering Fair Housing (AFFH)**, these census tracts are areas of high resources and opportunities and relatively low areas of poverty. However, it is of interest for the City to monitor all housing built prior to 1980 for lead paint and other hazardous or structurally unsafe housing issues.

**Exhibit 1-2**  
**Rental Housing Built Before 1980**

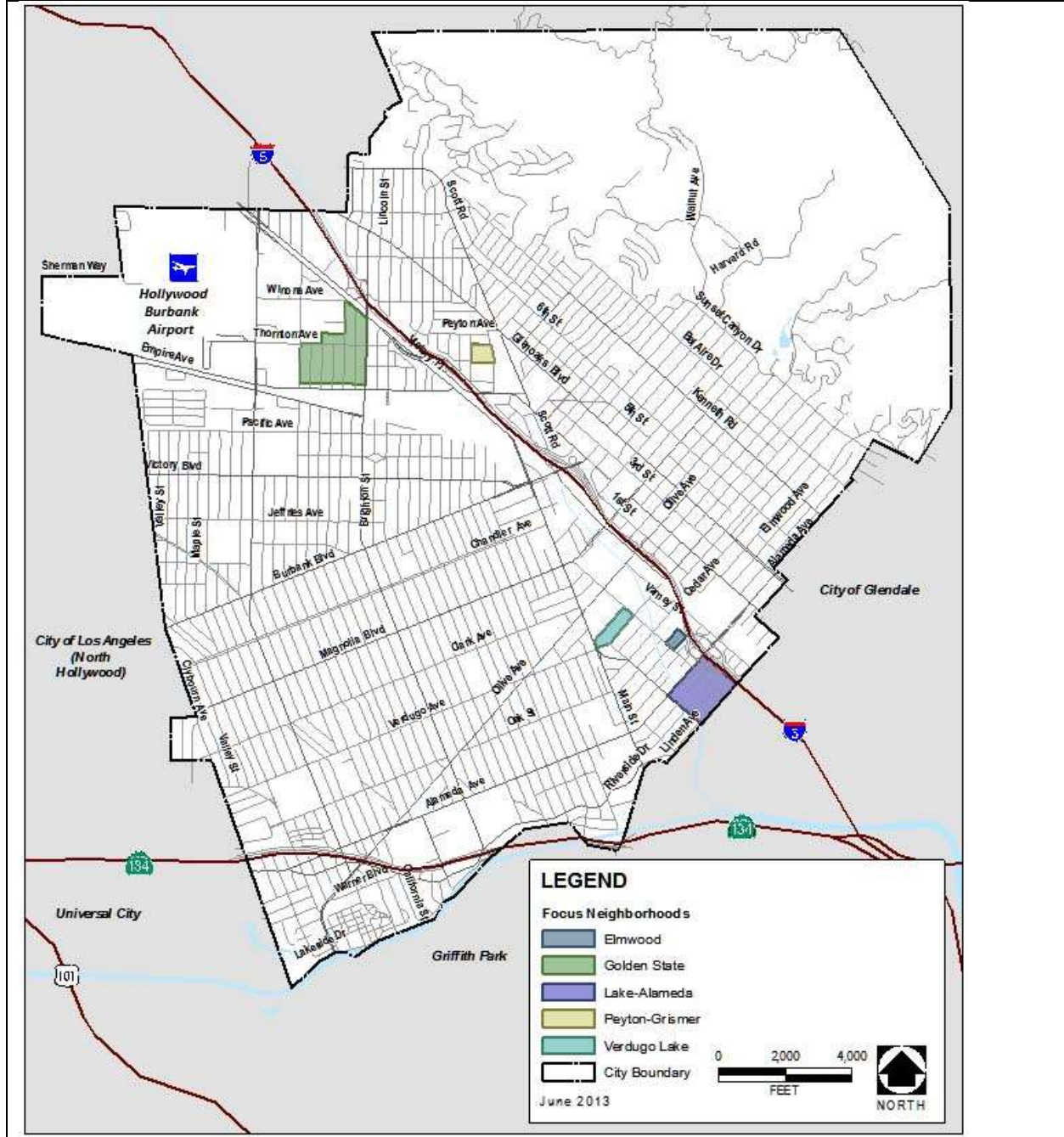


### **Neighborhood Revitalization**

Since 1997, the City has partnered with the Burbank Housing Corporation to proactively revitalize areas and develop affordable housing in five Focus Neighborhood Revitalization areas (Elmwood, Verdugo/Lake, Golden State, Peyton/Grismer, and Lake/Alameda neighborhoods) (refer to Exhibit 1-3). These neighborhoods are also located in HUD-designated Low and Moderate Income (LMI) areas and in census tracts with high minority concentration. Within the Focus Neighborhoods, the City and its former Redevelopment Agency provided funding assistance to BHC to acquire, rehabilitate, and manage rental properties as long-term affordable housing.

While the City and BHC continue to support affordable housing efforts in these needy neighborhoods, the program has now expanded beyond the boundaries of the five Focus Neighborhoods. For example, in 2016, BHC rehabilitated and furnished Veterans Bungalows (1101 W. Verdugo/1108 W. Angelino Avenue) with 11 deed-restricted very low-income units for homeless veterans. In 2019, BHC, the Family Promise of the Verdugos, and the City completed the rehabilitation of Jerry's Promise (1932 N. Ontario Street) with three transitional housing units for homeless families. BHC currently owns and operates five special needs projects that total 30 transitional or supportive housing units, and operates affordable rental housing projects in 18 locations in Burbank, totaling 299 units.

### Exhibit 1-3 Past Focus Neighborhoods



## Housing Costs and Affordability

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a higher prevalence of overpayment and overcrowding. This section summarizes the cost and affordability of the housing stock to Burbank residents.

### Home Values and Sales Prices

The real estate website Zillow.com has developed a home valuation model to estimate the market value of individual properties, and compiles this information to produce a median “Home Value Index” for any given geographic area. Table 1-16 presents the December 2019 median home value index for Burbank and nearby communities, and shows the change in median home values from 2018.

Housing prices in Burbank and the surrounding areas increased dramatically in the last decade. For instance, in 2010, Zillow estimated the home value index for Burbank at \$509,300 (inclusive of both single-family homes and condominiums), compared to an index of over \$845,000 in 2019, representing a 66 percent increase. All but one of the City’s zip codes (91502 – Downtown Burbank) had a 2019 median home value in the \$800,000 range, and overall values in Burbank were just slightly below estimates for Pasadena and Glendale. Between 2018 and 2019, housing values in Burbank increased by 2.1 percent, evidencing higher value gains than the 1.65 percent increase experienced Countywide.

<b>Table 1-17</b>			
<b>Median Home Values</b>			
<b>Burbank and Nearby Communities</b>			
<b>Community</b>	<b>Zip Code</b>	<b>Median Home Value: Dec 2019</b>	<b>Percent Change from 2018</b>
Burbank	91501	\$871,000	1.75%
	91502	\$641,000	0.31%
	91504	\$851,000	2.65%
	91505	\$818,000	1.87%
	91506	\$855,000	2.03%
	<b>All</b>	<b>\$845,200</b>	<b>2.10%</b>
Toluca Lake	All	\$912,000	1.33%
Glendale	All	\$860,100	1.43%
Pasadena	All	\$854,500	0.57%
La Cañada Flintridge	All	\$1,665,400	7.73%
LA County	All	\$679,000	1.65%

Source: Zillow Home Value Index from Zillow.com. Data through December 31, 2019.

Note: LA County Area includes Los Angeles-Long Beach-Anaheim Metro Area

The following Table 1-18 breaks down home values by number of bedrooms in both Burbank and the County as a whole. As shown, median values range from \$577,500 for a one-bedroom home, up to more than \$1,325,000 for a home with five or more bedrooms. Three-bedroom homes increased the most in



value between 2011-2019 (+2.7%), while values for one-bedroom homes saw a slight decrease (-0.2%). Burbank median values for all sized homes were higher than the County as a whole.

**Table 1-18**  
**Median Home Values by Unit Size**

Number of Bedrooms	December 2018 Value	December 2019 Value	% Change	Los Angeles County
1	\$578,500	\$577,500	-0.2%	\$444,900
2	\$724,200	\$730,700	0.9%	\$547,400
3	\$855,800	\$878,700	2.7%	\$646,100
4	\$1,070,800	\$1,089,100	1.7%	\$794,700
5+	\$1,308,600	\$1,326,600	1.4%	\$1,171,000
<b>Total</b>	<b>\$860,000</b>	<b>\$878,600</b>	<b>2.2%</b>	<b>\$679,400</b>

Source: Zillow Home Value Index from Zillow.com. Data through December 31, 2019.

Note: LA County Area includes Los Angeles-Long Beach-Anaheim Metro Area

### Ownership Sales Prices

In addition to home value estimates, it is also valuable to look at the actual sales listing price for homes. In December 2020, 49 single-family homes were listed for sale in Burbank on Zillow listing services. Table 1-19 illustrates the number of sales listings, the price range and price average by bedroom size. As shown, prices for single-family homes started at \$724,900 for a two-bedroom house and increased significantly as the homes increased in size. In comparison to the estimated home values presented in Table 1-17, listing prices for single-family homes were significantly higher.

**Table 1-19**  
**Single-family Home Sales Listings**

Number of Bedrooms	Number of Listings	Sales Listing Price Range	Average Sales Listing Price
2	9	\$724,900 - \$989,000	\$842,204
3	19	\$763,999 - \$1,375,000	\$1,074,715
4	17	\$889,000 - \$2,250,000	\$1,399,516
5+	3	\$1,249,942 - \$1,949,000	\$1,664,647
<b>Total</b>	<b>48</b>	<b>\$724,900 - \$2,250,000</b>	<b>\$1,086,196</b>

Source: Karen Warner Associates. Data from Zillow Home Value Index, Zillow.com

The City's economic consultant, Keyser Marston Associates, conducted a survey of condominium sales in August 2020 as part of an anticipated update to Burbank's inclusionary housing study. Table 1-20 shows the results of the survey, including number of listings and sales prices by bedroom size. As shown, the majority of condominium listings were for two-bedroom units, commanding an average sales price of approximately \$545,000, with the lowest priced units in the low \$300,000 price range. Condominiums can potentially offer a lower cost ownership option for Burbank's workforce, the affordability of which is evaluated later in this section.



**Table 1-20**  
**Condominium Sales Survey**

<b>Number of Bedrooms</b>	<b>Number of Listings</b>	<b>Sales Price Range</b>	<b>Average Sales Price</b>
1	9	\$350,000 - \$585,000	\$442,833
2	85	\$300,000 - \$805,000	\$545,158
3	24	\$524,900 - \$785,000	\$685,850
<b>Total</b>	<b>118</b>	<b>\$300,000 - \$805,000</b>	<b>\$557,947</b>

Source: Keyser Marston Associates, Inc. Inclusionary Housing Financial Analysis, August 26, 2020.

### Rental Housing Costs

The Burbank Housing Authority (BHA) conducts annual rent surveys as a means of assessing fair market rents. As shown in Table 1-21 below, BHA's February 2020 survey identified 223 units listed for rent in the City, with two-bedroom units comprising almost half of the units available. The average rents were \$1,530 for a studio, \$1,776 for a one-bedroom unit, \$2,187 for a two-bedroom unit and \$3,147 for a three-bedroom unit. Compared to the 2013 rent survey conducted for the 5<sup>th</sup> cycle Housing Element, average apartment rents in Burbank have increased over 40 percent. Since the onset of the COVID-19 pandemic in March 2020, rent levels have evidenced a modest decline.

**Table 1-21**  
**Vacant Rental Unit Survey**

<b>Number of Bedrooms</b>	<b>Number of Units</b>	<b>Rent Range</b>	<b>Average Rents</b>
Studio	23	\$850 - \$3,651	\$1,530
1	86	\$1,000 - \$4,216	\$1,776
2	103	\$1,400 - \$3,950	\$2,187
3	11	\$2,250 - \$4,000	\$3,147
<b>Total</b>	<b>223</b>	<b>\$850 - \$4,000</b>	<b>\$2,160</b>

Source: Burbank Housing Authority, March 2020

**Accessory Dwelling Units.** Accessory dwelling units (also known as second units or "granny" flats) are complete independent housing units that can be either detached or attached from an existing single-family residence. Based on their relatively small size, and because they do not require paying for land or major new infrastructure, accessory dwelling units (ADUs) are considered affordable by design. ADUs can provide affordable housing options for family members, seniors, students, in-home health care providers, and other small household types. ADUs can also be useful to generate additional rental income for the homeowner, making homeownership more financially feasible.

In December 2020, the Southern California Association of Governments (SCAG) released a "Regional Accessory Dwelling Unit Affordability Analysis". SCAG conducted this analysis to "provide local

governments in the region with assumptions for ADU affordability that can be used to assign ADUs to income categories for the purpose of Sixth Cycle Housing Elements.” The analysis consisted of five steps:

1. Calculate maximum rent limits for RHNA income categories for both one-person and two-person households by county;
2. Conduct a rent survey for ADUs in the SCAG region (a total of 150 existing ADUs were surveyed between April and June 2020);
3. Use regional survey to determine proportion of ADUs within each income category for both one-person and two-person households;
4. Make assumptions for what percentage of ADUs will be occupied by one-person and two-person households;
5. Use (D) to combine proportions from (C) into single breakdown of rented ADUs by income category.

The steps above apply to rented ADUs. However, one prevalent use of ADUs is for family members or others (such as caretakers) who are not charged rent. SCAG looked at other surveys and resources to determine the percentage of ADUs where people live rent free. Based on this review, SCAG estimated that 15 percent of ADUs are provided rent-free, and can therefore be assumed to be affordable to extremely low income households (0-30% AMI).<sup>4</sup>

In order to account for differences in housing costs, the SCAG geography was divided into five subregions, including Los Angeles County which was divided into two areas – the coastal jurisdictions and the inland jurisdictions. Table 1-22 presents SCAG’s affordability assumptions for ADUs in LA County’s inland jurisdictions, providing the basis for assigning affordability to projected ADUs in Burbank’s Housing Element Update. As shown, almost 70 percent of all ADUs and 54 percent of rented ADUs are estimated by SCAG to be affordable to lower income households. Consistent with this analysis, a February 2020 rent survey conducted of 50 ADUs in and around Burbank documented a median rent of \$1,500, providing an affordable rental option for many one- and two-person lower income households.

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<sup>4</sup> While there is currently no empirical data on the number of ADUs that are rented for free in the SCAG region, three studies from the Bay Area and Portland have attempted to estimate the rate of non-rented ADUs: A 2012 UC Berkeley publication entitled “Scaling up Secondary Unit Production in the East Bay” indicates that approximately half of all ADUs are unpaid. A 2018 report entitled “Jumpstarting the Market for ADUs” surveyed ADUs in Portland, Seattle, and Vancouver and found that approximately 17% of ADUs were occupied by a friend or family member for free. And a 2014 analysis entitled “Accessory dwelling units in Portland, Oregon: evaluation and interpretation of a survey of ADU owners” found that “18% of Portland ADUs are occupied for free or extremely low cost.” Based on these surveys, SCAG conservatively assumed that 15% of ADUs will be available at rents affordable to Extremely Low-Income households.

**Table 1-22**  
**Affordability Assumptions for ADUs**  
**Los Angeles County – Inland Jurisdictions**

<b>Category</b>	<b>Affordability Assumptions for Rented ADUs</b> <b>85% of Total</b>	<b>Affordability Assumption for Non-Rented ADUs</b> <b>15% of Total</b>	<b>Affordability Assumption for all ADUs<sup>1</sup></b> <b>100% of Total</b>
Extremely Low Income	0%	100%	15%
Very Low Income	10%	0%	9%
Low Income	53%	0%	45%
Moderate Income	3%	0%	2%
Above Moderate Income	35%	0%	30%

Source: "SCAG Regional Accessory Dwelling Unit Affordability Analysis", December 2020.

<sup>1</sup> Combined by multiplying rented ADUs by 85% and non-rented ADUs by 15%.

### **Affordability of Burbank's Ownership and Rental Housing**

The affordability of housing in Burbank can be assessed by comparing market rents and sales prices with the amount that households of different income levels can afford to pay for housing. Compared together, this information can reveal who can afford what size and type of housing as well as indicate the type of households that would most likely experience overcrowding or overpayment.

For purposes of evaluating home purchase affordability, Table 1-23 presents the maximum affordable purchase price for moderate income households (120% AMI). Due to the high single-home median values and sales listings described earlier in this section, Table 1-23 compares the affordable purchase price with condominium sales prices in Burbank (documented earlier in Table 1-20). As illustrated below, the maximum affordable purchase price ranges from \$444,276 for a three-person household to \$533,632 for a four-person household. Average condominium sales in Burbank were \$545,158 for two-bedroom units and \$685,850 for three-bedroom units, leaving an affordability gap of \$100,000 or more. However, the lower end of the condo sales ranges started at \$300,000 for two bedrooms and approximately \$525,000 for three bedrooms. This falls within the affordable purchase price threshold and represents opportunities for moderate income households to purchase condominiums in Burbank.

**Table 1-23**  
**Los Angeles County Maximum Affordable Housing Cost**

<b>Moderate Income Affordable Housing Cost</b>	<b>2 Bedroom (3 Persons)</b>	<b>3 Bedroom (4 persons)</b>
Household Income @ 120% Median	\$83,500	\$92,750
Income Towards Housing @ 35% Income	\$29,225	\$34,462
Maximum Monthly Housing Cost	\$2,435	\$2,871
Less Expenses:		
Utilities <sup>1</sup>	(\$146)	(\$172)
Taxes (1.10% of sales price)	(\$406)	(\$488)
Insurance (0.10% of sales price) <sup>2</sup>	(\$37)	(\$44)
HOA Fees & Other Maintenance	(\$250)	(\$250)
Monthly Income Available for Mortgage	\$1,596	\$1,917
Supportable Mortgage @ 3.5% interest	\$355,421	\$426,906
Homebuyer Downpayment (20%)	\$88,855	\$106,726
<b>Maximum Affordable Purchase Price</b>	<b>\$444,276</b>	<b>\$533,632</b>
<b>Burbank Average Condo Sales Price</b>	<b>\$545,158</b>	<b>\$685,850</b>

Source: Karen Warner Associates.

<sup>1</sup> Utility costs based on 2020 HCoLA schedule and assumes gas appliances.

<sup>2</sup> Estimated from quotes from Progressive Insurance

<sup>3</sup> Condo prices from Keyser Marston Associates, Inclusionary Housing Financial Analysis, August 2020.

In terms of rental affordability, Table 1-24 presents the maximum affordable rents for very low, low and moderate income households by household size, and compares with average apartment rents in Burbank (as documented in the rent survey presented in Table 1-20). As shown, average rents in Burbank are well above the level of affordability for very low income households. Even low and moderate income households face an affordability gap, ranging from a modest \$50-\$100 per month for a one-bedroom unit, to approximately \$300 for a two-bedroom unit and up to \$1,000 for a three- bedroom unit. While the rent survey does identify some units at the low end of the rent range at levels affordable to low and moderate income households, the supply of such units is limited. These market conditions are consistent with data from the census (see Table 1-24) which documents approximately three-quarters of Burbank's lower income renter households as experiencing overpayment (>30% income on rent), and ½ experiencing extreme overpayment (>50% income on rent).

**Table 1-24**  
**Maximum Affordable Rents - Los Angeles County<sup>1</sup>**

<b>Income Level<sup>2</sup></b>	<b>1 Bedroom (2 person)</b>	<b>2 Bedroom (3 person)</b>	<b>3 Bedroom (4 person)</b>
Very Low Income	\$999	\$1,122	\$1,236
Low Income	\$1,676	\$1,882	\$2,081
Moderate Income	\$1,728	\$1,942	\$2,147
<b>Burbank Average Rents</b>	<b>\$1,776</b>	<b>\$2,187</b>	<b>\$3,147</b>

Source: Karen Warner Associates, 2020.

<sup>1</sup> Maximum rent reflects deduction of utility allowance per LACDC 2020 utility schedule.

<sup>2</sup> Income levels reflect the 2020 Official State Income Limits published by State HCD.

## Assisted Housing At-Risk of Conversion

State Housing Element law requires an analysis of the potential for currently rent-restricted low-income housing units to convert to market rate housing, and to propose programs to preserve or replace any units “at risk” of conversion. This section presents an inventory of all assisted rental housing in Burbank, and evaluates those units at risk of conversion during the eight-year 2021-2029 planning period.

### Assisted Housing Inventory

As presented in Table 1-25, Burbank has a sizable stock of 1,954 units of assisted rental housing. The inventory includes all multi-family units assisted under federal, State and local programs, including HUD, State/local bond programs, density bonus and inclusionary programs. Burbank has a large senior citizen population and nine low-rent senior housing complexes totaling 1,225 units.

As of March 2021, there were 1,372 deed-restricted affordable rental units in Burbank. The City monitors these affordable units on an annual basis by: maintaining contact with owners/management to ensure long-term affordability covenants are met; maintaining and updating the list of all assisted housing developments; communicating with Section 8 tenants regarding status of HUD contract renewal; providing tenant education for Section 8 recipients in the event of property owner withdrawal from Section 8 program; and promoting fair housing opportunities through owner/tenant workshops.

### At-Risk Projects

According to the California Housing Partnership Corporation At-Risk Database, prior to 2020, there were three lower-income senior rental projects (Wesley Tower, Pacific Manor, and Harvard Plaza) in Burbank at risk of converting to market rate before 2029. However, the monitoring of the three buildings in 2020 found that Wesley Tower’s affordability requirements were extended to 2049 and Pacific Manor’s affordability requirements were extended to 2036. Management for Harvard Plaza has also refinanced the building’s loan and has extended the project’s affordable units to 2040. And while the affordability controls related to the tax credit financing on Media Village expire in 2029, the local redevelopment set-aside funds contributed to this project require affordability be maintained in perpetuity.

**Table 1-25**  
**Assisted Rental Housing Inventory**

Project Name	Total Units	Affordable Units (Accessible Units)	Applicable Programs	Potential Expiration
<b>Senior Housing Projects</b>				
Harvard Plaza	149	149 VL (149)	Section 202, Section 8	Aug 2040
Pacific Manor	167	166 VL (166)	236(j)(1), HOME, Sec 8	2036
Verdugo Towers	119	119 VL (119)	Sec 202, Sec 8, RDA Set-Aside	Perpetuity
Wesley Towers	97	97 VL (5)	Section 202, Section 8	2049
Media Village/Silverwinds	144	29 VL, 115 Low (144)	RDA Set-Aside	Perpetuity
Senior Artists Colony	141	29 VL, 14 Low (141)	HOME, RDA Set-Aside, MHP	Perpetuity
Olive Plaza	183	46 Mod (183)	Density Bonus	Perpetuity
Olive Court	163	162 Low (163)	RDA Set-Aside	Perpetuity
Park Avenue	62	62 Mod (62)	RDA Set-Aside	Perpetuity
<b>Total</b>	<b>1,225</b>			

<b>Special Needs Projects (*owned by BHC)</b>				
Casa Providencia	18	17 VL (17)	Section 811, HOME, MHP	Perpetuity
CARE Cottages* Transitional Housing (women/children)	5	3 VL, 2 Low	RDA Set-Aside	2061
Linden House* Transitional Housing (at-risk youth)	4	3 VL, 1 Mod	HOME, RDA Set-Aside	Perpetuity
Home Front* Transitional Housing (families)	7	4 ELI, 2 VL, 1 Mod	HOME, RDA Set-Aside	Perpetuity
Veterans Bungalow* Supportive Housing	11	ELI, VL, Low	HOME, MHP	2069
Jerry's Promise* Transitional Housing (families)	3	1 ELI, 2 VL	HOME, RDA Set-Aside	Perpetuity
<b>Total</b>	<b>48</b>			
<b>Burbank Housing Corporation (BHC) Projects</b>				
<b>Elmwood Focus Neighborhood</b>				
100 Block of Elmwood Ave.	65	5 ELI, 14 VL, 23 Low, 23 Mod	HOME, RDA Set-Aside	Perpetuity
<b>Verdugo/Lake Focus Neighborhood</b>				
237, 241-23, 257 W. Verdugo 220 W. Tujunga	30	2 VL, 26 Low, 2 Mod	CDBG, HOME RDA Set-Aside	Perpetuity
261 W. Verdugo Ave.	8	2 VL, 4 Low, 2 Mod	RDA Set-Aside	Perpetuity
275 W. Verdugo	34	3 ELI, 12 VL, 12 Low, 7 Mod	RDA Set-Aside	Perpetuity
<b>Golden State Focus Neighborhood</b>				
3000 Thornton	4	3 Low, 1 Mod	HOME, RDA Set-Aside	Perpetuity
3030 Thornton	1	1 Low	RDA Set-Aside	Perpetuity
2331 N. Fairview	3	3 Low	HOME	Perpetuity
2325 & 2335 N. Fairview	7	1 VL, 6 Low	HOME, RDA Set-Aside	Perpetuity
2321 N. Fairview & 2323 N. Catalina	14	1 VL, 6 Low, 7 Mod	Set-Aside	Perpetuity
2219 & 2329 N. Niagara	6	2 VL, 2 Low, 2 Mod	HOME	Perpetuity
2234 Catalina	7	2 ELI, 2 VL, 3 Low	HOME, RDA Set-Aside	Perpetuity
2223-2235 Catalina	20	4 ELI, 7 VL, 7 Low, 2 Mod	RDA Set-Aside	Perpetuity
2300 Niagara	3	1 VL, 2 Low	HOME	Perpetuity
2300 Fairview	3	2 ELI, 1 Low	HOME, Set-Aside	Perpetuity
<b>Peyton/Grismer Focus Neighborhood</b>				
1721 Elliott	7	3 VL, 1 Low, 3 Mod	CDBG, HOME	Perpetuity
1801-1815 Grismer, 1729-1735 Elliott	70	14 VL, 19 Low, 37 Mod (5)	RDA Set-Aside	Perpetuity
Keeler/Elliott -Habitat homeownership	8	8 VL	RDA Set-Aside	Perpetuity
<b>Lake/Alameda Focus Neighborhood</b>				
157 & 159 W. Linden, 160 W. Elm Ct.	9	5 VL, 4 Low	HOME, Set-Aside	Perpetuity
<b>Total</b>	<b>299</b>			
<b>Other Affordable Rental Units</b>				
Rental Rehabilitation (scattered site)	71	27 Low	RDA Set-Aside	15 years
1301 Hollywood Way	35	3 Low	Density Bonus	Perpetuity
Empire Landing	276	28 Low	Inclusionary	Perpetuity
<b>Total</b>	<b>382</b>			
<b>GRAND TOTAL</b>	<b>1,954</b>	<b>1,372 Affordable (1,152 Accessible) units</b>		

Source: Burbank Community Development Department, Housing and Economic Development Division, March 2021.

## Regional Housing Needs

State law requires all regional councils of government, including SCAG, to determine the existing and projected housing needs for its region, known as the Regional Housing Needs Assessment, or RHNA process.

### Existing Housing Needs

#### *Overcrowding*

The State defines an overcrowded housing unit as one occupied by more than 1.01 person per room (excluding kitchen, porches, and hallways). A unit with more than 1.51 occupants per room is considered severely overcrowded. The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately-sized housing units.

Table 1-26 shows the incidence of overcrowding in Burbank and Los Angeles County by tenure, as measured by the Census ACS 2014-2018 data. As shown in the table, overcrowding was a more serious problem for renters than owners. Of the total renter occupied households in the City, 7.4 percent were living in overcrowded conditions (more than 1 persons per room), while only 2.4 percent of total owner-occupied households were living under these conditions. Countywide overcrowding was more than both the percentage of Burbank, with 16.5 percent for renters and 5.6 percent for owners.

**Table 1-26**  
**Overcrowded Households**

	<b>Burbank</b>		<b>Los Angeles Co.</b>
	<b>Households</b>	<b>Percent</b>	<b>Percent</b>
<b>Renters</b>			
Overcrowding (1-1.5 persons/room)	1,114	4.6%	8.9%
Severe Overcrowding (>1.5 persons/room)	679	2.8%	7.5%
Total Overcrowding (>1 persons/room)	1,793	7.4%	16.5%
<b>Owners</b>			
Overcrowding (1-1.5 persons/room)	283	1.6%	4.1%
Severe Overcrowding (>1.5 persons/room)	128	0.7%	1.5%
Total Overcrowding (>1 persons/room)	411	2.4%	5.6%

Source: Census ACS 2014-2018.

#### **Overpayment**

Housing affordability problems occur when housing costs become so high in relation to income that households are faced with paying an excessive portion of their income for housing, leaving less income remaining for other basic essentials. Housing overpayment occurs when a household spends more than 30 percent of its income on housing costs; severe overpayment refers to spending greater than 50 percent of income on housing. As presented in Table 1-27, of the total renter households in the City, 56.4 percent



were paying over 30 percent of their total household income on housing. This compares to 58.3 percent countywide. The table also identifies one-quarter (25.3%) of renters in Burbank as spending between 30-50 percent of their total income on housing, with almost an additional one-third (31.1%) spending more than half their income (severe overpayment) on housing.

**Table 1-27**  
**Housing Overpayment**

Overpayment	Burbank		Los Angeles Co.
	Households	Percent	Percent
<b>Renters</b>			
Overpayment (30%-50% Household Income)	5,861	25.3%	27.3%
Severe Overpayment (>50% Household Income)	7,207	31.1%	31.0%
Total Overpayment-Renters (>30% Household Income)	13,068	56.4%	58.3%
<b>Owners<sup>1</sup></b>			
Overpayment (>30%-50% Household Income)	3,053	17.6%	19.8%
Severe Overpayment >50% Household Income	2,403	13.9%	16.6%
Total Overpayment- Owners (>30% Household Income)	5,456	31.5%	36.3%

Source: Census ACS 2014-2018.

<sup>1</sup> Owner households includes those with and without a mortgage.

Housing overpayment is a critical need among lower-income households, who are disproportionately affected by this burden compared to other households. Of Burbank's renter households earning lower incomes (<80% AMI), 80 percent faced overpayment, with 50 percent of lower-income renter households facing extreme overpayment. Table 1-28 shows that the City's lower-income homeowners are also impacted, with 64 percent overpaying and 45 percent severely overpaying.

Elderly renter household also face a housing cost burden. According to Table 1-28, over two-thirds (67%) of elderly households were overpaying and 40 percent were severely overpaying. The level of overpayment among small and large family renters (37 percent and 48 percent respectively) falls slightly below the level of overpayment experienced among all the City's renter households.

**Table 1-28**  
**Housing Overpayment by Household Type and Tenure**

Household Type	Renter Overpayment		Owner Overpayment	
	> 30% Income	> 50% Income	> 30% Income	> 50% Income
% Lower Income Overpaying	80%	50%	64%	45%
% Elderly Overpaying	67%	40%	22%	15%
% Small Families Overpaying	37%	25%	12%	3%
% Large Families Overpaying	48%	22%	14%	11%

Source: HUD, CHAS DataBook, 2011-2015.

Note: >50% Household Income is a subset of >30% Household Income.

Overpayment is most pronounced among lower income renter households. As shown in Table 1-29, a significant majority of renter households earning less than \$50,000 in Burbank face either overpayment or severe overpayment. The highest percentage of renter households paying more than 30 percent of their income on housing was the \$20,000-\$34,999 income level at 95 percent. The impact of housing overpayment on Burbank's lower income households is significant, with the community's special needs populations – seniors, persons with disabilities, and female-headed households with children - most vulnerable to losing their housing due to an inability to pay.

**Table 1-29**  
**Lower Income Renter Overpayment**

Income Level	Overpayment (30-50% HH Income)		Severe Overpayment (>50% HH Income)		Total (>30% HH Income)	
	Households	% Renter Income Level	Households	% Renter Income Level	Households	% Renter Income Level
Less than \$20,000	579	13.1%	3,571	80.6%	4,150	90.7%
\$20,000-\$34,999	593	19.0%	2,374	75.9%	2,967	94.9%
\$35,000 to \$49,999	1,724	58.1%	854	28.8%	2,578	86.9%
\$50,000 to \$74,999	1,809	47.0%	408	10.6%	2,217	57.6%
\$75,000 to \$99,999	825	26.7%	0	0	825	26.7%
\$100,000 or more	331	5.8%	0	0	331	5.8%
Total	5,861	25.3%	7,207	31.1%	13,068	56.4%

Source: SCAG Pre-Certified Local Housing Data, August 2020; Census ACS 2014-2018.

## Projected Housing Needs

California's Housing Element law requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups, as determined by the jurisdiction's Council of Governments. This "fair share" allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction's projected share of regional housing growth across all income categories. Regional growth needs are defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted number of households, as well as the number of units that would have to be added to compensate for anticipated demolitions and changes to achieve an "ideal" vacancy rate.

The regional growth allocation process begins with the Department of Finance's (DOF) projection of statewide housing demand for the planning period, which is then apportioned by regional councils of government throughout the state. SCAG is responsible for assigning these regional housing needs, known as the Regional Housing Needs Assessment (RHNA) for Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial counties, and the jurisdictions within each county. The main determining factors in SCAG's methodology are: household growth (based on Connect SoCal growth forecast), job accessibility, and transit accessibility. After a RHNA total is calculated, a social equity adjustment is applied to determine the four income categories (very low, low, moderate, and above moderate-incomes).

The State has allocated 1.34 million new housing units to the SCAG regions as part of the 6<sup>th</sup> cycle RHNA. This level of housing growth represents the largest allocation the region has ever received, which results

in much higher RHNA allocations for SCAG cities and counties. At its September 3, 2020 meeting, SCAG's Regional Council adopted the Connect SoCal on which the RHNA is based. On March 4, 2021, the Regional Council adopted the final RHNA allocations to local jurisdictions.

SCAG has forecast the housing needs by income category for each jurisdiction within the six-county region for the 2021-2029 Housing Element planning period of October 2021 through October 2029. The RHNA represents the minimum number of housing units each community is required to provide "adequate sites" through zoning and is one of the primary threshold criteria necessary to achieve HCD approval of the Housing Element.

Burbank's RHNA housing needs for the 2021-2029 planning period was forecast at 8,772 net units, distributed among the four income categories as shown in Table 1-30.

As presented in the Resources and Housing Plan sections of the Housing Element, Burbank will continue to provide sites for a mix of multi-family and mixed use housing, as well as accessory dwelling units, supported by a variety of programs (funding permitting) to enhance affordability, to accommodate its RHNA and contribute towards addressing the growing demand for housing in the Southern California region.

**Table 1-30**  
**Regional Housing Needs Assessment (RHNA) for Burbank**

<b>Income Level</b>	<b>Percent of Area Median Income</b>	<b>Total RHNA</b>	<b>Percentage of Units</b>
Very-Low Income <sup>1</sup>	<50%	2,553	29.1%
Low Income	50-80%	1,418	16.2%
Moderate Income	80-120%	1,409	16.1%
Above Moderate Income	>120%	3,392	38.7%
<b>Total</b>		<b>8,772</b>	<b>100.0%</b>

Source: SCAG 6<sup>th</sup> Cycle Final RHNA.

<sup>1</sup> Local jurisdictions must consider Extremely Low Income households as part of the Very Low Income. The Burbank Housing Element assumes 50% of the Very Low Income housing needs for Extremely Low Income households.

## HOUSING CONSTRAINTS

The provision of adequate and affordable housing can be constrained by a number of factors. This section assesses the various governmental, market, infrastructure and environmental factors that could possibly act as constraints to housing development and improvement in Burbank.

### Governmental Constraints

State law requires that housing elements identify and analyze potential and actual governmental constraints to the maintenance, improvement, or development of housing for all income levels, including housing for persons with disabilities. As a means of providing information and transparency to the public, all zoning and development standards and development fees are posted on the City's website.

### Land Use Controls

The Land Use Element and the Zoning Code—which implements the Land Use Element—directly impacts the amount, size, type, location and thus, cost of residential development. The control over land use is designed to ensure that new housing is compatible with adjacent uses and built to the standards of quality and livability of the City's neighborhoods. Land use designations and zoning requirements affect both the construction of new units and the rehabilitation of existing dwellings.

Please refer to Table LU-3, Residential Unit Capacity Measure One Consistency for maximum density allowed for each of the residential and commercial land use designations. The Land Use Element permits a broad range of housing types and densities that address the housing needs of residents. Residential densities range from up to seven and 14 dwelling units per acre (du/ac) in the Low Density Residential land use category (R-1, R-1-H, and R-2 zones) to 43 du/ac in the High Density Residential category (R-4 zone). Residential opportunities are also in various commercial areas and specific plan areas of the City and range from 27 to 87 du/ac.

### Zoning Standards

The City's Zoning Code sets forth the standards for residential development. These include density, setbacks, lot area, lot coverage, height and parking standards. Table 1-31 presents Burbank's development standards for single-family development, and Table 1-32 presents multi-family development standards. For the 2021-2029 Housing Element, the following zoning tables represent a point-in-time analysis of land use controls constraints. These zoning development standards will change over time and these tables may not reflect those changes in the future. One of the programs included in the Housing Element is to update the City's multi-family development standards to better facilitate residential development feasibility.

The City also has a Planned Development zone that permits a variety of housing and commercial uses and provides flexibility in development standards, subject to a public hearing before both the Planning Board and City Council. The City has in the past used Planned Development zoning as a tool to facilitate mixed use and residential development in its commercial zones. One of the City's primary goals in developing/updating the Downtown TOD, Golden State, and Media District specific plans is to establish clear and objective development standards that create greater certainty for developers and eliminate the need for Planned Development zoning for projects that meet these standards. Developers would however still maintain the option of going through the Planned Development process to address the unique aspects of a project.

**Table 1-31**  
**Single-Family Development Standards**

Development Standard	R-1 and R-1-H Zones
<b>Density</b>	
Minimum lot area	6,000 square feet
Minimum lot width	50 feet
Minimum lot depth	100 feet
Minimum dwelling unit size	850 square feet
<b>Maximum height</b>	
To top plate	20 feet
To top of roof and architectural features	30 feet
Maximum number of stories for all structures	2; 3 stories if the third story is enclosed within a pitched roof (maximum height requirements apply)
<b>Maximum floor area ratio</b>	0.4 for lot area up to 7,500 square ft. plus 0.3 for lot area over 7,500 square ft. and 0.2 for lot area over 15,000 square ft.
<b>Maximum lot coverage</b>	50%
<b>Minimum yard setbacks</b>	
Front	Average front yard setback on the blockface
Rear	15 feet
Interior side	10% of lot width - no less than 3 ft and no more than 10 ft
Street-facing side	1 <sup>st</sup> story: no less than 10% of lot width, or between 5-10 ft 2 <sup>nd</sup> story: 20% of lot width, but between 6-20 ft
<b>Minimum number of off-street parking spaces</b>	
Main dwelling ≤ 3,400 sq ft floor area	2 spaces
Main dwelling >3,400 sq ft floor area	3 spaces
Source: Burbank Municipal Code, 2020.	

As illustrated in Table 1-32, both the R-3 and R-4 zones are structured to provide incentives for combining lots, allowing for an increase in density on larger lot sizes.

Burbank's zoning makes allowances for development with fewer than four units. The zoning standards allow for the use of tandem parking for these smaller projects, which is not allowed for larger projects, and do not require any guest parking to be provided for smaller projects. These relaxed standards facilitate the development of small lots by increasing design flexibility. However, City staff report that particularly on smaller parcels, current development standards may preclude the achievement of maximum zoned densities. The Housing Element includes a program to review and update the City's multi-family development standards, including re-evaluation of parking, setbacks, height and other standards to enable compact, well-designed multi-family product types.

**Table 1-32**  
**Multi-Family Development Standards**

Development Standard	R-2	R-3	R-4
Density/minimum gross square footage of lot area per dwelling unit			
< 12,000 sq. ft. lots	1 unit/3,000 sq. ft.	1 unit/2,400 sq ft	1 unit/2,000 sq. ft.
12,000 - 23,999 sq. ft. lots		1 unit/2,000 sq. ft.	1 unit/1,400 sq. ft.
>= 24,000 sq. ft. lots		1 unit/1,600 sq. ft.	1 unit/1,000 sq. ft.
Lot size and dimensions			
Minimum lot area	6,000 square feet		
Minimum lot width	50 feet		
Minimum lot depth	100 feet		
Maximum lot coverage			
< 500' from single family zoned parcel	60%		
> 500' from single family zoned parcel	70%		
Maximum height			
< 500' single family zoned parcel	27 feet to top plate 35 feet to top of roof and architectural features		
> 500' single family zoned parcel	35 feet to top plate 50 feet to top of roof and architectural features		
Maximum number of stories for all structures			
< 500' single family zoned parcel	2		
> 500' single family zoned parcel	3		
Minimum yard setbacks			
Front minimum	25 feet		15 feet
Rear minimum	5 feet		
Interior side minimum	5 feet		
Street-facing side minimum	10 feet		
Upper story setback for any yard abutting or adjacent single-family zoned parcel	5 additional feet		
Buffer area for side or rear yard abutting or adjacent single family zoned property	20 feet		
Parking			
Minimum number of off-street tenant parking spaces	2 spaces per unit	1.25 spaces per efficiency unit (studio unit that is 500 square feet or less) 1.75 spaces per 1-bedroom unit or studio unit > 500 square feet 2 spaces per unit with 2 or more bedrooms	
Minimum number of off-street guest parking spaces	1 guest space per 4 units, minimum of 2 spaces (projects with 3 or fewer units are exempt)		
Open space and landscaping			
Min. common open space/unit	150 square feet		
Min. private open space/unit	50 square feet		
Min. % lot area that must be landscaped	25%		15%
Min. % common open space area that must be landscaped	20%	15%	

Source: Burbank Municipal Code, 2020.

### ***Specific Plans for Future Residential Growth***

The *Burbank2035* General Plan Plan Realization Element calls for the City to review and update its existing specific plans through a public process to ensure they reflect the current vision for each of the areas. The General Plan also call for preparation of a new specific plan for the Golden State Commercial/Industrial Area to provide a framework for future development in the area consistent with the Land Use Element. The following three specific plans will provide for the majority of housing growth opportunities in Burbank during the Housing Element planning period and beyond.

**Downtown Burbank Metrolink Station TOD Specific Plan.** The City is currently updating a 20-year old specific plan for the Downtown area known as the Burbank Center Specific Plan. The existing Specific Plan currently limits the zoning and land use of this planning area and has an outdated geographic boundary. Over the 20 years since the Plan's adoption, the planning area has grown into a major transit hub and employment center that can accommodate additional housing supply while both helping to protect existing neighborhoods and building an expanding downtown neighborhood. The new "Downtown Burbank Metrolink Station TOD Specific Plan" integrates both the 1997 Burbank Center Specific Plan and 2012 North San Fernando Boulevard Master Plan, and incorporates surrounding areas of both plans into one comprehensive planning document. The approximately 662-acre Specific Plan analyzes opportunities for new housing and other in-fill development opportunities, and focuses on intensifying uses around the Downtown Metrolink Station. As shown in the Housing Element sites inventory, opportunity sites identified as part of the planning process for the Downtown TOD Plan can accommodate over 3,400 new high density housing units.

**Golden State Specific Plan.** The *Burbank2035* General Plan called for the City to prepare a new specific plan for the Golden State District to provide a framework for future development. The approximately 600-acre Golden State Specific Plan (GSSP) area is located south and east of the Hollywood Burbank Airport. It includes land zoned for industrial, commercial and residential uses, and encompasses two existing Metrolink stations, a proposed High Speed Rail station, and the Hollywood Burbank Airport. The GSSP will provide opportunities for new housing and other in-fill development, as well as improvements to the planning area's infrastructure. The draft GSSP provides sites to accommodate over 2,600 dwelling units, as reflected in the Housing Element sites inventory.

**Media District Specific Plan.** The Media District Specific Plan (MDSP) was adopted in 1991 in response to the development of several high-rise office buildings in the 1980s and the potential effects that similar future development could have on surrounding residential neighborhoods. The MDSP is generally located in southwestern Burbank around the intersection of SR 134 and Olive Avenue, and includes several of the City's largest employers - Warner Bros Studios, Disney Studios and Providence St. Joseph Medical Center. The City has applied for funding through SCAG's Sustainable Communities Program to update the MDSP to re-evaluate the plan's goals and policies and to identify new opportunity sites for development accessible by publicly accessible transportation. City staff estimates the area may be able to accommodate up to 2,000 housing units.

The Program EIRs that will be prepared for all three specific plans will include analysis and mitigation measures that will help accommodate future housing production and assist developers by streamlining the environmental review and permitting process for individual housing and mixed use projects. The City intends to take full advantage of the CEQA streamlining provisions in order to encourage housing production more quickly and efficiently consistent with objective development standards.



## Local Ordinances

State law now requires jurisdictions to analyze in their Housing Elements any locally adopted ordinances that directly impact the cost and supply of residential development. Burbank has an inclusionary housing ordinance, density bonus ordinance, condominium conversion ordinance and growth management ordinance, all of which are analyzed in the following section.

### ***Inclusionary Housing***

In March 2006, the Burbank City Council adopted an Inclusionary Housing Ordinance as a means of increasing the supply of affordable housing in conjunction with market rate housing development. The City's ordinance requires developers of housing with five or more units to provide at least 15 percent of the units as affordable to very low-, low- and moderate-income households as follows:

- For rental projects, five percent of units are required for very low-income households and 10 percent for low-income households
- For ownership projects, 15 percent of units are required for low- and moderate-income households

As a means of providing incentives to address the City's goals for lower-income and special needs housing, the City's ordinance also offers inclusionary "credits" as follows:

- If Very Low Income rental units are provided in lieu of required Low Income rental units, a credit of 1.25 units for every 1 unit is provided.
- If Low Income owner units are provided in lieu of required Moderate Income owner units, a credit of 2 units for every 1 unit is provided.
- If more than the required number of affordable rental or ownership units are provided for large families (3+ bedrooms), or fully accessible units (in excess of California Building Code Chapter 11A requirements) are provided for the physically disabled, a credit of 1.5 units for every 1 unit is provided.

Developers may elect to pay an in-lieu fee rather than provide the affordable units within the project. As shown in Table 1-33, the City's in-lieu fee structure is tiered, providing reduced fees for smaller projects where the economic impact of inclusionary requirements tends to be the greatest.

**Table 1-33**  
**Inclusionary Housing In-Lieu Fee**

<b>Project Size (# of Units)</b>	<b>Ownership Projects (per square foot)</b>	<b>Rental Projects (per square foot)</b>
14+ units	\$20.07	\$10.27
10 to 13 units	\$16.46	\$8.42
5 to 9 units	\$11.24	\$5.75

Source: City of Burbank, 2020.

The City has established an Affordable Housing Trust Fund for deposit of in-lieu fee revenues. Monies from the trust fund must be used to increase and improve the supply of housing affordable to very low, low and moderate-income households in the City. Permissible uses include, but are not limited to, assistance to housing development corporations, equity participation loans, grants, pre-home ownership co-investment, pre-development loan funds, participation leases or other public-private partnership

arrangements. The fund may be used for the benefit of both rental and owner-occupied housing.

Developers may also be permitted to fulfill inclusionary requirements by providing affordable units at an off-site location in Burbank. Off-site affordable units may be provided through new construction, substantial rehabilitation, and adaptive re-use. Donation of land to the City to construct the required affordable units is another off-site alternative. Developers are permitted to use these options by right.

To offset the potential costs associated with the provision of affordable units, Burbank's inclusionary ordinance offers a variety of development concessions to construct affordable units on-site within the proposed project. A developer may request one or more concessions, subject to the discretion of the City, and based on demonstration that the proposed project is financially infeasible without the incentives. Permitted development concessions mirror those specified within the City's density bonus ordinance, and are described in the following section. As of March 2021, there have been approximately 120 affordable units created (or entitled) through the Inclusionary Housing Program, with most recent projects also taking advantage of density bonus incentives.

The City is currently in the process of updating its Inclusionary Housing Ordinance as market conditions have changed since the original Ordinance was adopted over 15 years ago. One of the changes being contemplated is to allow apartment developers multiple options to fulfill Inclusionary Housing production requirements, including allowing moderate income units until the City has fulfilled 100% of the current unmet need for moderate income units under the RHNA. Changes to the Ordinance will be evaluated which are complementary to current state density bonus law and in-lieu housing fee amounts will also be updated.

### ***Density Bonus***

In conjunction with adoption of the Inclusionary Housing Ordinance in 2006, the Burbank City Council updated its density bonus ordinance to conform to the new requirements of Government Code Section 65915 and to coordinate with the incentives offered under the Inclusionary Housing Program. Density bonus law has undergone several amendments since that time, and rather than incrementally update the City's ordinance, the City's Code includes automatic incorporation by reference of future amendments to State density bonus law. In summary, applicants of residential projects of five or more units may apply for a density bonus and additional concession/incentive(s) if the project provides for construction of one of the following:

- A minimum 10% of the total units of a housing development for lower-income households; or
- A minimum 5% of the total units of a housing development for very low-income households; or
- A senior citizen housing development, or mobile home park that limits residency based on age requirements for housing for older persons; or
- A minimum 10% of the total dwelling units in a common interest development for moderate income households.

The amount of density bonus the City grants is consistent with the most current State law, but generally ranges from 20 to 50 percent above the specified General Plan density. Developers may choose to use the affordable units required by Burbank's Inclusionary Housing Ordinance to meet the minimum thresholds for the State density bonus law. However, in that case, the units must meet both requirements or the more stringent of the two requirements.

In addition to the density bonus, eligible projects may receive one to four additional development concessions/incentives, based on the applicant demonstrating that it is not financially feasible to build the

project without the concessions. Pursuant to State statutes, the number of concessions a project may be eligible for is based upon the proportion of affordable units and level of income targeting.

Burbank has had numerous projects take advantage of State density bonus law, and projects providing inclusionary housing units on-site automatically meet the affordability threshold to qualify for density bonuses under State law. Additionally, the City's Land Use Element provides for the following bonuses for transit-oriented developments:

*Policy 1.2: With discretionary approval, allow for density and intensity limits specified in Burbank2035 to be exceeded for transit-oriented development projects within transit centers as identified in the Mobility Element. Density and intensity limits may be exceeded by no more than 25%.*

Together with the update of the Inclusionary Housing Ordinance, the City is preparing an update of the Density Bonus Ordinance to reflect the most recent State law. Part of this update, for future Council consideration, will include establishing a streamlined approach to the menu of available incentives and concessions, as well as streamlining the appeals process.

### **Condominium Conversions**

The City's condominium conversion regulations are structured both to facilitate the creation of affordable homeownership options, and to provide protections to tenants in buildings proposed for conversion. The City processes condominium conversions through an Administrative Use Permit, subject to compliance with current City Building, Housing, and Fire Codes, and additional development standards for parking and storage. Property owners are required to give tenants a minimum of 180 days written notice of the intention to convert prior to termination of tenancy and provide tenants with the first right of purchase.

Tenants are protected from unreasonable rent increases in the year before a conversion that might force them out of their apartments and thus preclude them from receiving relocation compensation. Disabled persons living in a building that undergoes condominium conversion are entitled to have necessary mobility improvements made in their new dwelling at the sub-divider's expense. Since 2008, there have been no applications for condominium conversions.

### **Growth Management Ordinance**

Burbank voters adopted a Residential Growth Management Ordinance in 1989, known as Measure One, which prohibits the City from increasing the maximum allowed number of residential units beyond the approved maximum build out in the 1988 Land Use Element without voter approval. The maximum residential unit capacity provided under the 1988 Land Use Element is 63,704 units. The purpose of the ordinance was to coordinate the rate of residential growth with the availability of public facilities, infrastructure and services planned for under the General Plan. The City Council has extended Measure One to be effective until January 1, 2030.

While the ordinance may appear to be a constraint upon future housing development, in fact, it is not. The *Burbank2035* Land Use Element identifies both maximum and estimated residential build out. Both are well below the 63,704 unit maximum established under Measure One. The *Burbank2035* General Plan, adopted in February of 2013, allows for a maximum development capacity of 61,647 units, with an estimated build out of 50,219 units<sup>5</sup>. Measure One does not place a limit on the amount or rate of housing development that can occur so long as it conforms to the General Plan. **Burbank's most recent Department of Finance tally of housing units is 45,069 as of 2021. Based on this housing unit count, the City is 18,635 housing units below Measure One's upper threshold of 63,074 units. The 18,635-unit gap**

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<sup>5</sup> *Burbank2035* General Plan Final Environmental Impact Report.

between what currently exists and what Measure One allows for is more than sufficient to accommodate the City's assigned RHNA and sites buffer. Additionally, Measure One is not an annual growth cap and similarly does not cap the rate of housing units that can be approved in any given year. The ordinance does not affect the local and state provisions of density bonuses for affordable housing, nor does it affect the development of accessory dwelling units; the latter of which the City has included as part of its multi-pronged housing efforts to meet the state-mandated local housing production numbers. As a result, the Measure One cap does not in any way impede the City's ability to meet the RHNA plus buffer and associated housing element goals.

## Provision for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and objective development standards to encourage the development of various types of housing for all economic segments of the population. Table 1-34 summarizes the zones in which particular housing types are permitted.

**Table 1-34**  
**Housing Types by Residential and Commercial Zone Categories**

Housing Types Permitted	Zones					
	R-1/ R-1-H	R-2	R-3	R-4	C-2, C-3, C-4	M-1/ M-2
Single-Family	P	P	P	P	--	--
Multiple-Family	--	P	P	P	--	--
Residential above commercial					CUP	--
Planned Residential Development	CUP	CUP	CUP	CUP	--	--
Manufactured Housing	P	P	P	P	--	--
Accessory Dwelling Units	P	P	P	P	--	--
Community Care Facilities (<= 6)	P	P	P	P	--	--
Community Care Facilities (7+)	--	--	--	CUP	CUP (C-3, C-4)	--
Transitional Housing <sup>1</sup>	P	P	P	P	CUP	--
Supportive Housing <sup>1</sup>	P	P	P	P	P/CUP <sup>2</sup>	--
Emergency Shelters <sup>3</sup>	--	--	--	--	--	P (M-2) CUP (M-1)
Single Room Occupancy (SRO)	--	--	CUP	CUP	CUP	--

Source: Burbank Municipal Code, 2020.

Notes: "P" = Permitted; "CUP" = Conditional Use Permit; and "--" = Not Permitted

<sup>1</sup> Transitional and supportive housing is subject to those restrictions that apply to other residential uses of the same type in the same zone. For example, such housing structured as single-family is permitted in the R-1 and R-1-H zones, whereas housing structured as multi-family is limited to the R-2, R-3 and R-4 zones, and housing located above commercial is conditionally permitted in the C-2, C-3 and C-4 zones.

<sup>2</sup> Supportive Housing that meet specific criteria specified in Article 11 (commencing with Section 65650), within Chapter 3 of Division 1 of Title 7 of the Government Code are allowed by right. All other Supportive Housing not meeting the criteria specified in Government Code Article 11 Section 65650 are subject to a CUP.

<sup>3</sup> Emergency shelters are also allowed in the Burbank Center Commercial Manufacturing Zone (BCCM) with a Conditional Use Permit.

### ***Manufactured Housing/Mobile Homes***

The Burbank Zoning Code defines manufactured housing as follows: “mobile home (Manufactured Home) means a dwelling unit built in a factory in one or more sections, transported over the highways to a permanent occupancy site, and installed on the site either with or without a permanent foundation.” Pursuant to State law, manufactured housing is also permitted in all multiple family residential zones. The City has established design and location criteria for manufactured homes to protect neighborhood integrity and provide compatibility with surrounding uses. These criteria include:

- Homes must be manufactured after June 15, 1976 and must be manufactured to the specifications of the National Manufactured Housing Construction and Safety Standards Act of 1974.
- Homes must be installed on a permanent foundation system approved by the Building Official.
- Exterior siding must be provided as necessary to screen an otherwise non-enclosed under-floor area. Such siding must extend to within six inches of the ground surface on all sides of the home and must be made of a non-reflective material that simulates wood, stucco, or masonry.
- Roofing materials may not consist of continuously rolled metal roofing or any reflective roofing material.

### ***Accessory Dwelling Units***

Accessory dwelling units (also known as second units or "granny" flats) are attached or detached dwelling units that provide complete independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking and sanitation. Accessory dwelling units (ADUs) can be a valuable addition to a community's housing stock, and can assist older homeowners to maintain independence, provide housing for extended family members, and be used as rentals to supplement the income of the primary householder. They are also a low impact way to add to the housing stock without using additional land or infrastructure.

The State legislature has passed a series of bills aimed at encouraging single-family homeowners to add ADUs to their property by requiring local jurisdictions to adopt regulations to facilitate their production and streamline their approval. The State passed legislation in 2017 and again in 2019 to further assist and support the development of ADUs, including “by right” approval for units less than 850 square feet for a one-bedroom and 1,000 square feet for a two-bedroom unit. These projects must be approved at the staff level to help streamline the permit process.

- In February 2020, the Burbank City Council adopted Ordinance 20-3,932 amending the Zoning Code to allow ADUs and Junior ADUs in all residential zones to be consistent with State laws. The Ordinance also established new development standards for both ADUs and Junior ADUs. Highlights of the ordinance include:
  - New definition for Junior ADUs;
  - Allowance for ADUs and Junior ADUs in all residential zones;
  - On-site parking requirements and allowed exceptions consistent with new State law;
  - Complete applications approved ministerially within a 60-day review period;
  - New detached accessory dwelling units shall not exceed 850 square feet, except for those with more than one bedroom, which shall not exceed 1,000;

- ADUs attached to the existing primary dwelling unit shall not exceed 50% of the main dwelling size, or 850 or 1,000 square feet based on number of bedrooms;
- Additional standards for setbacks, height and application review.

The guidelines, standards and application requirements for ADUs are provided on the City's website. The website also shows a map illustrating all properties within ½ mile from public transit. ADUs on these properties are not required to provide additional parking.

The City has been successful in facilitating the production of ADUs, having issued over 380 building permits for ADUs between 2017 and May 12, 2021, and an additional 200+ applications submitted in 2020 with building permits pending. Pursuant to AB 671, the Housing Element is now required to include a program to incentivize affordable ADU rentals. Burbank's Housing Element sets forth the following ADU incentives:

- Encourage architectural design firms to submit ADU plans that can be pre-approved and customizable at minimal cost to facilitate streamlined review and permitting
- Establish a set of pre-approved ADU plans that can be downloaded from the City's website
- Provide expedited development review for ADUs smaller than 500 square feet
- Reduce development processing fees from \$2,197 to \$1,638, and by up to 50% for ADUs that incorporate accessibility features

### ***Community Care Facilities***

Small community care facilities (those serving six or fewer clients) are allowed by right in all zones that allow residential uses subject to the same development standards and permit processing standards as other residential uses in those zones, pursuant to the California Lanterman Developmental Disabilities Services Act. Large community care facilities (seven or more residents) require a Conditional Use Permit (CUP) in the R-4, C-3 and C-4 zones, as is the case for similar uses of properties in these zones. The CUP establishes conditions to ensure compatibility of the use within the neighborhood context, and does not regulate the user or establish undue conditions that serve as a constraint. In their review of Burbank's Housing Element, the State Department of Housing and Community Development (HCD) has identified the City's exclusion of large community care facilities from lower density residential zone districts as a potential constraint on housing for persons with disabilities. To address this concern, the City has included a program in the Element to expand such facilities to all residential zone districts to ensure State law requirements related to fair housing and care facilities are met. Pursuant to State law, there is no distance separation requirement for community care facilities.

### ***Transitional and Supportive Housing***

Transitional housing is defined in the Burbank Zoning Code as:

"Buildings configured as rental developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined time, which shall be no less than six months." (*Health and Safety Code Section 50675.2(h)*)

Supportive housing is defined in the Burbank Zoning Code as:

"Permanent affordable housing with no limit on length of stay that is occupied by the target population as defined in Health and Safety Code Section 53260(d), and that is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or

her health status, and maximizing his or her ability to live, and where possible, work in the community.” (*Health and Safety Code Section 50675.14(b)*)

Target population is defined in the Burbank Zoning Code as:

“Adults with low income having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services under the Lanterman Developmental Disabilities Services Act (Division 4.5 of the Welfare and Institutions Code, commencing with Section 4500) and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people.” (*Health and Safety Code Section 53260(d)*)

Consistent with applicable State law, the City has amended the Zoning Code to treat transitional and supportive housing as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. For example, such housing structured as single-family is permitted in the R-1 and R-1-H zones, whereas transitional and supportive housing structured as multi-family is limited to the R-2, R-3 and R-4 zones, and such housing located above commercial is conditionally permitted in the C-2, C-3 and C-4 zones.

In addition, pursuant to AB 2162, the recent Zoning Code amendment includes provisions to allow supportive housing by-right in zones where multi-family and mixed uses are permitted, including non-residential zones permitting multi-family housing, if the proposed housing development meets specified criteria in Article 11 (commencing with Section 65650), within Chapter 3 of Division 1 of Title 7 of the Government Code. Supportive housing located within one-half mile of a public transit stop is exempt from on-site parking requirements.

### ***Emergency Shelters and Low Barrier Navigation Centers***

Emergency shelter is defined in the Burbank Zoning Code as:

“An establishment operated by an Emergency Shelter Provider that provides homeless people with immediate, short-term housing for no more than six months in a 12 month period, where no person is denied occupancy because of inability to pay.”

To facilitate the development of emergency housing and comply with State law (Senate Bill 2), the City amended the Zoning Code in 2011 to address emergency shelters. Emergency homeless shelters are designated as a permitted use in the M-2 zone and conditionally permitted in the M-1 and BCCM (Burbank Center Commercial Manufacturing) zones. The City further amended the Zoning Code in 2021 in compliance with AB 139 to limit the required parking for emergency shelters to staff working in the shelter, and not in excess of parking required for other residential or commercial uses within the same zone.

Many of Burbank’s industrial areas are characterized by light industrial, research and development, media related, and office uses. These zones are characterized by larger buildings and warehouses, many of which are suitable for conversion to a shelter, as well as numerous underutilized properties suitable for redevelopment. The availability of these buildings for adaptive reuse and the relatively lower property values in industrial areas would reduce the cost to establish an emergency shelter. The zoning map shows 99.3 acres of land zoned M-1, 481.9 acres M-2 and 122.4 acres BCCM. The industrial development standards are the least restrictive of all zones in the City, and are appropriate to facilitate emergency shelters.

Low Barrier Navigation Centers are defined as “a Housing First, low-barrier, service enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case



managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” AB 101 requires cities to allow a Low Barrier Navigation Center development by right in areas zoned for mixed uses and nonresidential zones permitting multifamily uses if it meets specified requirements. The requirements of this bill are effective through the end of 2026, unless extended. If the City receives an application for these uses, the City will process them as required by State law. A program has been included in the Element to develop by-right procedures for processing low barrier navigation centers.

### ***Single Room Occupancy (SRO)***

The City defines SROs as:

“Housing composed of individual efficiency dwelling units, where each unit has a minimum floor area of 150 square feet and a maximum size of 500 square feet. To qualify as an SRO, no more than ten percent of the units may contain individual kitchens and bathrooms. Any unit not developed with individual kitchens and bathrooms must have access to common areas containing kitchen and bathroom facilities. SROs are not linked to any on-site or off-site services, including but not limited to life skills counseling, childcare, or job training and placement.”

SROs are conditionally permitted in the R-3, R-4, C-2, C-3 and C-4 zones.

### ***Farm Employee Housing***

The Census identifies 30 Burbank residents employed in agriculture, forestry, fishing and hunting, and mining occupations, representing only 0.03 percent of the local labor force. Therefore, given the minimal number of farmworkers in the community, the City has not identified a need for specialized farmworker housing beyond overall programs for housing affordability.

### **Reasonable Accommodation**

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties to accommodate residents with mobility impairments. The City of Burbank allows homeowners to build ramps into single-family dwellings to allow first floor access for physically disabled residents. In both single family and multiple family zones, the Burbank Zoning Code allows such ramps to project into the required front and side yard setbacks eliminating the need to obtain a zoning variance. The City also provides \$7,500 grants to income-qualified households for accessibility improvements, such as ramps, widened doorways and lowered countertops.

The City has [written Reasonable Accommodation Administrative Procedures \(2014\)](#) to provide reasonable adjustments to its rules, policies, practices and procedures to enable residents with a disability or developers of housing for people with disabilities to have an equal opportunity to access housing in the City. A request for reasonable accommodation may be made by any person with a disability, his/her representative or a developer or provider of housing for the disabled when the application of a zoning law, building code provision or other land use regulation, policy or practice acts as a barrier to fair housing opportunities for the disabled. The ADA Office within the City of Burbank’s Management Services Department engages residents in the interactive process under the Fair Employment and Housing Act (FEHA) and the Americans with Disabilities Act (ADA) upon referral from the Community Development Department of an individual requesting a reasonable accommodation. The ADA Coordinator engages the

resident in the FEHA/ADA interactive process and requests a qualified medical professional to complete the City's ADA Medical Provider Form. The ADA Medical Provider Form is used to establish a qualifying disability, provide functional limitation in relation to the disability, and provide a nexus between the request and the functional limitations. Upon receipt of the completed ADA Medical Provider Form, the ADA Office conducts a site visit to take measurements and ensure conditions of the site align with medical documentation. Upon completion of the site visit, the ADA Office works with the Community Development Department to determine whether the request can be reasonably accommodated. As stated in the City's Administrative Procedures, factors to be considered in making a determination regarding the reasonableness of any request for Reasonable Accommodation shall include, but are not limited to the following:

- The need for the requested accommodation or modification, including alternatives that may provide an equivalent level of benefit;
- Whether the requested modification would impose an undue financial or administrative burden on the City;
- Whether the requested modification would constitute a fundamental alteration of the City's general plan, applicable specific plan, zoning or subdivision program, or applicable housing program (i.e., Section 8 housing);
- Whether there are preferable and/or feasible alternatives to the requested accommodation that may provide an equivalent level of benefit; or
- Any other factor that may have a bearing on the request.

In their review of the City's Housing Element and Reasonable Accommodation Procedures, the State Department of Housing and Community Development (HCD) identified inconsistencies in the City's findings for denial and the following guidance provided by the Department of Housing and Urban Development (HUD) and Department of Justice (DOJ):

- For an accommodation to be denied, the requested accommodation must cause an undue financial and administrative burden or it would fundamentally alter the nature of the provider's operations

A program has been included in the Housing Element for the City to update its Reasonable Accommodation Procedures consistent with the guidance provided by HUD/DOJ.

For new construction and substantially rehabilitated housing, the City's building code requires new housing to comply with the federal Fair Housing Act, Title 24 of the State Building Code and American with Disabilities Act (ADA) which requires a specific percentage of accessible units and specific accessibility requirements. In addition, residential projects assisted using State or federal funds must comply with more stringent accessibility requirements, depending on the specific source of funds. To encourage accessory dwelling units to incorporate accessibility features, many of which are occupied by seniors, the Housing Element includes a program for the City to establish and promote a program to waive 50 percent of building permit and planning fees for accessory dwelling units that are ADA compliant.

### **Definition of a Family**

The California courts have invalidated the following definition of "family" when included in Zoning Ordinances: (a) an individual, (b) two or more persons related by blood, marriage or adoption, or (c) a group of not more than a certain number of unrelated persons as a single housekeeping unit.

Court rulings state that defining a family does not serve any legitimate or useful objective or purpose recognized under the zoning and land planning powers of the city, and therefore violates rights of privacy under the California Constitution. In 2013, the City examined the current definition of family to determine if any modifications might be needed to ensure compliance with State and federal laws, to ensure that it is not discriminatory and to ensure consistency with the revised definitions and use allowances for various housing facility types. Following a review of the California Health and Safety Code, as well as related court cases, the City found that the existing definition is consistent with State law.

The City defines “family” as “a group of persons who maintain a single common household, but who otherwise are not a Community Care Facility as defined herein.” This definition of family is broad since it covers any group living arrangements. Community Care Facilities are defined separately in the Municipal Code and are therefore excluded from the definition of family.

### **Site Improvements**

Burbank is a fully built-out community. All housing developments consist of infill projects in previously developed neighborhoods. These areas are fully improved with streets, alleys, sidewalks, and all public utility infrastructure. Depending upon a project’s location and age of surrounding development and infrastructure, a developer may be required to provide various upgrades to serve their project.

Often, developers are required to dedicate land to the City for the purpose of widening a street or alley to the standard width. The City’s standards are 20 feet for alleys, and typically 60 feet of right-of-way for local residential streets (including a 36-foot street and 12 to 15 feet on each side for parkway and sidewalk). However, the City Zoning Code allows the number of units to be calculated based on the lot size prior to any dedications. Most dedications are minimal; given the age of the City, most street rights-of-way are already at the standard width and no dedication is required. The most common types of dedications are two feet six inches from the rear of a property for the purpose of widening an alley, or corner dedications on corner lots for the purpose of increasing a corner radius. Such dedications have minimal to no effect on the design of a project and are not a constraint to housing development.

Although all parcels in Burbank have access to public utility infrastructure, in some cases the infrastructure is older and in need of replacement or insufficient to meet the needs of a particular project. Pursuant to General Plan Land Use Policy 2.3, new development is required to pay for their share of upgrading the utility infrastructure as needed to serve their project. This may include installing larger water mains, new water meters, new or larger sewer lines, and new electrical transformers, new transmission lines and/or substations. In addition, these infrastructure upgrades may include upgrades to traffic signals and other such improvements.

For larger projects requiring environmental review, developers are responsible for funding any infrastructure improvements that are required to mitigate project impacts that are not part of a capital improvement program covered by the development impact fees. Consistent with applicable State law, the City’s development fees will ensure that the developers pay the cost attributable to the increased demand for the affected public facilities reasonably related to the development project in order to refurbish the existing facilities to maintain the existing level of service and achieve an adopted level of service that is consistent with the City’s General Plan (California Government Code Section 66001(g)).

The additional costs associated with infrastructure upgrades are typically anticipated by developers and factored into the cost of a project from the beginning. Developers are made aware of the requirements and additional expenses early in the application process. These expenses are typical to all cities and do not pose an unwarranted constraint to housing development. Housing costs in Burbank are driven primarily by location, demand and market forces, and are not dictated by the number of improvements

that a developer is required to provide. For-profit developers will price their units as high as the market will bear regardless of the cost of constructing the project.

## Development Fees

The City imposes processing fees as part of its responsibility to regulate development. The fees partially cover the actual costs required for processing and providing services and facilities. In addition, developers are required to pay development impact fees on a per-unit basis. These fees fund capital improvements related to fire, police, parks, and libraries and correlate the increased demands on these services that would result from the addition of new housing units to the community. Table 1-35 identifies planning and development fees for residential development. The City's inclusionary housing and density bonus ordinances provide for development impact fee waivers on affordable units and fee deferrals on market rate units until issuance of a certificate of occupancy. Recognizing that many residents and businesses were struggling financially due to the COVID-19 pandemic, the City did not adopt any fee increases or new fees in 2020, with the existing Fee Schedule adopted in June 2019 remaining in effect.

**Table 1-35**  
**Summary of Development Fees**

Type of Request	Fee <sup>1</sup>
Variance	
Single-Family Residential	\$3,395.20
Multiple Family Residential	\$6,414.70
Pre-Development Review (Multi-family)	\$1,980
Development Review (Multi-family)	\$6,903.40
Conditional Use Permit	
Single-Family	\$3,640.50
Zone Map Amendment	\$10,255.40
Zone Text Amendment	\$12,502.70
General Plan Amendment	\$8,784.70
Subdivision Map	\$12,733.60
Additional per lot for Tentative Map	\$60.50
Parcel Map	\$5,108.40
Additional per lot for Parcel Map	\$60.50
Planned Development	\$8,241
Accessory Dwelling Unit Permit	\$2,197 <sup>2</sup>
Hillside Development Permit	\$3,584.70
Reversion of Acreage	\$5,864.10
Administrative Use Permit for Condominium Conversion	\$2,870.80
Certificate of Compliance	\$1,087.90
Park Facilities Fee	\$150/bedroom
Development Impact Fees	
Transportation	\$0 for residential
Community Facilities:	
Single-family	\$2,854.05/unit
Multi-family	\$2,111.65/unit

Source: City of Burbank, 2020.

<sup>1</sup>Amount includes both Planning and Public Works fees. <sup>2</sup>ADU permit fee reduced to \$1,638 in 2021.

As a means of assessing the cost that fees contribute to development in Burbank, the City has calculated the total Building, Planning and Engineering fees associated with development of a prototypical apartment project consisting of 93 units, including 6 studio units, 41 one-bedrooms, 41 two-bedrooms, and 5 three-bedrooms. As indicated in Table 1-36, development fees for this project run approximately \$11,900 per unit, with School District, Development Impact and Mechanical/Electrical/Plumbing Fees representing the highest cost fees. Based on an average construction cost of \$373,000/unit for a medium density (62 unit/acre) apartment project in Downtown Burbank,<sup>6</sup> Burbank's development fees constitute just three percent of unit development costs.

Table 1-36 Development Fees: Prototypical Multi-family Project <sup>1</sup>		
Fee Type	Total Fee <sup>2</sup>	Per Unit Fee
Development Review Permit	\$6,903	\$74
Planned Development Permit	\$8,241	\$89
Electrical, Plumbing, Mechanical Permits	\$156,872	\$1,687
Plan Check	\$39,207	\$422
Building Permit	\$57,550	\$618
Development Impact Fees (Parks, Library, Fire, Police)	\$200,508	\$2,156
Park Facility Development Fee	\$21,280	\$228
School District Fees (\$4.08/sf ft)	\$534,896	\$5,752
Sewer Facility Charge	\$62,031	\$667
Water Fees	\$19,959	\$215
<b>Total Development Fees</b>	<b>\$1,107,447</b>	<b>\$11,905</b>
Source: City of Burbank, 2021.		
<sup>1</sup> Fees based on Phase 1 of First Street Village Project. <sup>2</sup> Amount includes both Planning and Public Works fees.		

Development fees for single family development are based on development valuation. Development fees for a prototypical single- family development are approximately \$7,000. The single-family prototype is a 2,000 square foot two story home located in an R-1 neighborhood.

In summary, Burbank's planning and development fees do not serve as a constraint to the production housing. As noted above, housing costs in Burbank are driven by market forces and are not typically dependent on the cost of development. As such, application and development impact fees do not significantly increase the cost of housing. Furthermore, as an incentive for the provision of on-site affordable housing units, the City will be updating its inclusionary in-lieu fees to reflect full cost recovery, and offers deferral of development impact fees as an incentive through the density bonus ordinance. And pursuant to AB 641, the City allows developers of affordable housing projects with a minimum of 49 percent very low and low income units to defer payment of development fees until issuance of a certificate of occupancy.

### Local Processing and Permit Procedures

The project evaluation and review process required by the Burbank Municipal Code contributes to the cost of housing incurred by developers. Different types of projects must go through different approval

<sup>6</sup> *Inclusionary Housing: Financial Evaluation*, Keyser Marston Associates, Sept 2020.

processes with different time frames. The following section describes the review processes for single-family, multi-family and mixed use projects.

### ***Single-family Homes***

In January 2017, the City Council adopted new single-family development standards and design guidelines for all R-1 (Single-Family Residential) and R-1-H (Single-Family Residential Horsekeeping) zoned properties, including the Hillside area. The primary purpose of the regulations are to: a) address concerns with bulk and mass of single-family home additions and new construction, and b) provide options for architectural variety while maintaining neighborhood compatibility. The design guidelines (also referred to as neighborhood compatibility process) have been incorporated into discretionary approval processes for: 1) Hillside Development Permits; and for 2) Single-Family Special Development Permits (Non-Hillside), now required for homes larger than .35 Floor Area Ratio (FAR) to .40 FAR; additions over 500 square feet to existing homes with an FAR less than .40; or homes over 3,000 square feet. Instead of creating a separate design review board or process, the intent is to incorporate this staff-level neighborhood compatibility review into the Single-Family Special Development Permit and/or the Hillside Development Permit review process.

Projects requiring a Single-Family Special Development Permit have been taking on average anywhere from 12-16 months for the discretionary review, impacted in large part by staff shortages and, for a period of time, a learning curve from the newness of regulations. There are relatively few new single-family homes built in Burbank, and no single-family home sites, hillside or otherwise, are identified in the site inventory. All new single-family homes are individual custom homes built on single lots in otherwise developed neighborhoods.

### ***Multi-family Development***

The following outlines the steps in the Development Review (DR) process for multi-family residential projects:

- 1. Optional Pre-Development Review Application :** For medium to large scale multi-family projects (or mixed use residential projects, discussed below), applicants are provided the opportunity to submit a “Pre-DR” application for preliminary review by City staff, including all City departments/divisions involved in the subsequent development review process (including Building and Safety, Public Works, Burbank Water & Power, Fire Department, Parks and Recreation, and others as needed) to provide preliminary feedback and guidance before an application is filed and to discuss the application process. This saves time once the application is filed by addressing potential problems early in the process and avoiding later delays. As of fiscal year 2021-2022 the fee for a Pre-Development Review application is \$1,822. Moreover, this fee is credited toward the cost if a development review project is subsequently submitted.
- 2. Application Submittal and Review for Completeness:** Upon submittal of an application, plans, and fees, the application is reviewed for completeness within 30 days and the applicant is notified of any deficiencies in the application.
- 3. Project Review:** Once the application is deemed complete, the project is reviewed by various City departments as part of a regularly scheduled Interdepartmental Review Committee “IDRC” meeting. Planning staff then compiles written comments and conditions from the IDRC and provides to the applicant. Subsequent meetings directly with the applicant, project planner, and other City departments, as needed, are provided at the applicant or City staff’s request.

4. **Community Meeting:** During the project review by City staff and prior to a final decision on a project, the City hosts the Development Review community meeting where all residents and property owners within a 1,000-foot radius of the site are invited to learn about the project, ask questions, and/or voice concerns or support for the project. A project sign is posted on the property in addition to the mailed notice, and the community meeting is open to all interested members of the public. The project applicant is required to attend this meeting and present their project to the public. As noted in the Burbank Municipal Code, the purpose of these meetings is to provide information to the public about the proposed project, receive comments and hear any concerns about the project, and allow the community to communicate directly with the applicant such that the applicant can be responsive to the community's concerns and make modifications to the project as appropriate.

Unless otherwise exempt from discretionary review pursuant to State law, all new proposed multifamily dwelling units are subject to the DR process, which includes the required community meeting. A community meeting is not required for non-discretionary projects. A community meeting is typically not held until staff has determined a project's substantial compliance with applicable zoning and development standards; as such, community meetings do not have a direct impact on approval certainty. Depending on the nature of the comments provided at a community meeting, a project applicant may make design modifications to their project while still progressing through the review process. Additionally, staff may dedicate additional time following the meeting in follow up with members of the public who are still seeking more information or have further concerns. Typically, the community meeting itself adds minimal time to the overall review timeline as the meeting occurs after a public notification period of 10 business days.

Following a community meeting and once an approval is granted for a staff-level DR project, a 15-day appeal period commences in which an appeal can be filed (BMC Section 10-1-1910 and Section 10-1-1907.2). If a project reviewed at the administrative/ staff level is appealed, additional time is necessary to prepare for a public hearing at the Planning Board level. If a decision of the Planning Board is appealed, an additional hearing is required where the City Council will make the final decision. The maximum number of public hearings that could result from a project reviewed at the administrative/staff level is two hearings. Project appeals are not a direct result of the community meeting process, as the appeal provision applies to all discretionary projects generally.

Additionally, the City adheres to the requirements of Senate Bill 35 for streamlined and ministerial approval process for qualifying projects if requested by the project applicant. A checklist and submittal requirements are available on the City's website through a Notice of Intent application. Projects that pursue and qualify for the streamlined review process will be subject to a more expedited process than non-SB 35 projects consistent with Government Code section 65913.4 and associated State streamlined ministerial approval process guidelines.

5. **Director Decision:** Following the staff review and community meeting, the Community Development Director makes a decision to approve or require modifications to the multifamily project based upon the project's compliance with the Municipal Code and applicable project findings.

The multi-family review process is typically completed in 12-16 months and varies based on the complexity of the project. If the applicant submits a parcel or tract map application with the Development Review application, the two applications are processed together, saving time for the developer. Environmental review is also conducted simultaneously with application processing to further shorten processing time.



There is no formal design review or architectural review process for multi-family residential projects and no public hearing required unless the Community Development Director's decision is appealed. The Director may require design changes to a multi-family project in order for the project to be more compatible with the surrounding neighborhood. Typically, a project application is approved subject to making the required changes, which avoids delays in the approval process. These design changes are typically minor and are completed by the applicant between Development Review approval and plan check submittal.

Three key factors will provide for shortened processing times for multi-family projects in the future. First, the Planning Division is in the process of hiring additional Planning staff that will aid in dispersing the current planning case load. Additionally, the Planning Division's caseload for discretionary projects substantially increased in 2017 when development standards for the R-1, single-family residential zones were updated. This update required many single-family projects to go through a discretionary review process where it wasn't previously required, further constraining already limited staff resources. In March 2022, the City Council adopted updates to the single-family zoning standards to allow more by-right review of remodels, additions, and some new single-family construction. These updated regulations are expected to result in an approximately 40 percent reduction in single-family discretionary projects under review in the City. The decrease in single-family discretionary projects, in combination with adding more staff, will allow City staff to process other entitlements, including multi-family Development Review, more quickly.

Second, the City will be updating and simplifying its multi-family development standards to improve ease of use and enhance development feasibility (refer to Housing Element Program #17). Currently, DR review typically requires multiple rounds of revisions as staff works with the project applicant to meet zoning standards. Providing greater clarity through an update to objective development standards for new multi-family projects will help reduce the extent of back-and-forth required, leading to shorter review times.

Third, the City will be updating and streamlining the current project appeals process as established in the Burbank Municipal Code. Revisions for City Council consideration will include:

- Ending the appeal of housing decisions made by the Community Development Director on housing projects at the Planning Board, by making them the final decision-making body and not eligible for appeal to the City Council.
- Updating the appeal application form to specify that appellants need to clearly identify the findings/criteria that are the basis of the appeal, making it mandatory for an appellant to specify the applicable Code sections and reasons for the appeal.
- Adding standard language to public notices and agendas to require that the issues raised by an appellant during the hearing are limited to only those topics that are specified in the appeal form.

## Mixed Use Projects

For mixed use projects in commercial areas, a Conditional Use Permit is currently required in addition to Development Review. The application process is generally the same, except that a public hearing is required before the Planning Board, who then makes the decision to approve or deny the project. The Conditional Use Permit process is typically completed in 12-16 months. The Planning Board must make the typical Conditional Use Permit findings that the proposed project would be compatible with surrounding uses and would not have a detrimental impact on surrounding properties. The community meeting process described above is the same for a mixed use project.

Some mixed use projects choose to go through the Planned Development process to provide additional flexibility in development standards and address unique aspects of a particular project. The application process for a Planned Development is generally the same as that for a Conditional Use Permit, except that two public hearings are required, one with the Planning Board and one with the City Council. The Planning Board serves as a recommending body, and the City Council makes the final decision to approve or deny the project. Since projects using the Planned Development process are typically larger and more complex, the Planned Development application process is typically completed in 3 to 4 years. A Planned Development is a legislative action that creates unique zoning for a particular property.

The majority of future mixed use development will occur within the Downtown TOD, Golden State, and Media District specific plans. These plans will establish clear and objective development standards that create greater certainty for developers. The Housing Element provides program goals that seek to facilitate more affordable and workforce housing by adopting Specific Plans that allow housing developments of up to 100 units that comply with applicable City Density Bonus and Inclusionary Housing regulations and the objective development standards to be considered for by-right approval without the need for further discretionary review including a Conditional Use Permit or Planned Development permit request. Project's greater than 100 units would still be required to go through a discretionary review process and developers would still have the option of City approval of a Planned Development to address the unique aspects of a project.

## **Building Code**

The City has adopted the 2019 edition of the California Building Standards Code (California Code of Regulations, Title 24) which establishes minimum construction standards necessary to protect the public health, safety and welfare. Adoption of the Code is required of all jurisdictions in California and went into effect January 1, 2020.

Certain areas in Burbank are characterized by steep hillsides, heavy vegetation and narrow streets. These geographical and topographical conditions, combined with the City's climate, exacerbate the potential for fires and other hazards to persons and property. Additionally, the City lies within an earthquake zone, and specific design and construction approaches are required to safeguard persons and structures from hazards from earthquakes. Amendments to the City's building codes (as indicated in Title 9, Division 1 of the Municipal Code) provide a higher level of safety for the public during and immediately after a major earthquake. Specifically some of the amendments adopted by the City are designed to prevent fires, girder/roof collapse, collapse from excessive deflections, failure of sheer walls, chimney failure, and structural damage to design elements, diaphragms, and concrete footings. Certain other amendments related to building materials and specifications are required due to the fact that the City is highly urbanized, has dense residential areas, and in some areas has smaller residential lots ranging in size from 2,500 to 6,000 square feet.

## **Market Constraints**

Market constraints and other non-governmental constraints to the provision of housing are primarily economy-driven and generally outside direct City control. Analyzing and understanding these non-governmental constraints enables the City to influence and offset their negative impacts through responsive programs and policies.

### **Price of Land**

The availability and price of land represents a significant market constraint to housing production throughout most of Southern California. In a built-out city like Burbank, developers not only acquire the site but typically must also demolish older structures or invest in bringing an older development up to current housing standards. High land costs in Burbank are a result of the desirability of the community as a residential area and the scarcity of available land. Due to the lack of vacant land, future residential development rests upon the recycling of existing developed areas, thereby adding costs for demolition of existing structures and site clean-up to the already high cost of the land.

Based on a survey of sales of multi-family zoned land in Burbank, property acquisition costs average around \$140 per square foot, equating to over \$6 million for a one acre parcel.<sup>7</sup> Assuming development at the City's maximum R-4 density of 43 units/acre, land costs would contribute over \$140,000 per unit. While Burbank cannot control costs driven by market conditions, it can continue to offer increased densities and reduced parking requirements, such as within the proposed Downtown Burbank Transit Oriented Development (TOD) Specific Plan and proposed Golden State Specific Plan areas, to effectively reduce the per unit cost of land.

### **Cost of Construction**

In addition to land and site development costs, a major cost associated with the development of housing is the cost of building materials, which have increased faster than the rise in inflation in recent years. Over the past three years (2017-2020), the cost of raw materials (lumber, concrete, steel, etc.) have increased by 20 percent, compared to a 7.5 percent rise in inflation. This particularly impacts the cost of high-density construction, including costly non-combustible steel-frame construction materials. Labor costs have also risen dramatically, and are compounded by a shortage of qualified construction workers.

A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) can result in lower development costs. As part of the City's inclusionary housing and density bonus programs, the City allows for affordable units to be smaller in size (maintaining the same number of bedrooms) and have different features and interior finishes than market rate units, provided all project units are comparable in construction quality and exterior design. Another factor related to construction costs is the number of units built at one time. As that number increases, overall costs generally decrease as builders are able to take advantage of the benefits of economies of scale.

### **Availability of Financing**

The availability of financing affects a person's ability to purchase or improve a home, and the cost of borrowing money for residential development is incorporated directly into the sales price or rent. Interest

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<sup>7</sup> *Inclusionary Housing: Financial Evaluation*, Keyser Marston Associates, Sept 2020.

rates are determined by national policies and economic conditions, and there is very little a local government can do to affect these rates.

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in the community, lending practices, rates and fees charged, laws and regulations governing financial institutions, and equal access to those institutions. Through analysis of Home Mortgage Disclosure Act (HMDA) data on the disposition of residential loan applications, an assessment can be made of the availability of residential financing within a community. Table 1-37 summarizes HMDA data for both Burbank and Los Angeles County, providing information on the approval status of all home purchase, refinance and home improvement applications during 2019.

- Of the total 759 completed applications for home purchase loans in Burbank, 92 percent were approved and 8 percent were denied, exceeding the 87 percent approval rate County-wide. Review of mortgage loan denial rates by Burbank's census tracts does not identify any tract with denial rates ten points or above the 8 percent citywide average.
- The volume of applications for refinance loans in Burbank was nearly triple that of home purchase loans, with 85 percent of the total 2,133 applications receiving approval and 15 percent denied. This approval rate is significantly higher than the regional average of 73 percent approvals.
- The number of applications for home improvement loans in Burbank was 468, with 64 percent of applicants receiving approval and 36 percent being denied, a higher denial rate than County-wide. Home improvement loans typically have higher denial rates because homeowners may already have high debt-to-income ratios on their home mortgage or refinance loans.

**Table 1-37**  
**Status of Home Purchase and Home Improvement Loans**

Loan Type	Completed Loan Applications	Loans Approved		Loans Denied	
		Burbank	L.A. County	Burbank	L.A. County
Conventional Home Purchase Loans					
# Applications	759	695		64	
% Approval/Denial		92%	87%	8%	13%
Refinancing					
# Applications	2,133	1,806		327	
% Approval/Denial		85%	73%	15%	27%
Home Improvement Loans					
# Applications	468	301		167	
% Approval/Denial		64%	69%	36%	31%

Source: Home Mortgage Disclosure Act Data, 2019. Compiled by Karen Warner Associates.

Note: Approved loans include: loans originated and applications approved but not accepted. Denial rate based on applications that went through complete underwriting process, and exclude applications withdrawn or files closed for incompleteness.

## Requests to Develop at Densities Below Those Permitted

New State Housing Element law now requires the non-governmental constraints analysis to evaluate developer requests to build at densities below the density identified in the Housing Element sites inventory. Table 1-38 below presents the developed densities in recent multi-family and mixed use projects in the City. As illustrated by this table, the City has approved and the market supports projects at the upper end of the density range, with many recent projects taking advantage of density bonus incentives.

**Table 1-38**  
**Comparison of Zoned and Built Densities**

<b>Project</b>	<b>Zoning</b>	<b># Units</b>	<b>Acreage</b>	<b>Permitted Density</b>	<b>Built Density</b>	<b>Density Bonus</b>
La Terra	PD	573	7.08	87 du/acre	81 du/acre	No
First Street Village	PD	275	2.99	87 du/acre	94 du/acre	Yes
624-628 S. San Fernando	BCC-3	42	0.71	43 du/acre	59 du/acre	Yes
601 E. Cedar Avenue Apts	R-4	46	0.799	43 du/acre	56 du/acre	Yes
Naomi Apartments	R-4	8	0.31	27 du/acre	25 du/acre	No

Source: Burbank Community Development Department, Planning Division, March 2021.

## Length of Time between Application Approval and Building Permit Issuance

New Housing Element law now also requires an examination of the length of time between receiving approval for a housing development and submittal of an application for building permits. The time between application approval and building permit issuance is influenced by a number of factors, including: required technical or engineering studies; completion of construction drawings and detailed site and landscape design; securing construction and permanent financing; and retention of a building contractor and subcontractors. On the City's side, staffing levels can impact the timing of building permit issuance, and particularly during Burbank's transition to online-only review processes during the COVID-19 pandemic, the learning curve resulted in longer review processes. The City intends to continue with on-line project reviews when City Hall reopens, which ultimately will lead to more efficient and quicker reviews. The City's Planning Division has been authorized to hire additional Planning staff to assist with application processing.

On March 4, 2020, Governor Newsom proclaimed a state of emergency due to COVID-19. The Legislature observed that the pandemic slowed the processing of approvals, permits, and entitlements for housing development projects, resulting in the premature expiration of some entitlements. AB 1561, effective January 1, 2020 finds, "A uniform statewide entitlement extension measure is necessary to avoid the significant statewide cost and allocation of local government staff resources associated with addressing individual permit extensions on a case-by-case basis." Under this legislation, any housing entitlement that would expire between March 4, 2020 and December 31, 2021 is to be extended by 18 months.

## Environmental and Infrastructure Constraints

Burbank is exposed to various environmental hazards, but none that would substantially constrain the development of affordable residential units. Similarly, infrastructure issues do not pose a major constraint to new housing development in the City.

### Seismic and Geologic Hazards

The City's geology and close proximity to the Verdugo fault, Hollywood fault, Griffith fault, Sierra Madre fault, as well as other active regional faults, such as the San Andreas fault potentially expose residents to various seismic hazards. These include ground shaking, liquefaction, and landsliding.<sup>8</sup> Much of Burbank, particularly areas west of the Golden State Freeway (I-5), is subject to liquefaction. However, if groundwater continues to be extracted in the upper Los Angeles River area and annual rainfall remains at normal levels, groundwater levels are expected to remain deeper than 50 feet. Factors contributing to landslide potential are steep slopes, unstable terrain, and proximity to earthquake faults. Landslides and mudslides are limited to properties at the base of undeveloped or unimproved slopes in the Verdugo Mountains, north of Sunset Canyon Drive.

Seismic hazards are reduced through implementation of comprehensive hazard-mitigation programs, such as the City's Hazard Mitigation Plan (2011), the *Burbank2035* General Plan Safety Element, and Municipal Code requirements regarding geologic and seismic hazards. The City has also established Hillside development standards to protect the public health and safety with regard to slope stability and to ensure that buildings are located in the most geologically stable portions of the hillside or ridgeline. The Municipal Code requires a structural analysis, inspection, and compliance with the California Building Code (CBC) for all residential buildings.<sup>9</sup> Compliance with City building and seismic code requirements, which follow guidance from the National Earthquake Hazards Reduction Program (NEHRP), reduce geologic and seismic hazard risk to acceptable levels.

### Flood Hazards

Portions of Burbank are designated as 100-year and 500-year flood zones. These areas are primarily located along the Lockheed Channel and the Burbank Western Channel.<sup>10</sup> To ensure against damage to existing development in these areas, the City participates in the Federal Emergency Management Agency's Flood Insurance Program. In addition, Municipal Code standards prohibit new development from increasing flood hazards.

### Wildfire Hazards

According to the California Department of Forestry and Fire Protection (CalFire), the northeastern portion along and in the Verdugo Mountains is in a Very High Fire Hazard Severity Zone and the historical record indicates that wildfire risk in and around the City is high.<sup>11</sup> The most recent fire to impact Burbank was the

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<sup>8</sup> California Department of Conservation. n.d. Fault Activity Map of California. <https://maps.conservation.ca.gov/cgs/fam/>

<sup>9</sup> Burbank, City of. Municipal Code. Accessed March 2021.

[https://www.codepublishing.com/search/?cmd=getdoc&DocId=423&Index=%2fvar%2flib%2fdtsearch%2fhtml%2fCA%2fBurbank&HitCount=2&hits=f097+10127+&SearchForm=D%3A%5Cinetpub%5Cwwwroot%5Cpublic\\_html%5CCA%5CBurbank%5CBurbank\\_form.html](https://www.codepublishing.com/search/?cmd=getdoc&DocId=423&Index=%2fvar%2flib%2fdtsearch%2fhtml%2fCA%2fBurbank&HitCount=2&hits=f097+10127+&SearchForm=D%3A%5Cinetpub%5Cwwwroot%5Cpublic_html%5CCA%5CBurbank%5CBurbank_form.html)

<sup>10</sup> FEMA. Accessed February 2021. <https://msc.fema.gov/portal/search#searchresultsanchor>

<sup>11</sup> California Department of Technology. California Fire Hazard Severity Zone Viewer. 2020. <https://gis.data.ca.gov/datasets/789d5286736248f69c4515c04f58f414>

La Tuna Fire, which started September 1, 2017. It burned approximately 7,194 acres and 10 structures in the Verdugo Mountains; spanning Burbank, Glendale, and Sunland-Tujunga neighborhood.<sup>12</sup>

Because the City has prohibited further subdivision of land in the hillside areas of the Verdugo Mountains, future development in the hillside areas is limited to infill development on existing lots in established neighborhoods. In addition, current mitigation in place for the City includes: upgrades to fire access roads to Verdugo Mountains; increased awareness of fire safety to residents in the Very High Fire Hazard Severity Zone; provision of periodic brush clearance around communication towers; identification of procedures and evacuation routes; development of financial assistance programs; and implementation of fuel reduction/management, including demonstration projects in the Fire Hazard Severity Zone.

## **Airport Safety**

The Safety Element (Chapter 7) of the *Burbank2035* General Plan discusses potential air crash hazards associated with Hollywood Burbank Airport. Policies to reduce impacts include requiring the City to maintain consistency with the Los Angeles County Airport Land Use Plan, procedures for aircraft related emergencies, and coordination of disaster response with the Hollywood Burbank Airport Fire Department. The City also ensures that land uses, densities, and building heights within Airport Land Use Compatibility Zones are compatible with safe operation of Hollywood Burbank Airport. Los Angeles County Airport Land Use guidelines do not allow residences in Runway Protection Zones (RPZ) and regulation of building heights along the Approach Surface.<sup>13</sup> The RPZ's for the Hollywood Burbank Airport are located at the north, east, south, and west outer edges of the airport.

## **Airport Noise**

The Hollywood Burbank Airport is also a source of noise in portions of the City. Major airport noises include the take off and landings generally from runway locations. General aviation jet aircrafts are to use the National Business Aircraft Association's noise abatement procedures. Additionally, the Airport implemented a Residential Acoustical Treatment Program (RATP) that insulates qualified residential units in Burbank.<sup>14</sup> The City will continue to register noise complaints with the airport's Noise Abatement Office to ensure awareness of noise problems.

## **Infrastructure**

Deficient water, sewer, storm drain, and solid waste infrastructure could also pose constraints to development. Senate Bill 1087, effective January 2006, requires water and sewer providers to grant priority for service allocations to proposed developments that include residences affordable to lower income households. Pursuant to these statutes, upon adoption of this Housing Element, the Community Development Department will immediately deliver the document to Burbank Water and Power, along with a summary of the regional housing needs allocation.

Burbank Water and Power provides both water and energy service in Burbank. In accordance with State mandates, Burbank Water and Power has developed an Urban Water Management Plan (UWMP), which is updated every five years. Based on current projections in the UWMP, water supply would meet

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<sup>12</sup> Wildfires in Los Angeles County - Los Angeles Almanac. <http://www.laalmanac.com/fire/fi07.php>

<sup>13</sup> LA County. Airport Land Use Commission Comprehensive Land Use Plan. 2004. [https://planning.lacounty.gov/assets/upl/data/pd\\_alup.pdf](https://planning.lacounty.gov/assets/upl/data/pd_alup.pdf)

<sup>14</sup> Hollywood Burbank Airport. Noise Rules Summary. Accessed March 2021. <https://hollywoodburbankairport.com/noise-environment/noise-rules-summary/>



consumption demands.<sup>15</sup> However, as necessary, the Burbank City Council may choose to implement ordinances to ensure no increase in projected water demands occur.<sup>16</sup>

The Burbank Water Reclamation Plant provides wastewater treatment for the City. A 2006 study determined that the wastewater system is adequate and that the City should focus on pipeline capacity improvements. A Sanitary Sewer Management Plan has been prepared and updated in July of 2020 as an assessment of reliability and system conditions and includes a Sanitary Sewer Overflow Emergency Response Plan.<sup>17</sup> As necessary, individual residential developers may need to **pay their fair share of development fees and/or** implement improvements to local wastewater conveyance infrastructure.

Burbank Solid Waste Collection is responsible for serving all single-family residential units, 60% of the multi-family residential units in the City and 10% of all commercial/industrial customers in the City. The City owns and operates the Burbank Landfill, which has an expected closure date of **2150**. The City currently sends its residential waste to multiple landfills and is not exclusively dependent on the City's landfill.

With respect to stormwater infrastructure, new development would be required to comply with National Pollutant Discharge Elimination System (NPDES) requirement, which prohibit peak hour increase in stormwater runoff. In addition, the city has a Municipal Storm Water and Urban Runoff Discharges Manual and Low Impact Development Standards Manual to identify Best Management Practices (BMP) for construction and Standard Urban Storm Water Mitigation Plan Requirements.<sup>18</sup>

The Environmental Impact Report which analyzed the Housing Element update found that adequate infrastructure and public service capacity are available to serve the projected residential development allowed under the Element. No specific parcels during the 2021-2029 planning horizon are constrained by infrastructure availability and all sites identified in the sites inventory can be served by existing and planned infrastructure.

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<sup>15</sup> City of Burbank. 2015. Burbank Water and Power (BWP) 2015 Urban Water Management Plan. <https://www.burbankca.gov/Home/ShowDocument?id=35747>

<sup>16</sup> City of Burbank. 2015. Burbank Water and Power (BWP) 2015 Urban Water Management Plan. <https://www.burbankca.gov/Home/ShowDocument?id=35747>

<sup>17</sup> City of Burbank. Sewer Maintenance and Emergency Overflows. Accessed February 2021. <https://www.burbankca.gov/departments/public-works/water-reclamation-and-sewer/sewer-maintenance-emergency-overflows>

<sup>18</sup> City of Burbank. 2015. Municipal Storm Water and Urban Runoff Discharges Manual and Low Impact Development Standards Manual <https://www.burbankca.gov/home/showpublisheddocument?id=35261>

## HOUSING RESOURCES

This section describes and analyzes resources available for the development, rehabilitation and preservation of housing in Burbank. This includes the availability of land resources, financial resources available to support the provision of affordable housing, administrative resources available to assist in implementing the City's housing programs, and resources for energy conservation.

### Availability of Sites for Housing

A major component of the Housing Element is the identification of sites for future housing development and evaluation of the adequacy of these sites for fulfilling the City's fair share of regional housing needs, which is based on the SCAG Regional Housing Needs Assessment (RHNA). Because Burbank is a built-out community with few remaining vacant residential sites, the City plans to accommodate the level of housing growth for the City by using a combination of the methods listed below, which are further described in the following narrative:

- Pending and entitled residential projects with occupancy post June 30, 2021
- Housing Opportunity sites in the Downtown TOD Specific Plan and Golden State Specific Plan
- Accessory dwelling units
- Rehabilitation of market rate rental units and providing as long-term affordable housing using the City's committed assistance

Table 1-39 is a summary of the residential unit potential from the above methods and provides a comparison with Burbank's 2021-2029 RHNA.

**Table 1-39**  
**Summary of Potential Housing Units**

Areas/Projects	Total Net Units	Income Distribution			
		Very Low	Low	Moderate	Above Moderate
<b>2021 – 2029 RHNA Targets</b>	<b>8,772</b>	<b>2,553</b>	<b>1,418</b>	<b>1,409</b>	<b>3,392</b>
Projects with Entitlements	1,845	91	6	83	1,665
Projects Pending Entitlement	490	27	138	29	296
Opportunity Sites (Zoning in place)	3,624	1,995	1,072	280	277
Accessory Dwelling Units (ADUs)	1,600	384	704	32	480
Committed Assistance	10	10	--	--	--
Site Capacity with Zoning in Place	7,569	4,427		424	2,718
RHNA Surplus/(Shortfall)	(1,203)	456		(985)	(674)
<b>Rezone Sites (Increase of units from proposed Specific Plans)</b>					
Downtown TOD sites	627	321		--	306
Golden State Specific Plan sites	1,815	745		535	535
Total Rezone Sites	2,442	1,066		535	841
Total Site Capacity	10,011	5,493		959	3,559

As shown in Table 1-39, the City has a total capacity for 7,569 units on sites with zoning in place, reflecting a shortfall in 1,203 units needed to address the RHNA. To accommodate this shortfall, the Housing Element includes a housing program to amend the General Plan and adopt the Downtown Transit-Oriented-Development Specific Plan (Downtown TOD), the Golden State Specific Plan (GSSP), and the Media District Specific Plan (does not currently include any potential opportunity sites). The adoption of these Specific Plans will provide the necessary zoning, development standards, and processing procedures to facilitate the production of housing required to accommodate the City's housing needs for all income levels during the Housing Element 2021-2029 planning period.

In terms of evaluating the adequacy of these sites to address the affordability targets established by the RHNA, Housing Element statutes provide for the use of "default densities" to assess affordability. Based on its population and location within Los Angeles County, Burbank falls within the default density of at least 30 units per acre for providing sites affordable to very low-and low-income households; sites suitable for moderate density households can be provided on sites zoned for at least 16 units per acre. The City has used these default density thresholds as a guide in allocating its sites inventory by income category, as presented in Table 1-39.

### Projects in Process

Several large residential projects in various stage of entitlement will contribute towards addressing Burbank's housing needs. Projects under construction with occupancy projected to occur prior to June 30, 2021 are discussed in the Evaluation of Accomplishments Under the Current Housing Element (**Appendix C**). Only those projects with occupancy in the 2021-2029 planning cycle are credited towards the sites inventory, as presented in Table 1-40. Of the total 2,335 net units anticipated, 118 will be deed restricted for very low income households, 144 for low income, and 112 for moderate income households. The affordability of these units was determined based on requirements under the City's Inclusionary Housing Ordinance, Density Bonus provisions, Planned Development permits and SB 35 streamlined processing. Exhibit 1-4 shows the location of these entitled and pending projects.

The following provides a brief description of several of Burbank's larger projects:

- **La Terra (777 First Street)** is a mixed use project in downtown Burbank consisting of 573 apartment units, a 307-room hotel, and 1,067 square feet of ground floor retail space on a vacant 7-acre site. Twelve percent (69 units) of the apartments will be restricted as affordable to moderate income households as required under the Planned Development permit.
- **First Street Village (315 N. First Street)** will combine 16 separate parcels on three blocks in downtown Burbank to develop 275 apartment units, a combined total of up to 21,265 square feet of ground floor retail/restaurant, and subterranean parking garages. Five percent of the apartments (14 units) will be restricted to moderate income households as required under the Planned Development permit.
- **624-628 San Fernando Boulevard** is a mixed 42-unit apartment and commercial project. The project will provide four very low-income units in exchange for a 35% density bonus, with one additional low-income unit being provided pursuant the City's inclusionary housing ordinance.
- **Premier on First (103 E. Verdugo)** proposes to construct 154 new multi-family rental units, retail, restaurants, and either a hotel or office building on a 1.1-acre site in the downtown. The most recent proposal was for 154 units, with a 22.5% density bonus and 24 lower income units.
- **Former Fry's Electronics site (2311 N. Hollywood Way)** has received entitlements for a new mixed use development on an approximately 10.43-acre site. The project site currently includes the

recently closed Fry's Electronics Store. The project includes 151,800 square feet of office uses, 9,700 square feet of commercial uses, and 862 residential units – including 80 very low income being provided as part of a density bonus.

- **Bob Hope Center (3201 W. Olive)** is a proposed mixed use project consisting of ground floor retail and 123 residential units on an approximately 1.41 acre site in the Media District Specific Plan area. The project will include 15% very low income units, and is requesting a 50 percent State Density Bonus.
- **3700 Riverside Drive** will provide 49 condominium ownership units, four of which will be affordable to very low income households as part of a density bonus agreement.
- **2814 W. Empire Avenue** proposes redevelopment of an existing restaurant in the Golden State Specific Plan with 148 units of 100% affordable housing. The applicant has applied for a SB 35 streamlining process as well as a preliminary application seeking vested rights pursuant to SB 330, Housing Crisis Act of 2019. Additionally, the applicant is seeking a density bonus (to allow 98 additional units – which are included in the total 148 units) along with other concessions and waivers.
- ~~**Former Pickwick Bowl (921-1011 W. Riverside Drive)** proposes redevelopment of the former Pickwick bowling alley with 96 townhome units, including ten units reserved for lower income households. The applicant has applied for a streamlined development review process under SB 35.~~

**Table 1-40**  
**Projects with Entitlements or Pending Entitlements**  
*(Occupancy Post June 30, 2021)*

Project Name	Total Units	Net Units	Income Distribution			
			Very Low	Low	Moderate	Above Moderate
Entitled Projects (1,845 net units)						
Former Fry's Electronic Site	862	862	80			782
La Terra	573	573			69	504
First Street Village	275	275			14	261
3700 Riverside Drive	49	49	4			45
610-615 E. Cedar Avenue	46	32	3	5		24
624-628 San Fernando Blvd	42	42	4	1		37
Naomi Apartments	8	6				6
530 E. San Jose Avenue	4	2				2
565 E. Cypress Avenue	3	2				2
214 N. Orchard Drive	2	2				2
Projects with Pending Entitlements (490 net units)						
Former Fry's Electronics Site	862	862	80			782
Premier on First (Site #1)	77	77	4	8		65
Premier on First (Site #2)	77	77	4	8		65
Bob Hope Center	123	123	13			110
3700 Riverside Drive	49	49	4			45
4100 Riverside Drive	44	44	3	4		37
529-537 E. Palm Avenue	24	19	3			16
2720 Thornton Avenue	4	2				2
2814 W. Empire Avenue	148	148		118	29	1
921-1022 W. Riverside Drive	96	96		10		86
Total Net Units	2,361	2,335	118	144	112	1,961

Source: Burbank Community Development Department, July 2022.

**Status for Projects Pending Entitlement:**

Premier on First (Sites 1 & 2): Developer working with staff to refine project to incorporate State density bonus.

Bob Hope Center: In July 2022, property owners submitted a density bonus application for development of 144 units, including 15 units designated as affordable to very low income households.

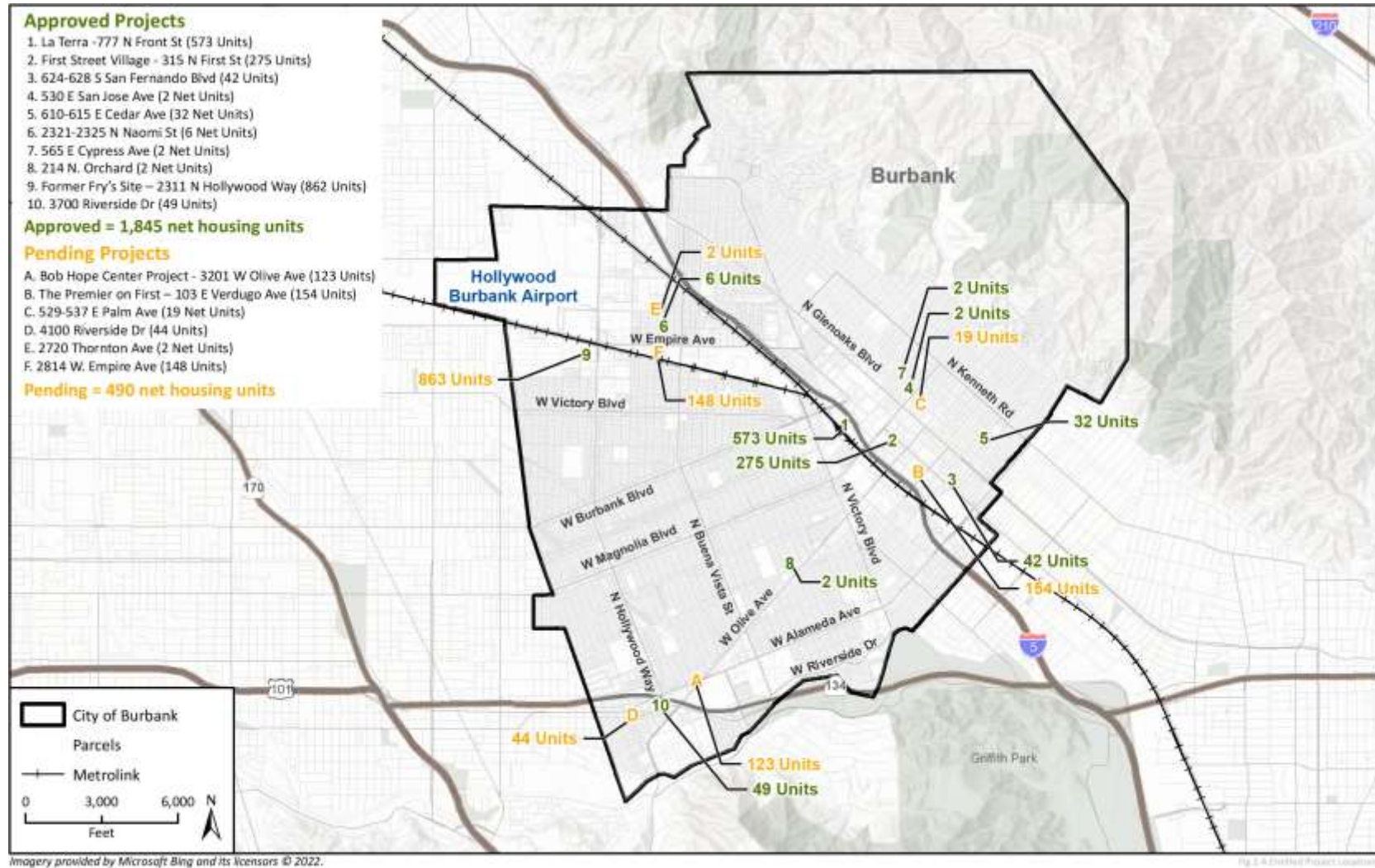
4100 Riverside Drive: Applicant working with staff to determine project scope to move forward with applicable entitlements.

529-537 E. Palm Avenue: Applicant working with staff to complete entitlement review process. Plan check review expected Q1 2022.

2720 Thornton Avenue: Project submitted for plan check in April 2022.

2814 W. Empire: Applicant submitted SB330 Preliminary Application and SB35 Notice of Intent to the City in June 2021. SB 35 Notice of Intent has been deemed complete pending completion of tribal agreement.

## Exhibit 1-4 Projects with Entitlements or Pending Entitlements





## Housing Opportunity Sites

The City has identified nineteen (19) opportunity sites that have the greatest potential to accommodate the RHNA housing growth allocated for Burbank. As presented in Table 1-41, twelve (12) of the opportunity sites are located in the proposed Downtown TOD Specific Plan area and seven (7) sites are located in the proposed Golden State Specific Plan (GSSP) area. The locations of these sites are shown in Exhibit 1-5. The Housing Element update has been developed in coordination with the preparation of the proposed Specific Plans, which are scheduled for adoption in 2022 after the Housing Element update is adopted.

These opportunity sites were selected based on a combination of: property owner and/or developer interest in acquiring and assembling underdeveloped parcels into larger development sites; underutilization of the site; economic obsolescence of the existing use; adequacy of infrastructure; and site proximity to various resources. These resources include proximity to transit, grocery stores, medical facilities, jobs, and open space. The sites selected for inclusion in the Housing Element were those most suitable for residential development during the 2021-2029 planning period; other sites within these Specific Plans that were more suitable for commercial use or where factors didn't support redevelopment within the eight year planning period were not included in the Sites Inventory. Within the Golden State Specific Plan, seven housing opportunity sites have been included in the Housing Element with a realistic capacity of 2,651 housing units, in comparison to the total 4,153 units and 2.1 million square feet of commercial provided for under the draft Plan. In the Downtown TOD Specific Plan, the Housing Element includes twelve housing opportunity sites from the specific plan area with a realistic capacity of 3,415 units, in comparison to the 5,656 units and 4 million square feet of commercial provided for under the draft Plan. Each of the Specific Plans have calculated development potential based on the realistic conditions that housing is more likely than commercial space to be built on the identified mixed-use opportunity sites, as supported by the Downtown TOD and GSSP market studies and recent development projects such as the Fry's site mixed-use development and numerous other examples presented in Table I-42. And while the majority of Burbank's mixed use projects are developed with residential as the primary use and commercial as an ancillary use, the City's Zoning Code calculates residential density and commercial FAR independent of each other so that the inclusion of commercial does not diminish a site's residential capacity.

The opportunity sites also promote a key City goal to address Burbank's significant jobs-to-housing imbalance, exacerbated in recent years by rapid employment growth and limited new housing production. Recognizing the need for housing affordable to Burbank's workforce, the City Council in 2019 set a goal to facilitate the building of 12,000 residential units by 2035. Much of this housing growth will be focused in the Downtown TOD and GSSP Specific Plan areas near the City's major employment and transit hubs.



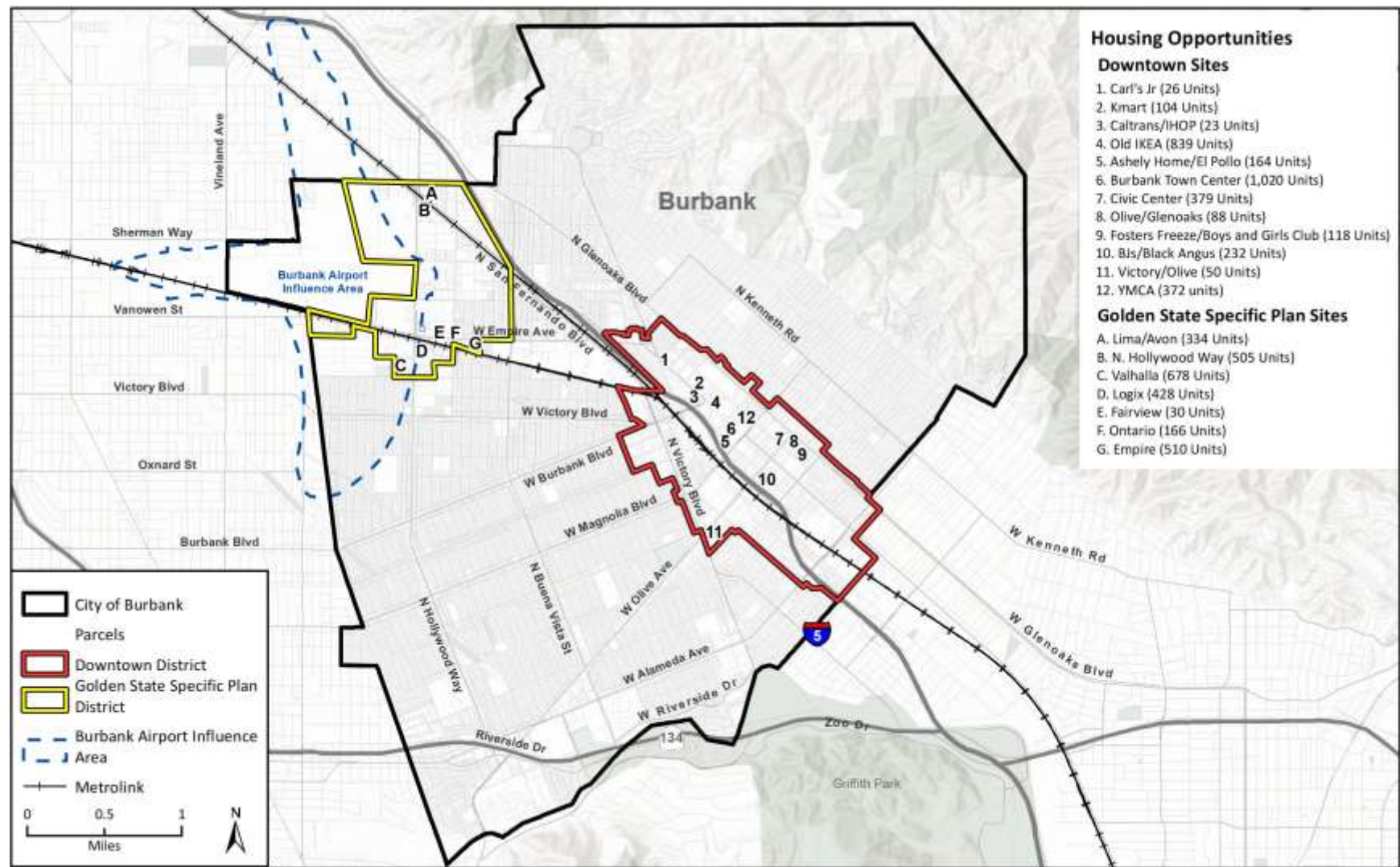
**Table 1-41**  
**Potential Housing Units on Opportunity Sites**  
**Current General Plan and Proposed Specific Plan Rezone**

Housing Opportunity Sites	General Plan Land Use	Acres	Realistic Development Capacity	Current General Plan Total Net Units	Proposed Specific Plan Total Net Units
<b>Downtown TOD Sites</b>					
TOD 1-Carl's Jr.	High Density Residential	1.3	70%	26	26
	Corridor Commercial				
TOD 2-Kmart	Corridor Commercial	6.4	60%	104	104
TOD 3-Caltrans/IHOP	Corridor Commercial	2.9	70%	23	23
TOD 4-Old IKEA	Downtown Commercial	13.8	70%	839	839
TOD 5-Ashley/El Pollo	Downtown Commercial	2.7	70%	164	164
TOD 6-Burbank Town Center	Downtown Commercial	16.8	70%	1,020	1,020
TOD 7-Civic Center	Institutional	6.2	70%	0	379
TOD 8-Olive/Glenoaks	High Density Residential	1.6	70%	88	88
TOD 9-Fosters Freeze/ Boys and Girls Club	Downtown Commercial	1.9	70%	81	118
	High Density Residential				
TOD 10-BJs/Black Angus	High Density Residential	3.8	70%	232	232
TOD 11-Victory/Olive	North Victory Com./Ind.	2.9	70%	50	50
TOD 12-YMCA	Downtown Commercial	2.7	70%	161	372
<b>Downtown TOD Total</b>		<b>63.0</b>	<b>--</b>	<b>2,788</b>	<b>3,415</b>
<b>Golden State Specific Plan Sites</b>					
GSSP 1-Lima/Avon	Golden State Com./Ind.	4.0	70%	74	334
GSSP 2-N. Hollywood Way	Golden State Com./Ind.	5.3	80%	113	505
GSSP 3-Valhalla	Golden State Com./Ind.	8.1	70%	151	678
GSSP 4-Logix	Golden State Com./Ind.	4.5	80%	96	428
GSSP 5-Ontario	Regional Commercial	1.7	80%	80	166
GSSP 6-Fairview	Regional Commercial	0.7	80%	30	30
GSSP 7-Empire	Regional Commercial	6.4	80%	292	510
<b>GSSP Total</b>		<b>30.7</b>	<b>--</b>	<b>836</b>	<b>2,651</b>
<b>Total Opportunity Sites</b>		<b>93.7</b>		<b>3,624</b>	<b>6,066</b>

Note:

1. Current General Plan maximum densities: High Density Residential (43 du/ac.); Corridor Commercial (27 du/ac.); Regional Commercial (58 du/ac.); Downtown Commercial (87 du/ac.); Institutional (0 du/ac.); North Victory Commercial/Industrial (27 du/ac.); and Golden State Commercial/Industrial (27 du/ac.)
2. Changes to maximum density resulting from proposed Specific Plans: TOD 7 (Institutional to 87 du/ac.); TOD 9 (High Density Residential to 87 du/ac.); TOD 12 (Downtown Commercial); GSSP 1, GSSP 2, GSSP3, GSSP 4 (Golden State Commercial/Industrial to 120 du/ac); GSSP 5(Regional Commercial to 120 du/ac.); and GSSP 7 (Regional Commercial to 100 du/ac.).

## Exhibit 1-5 Housing Opportunity Sites



## **Sites Inventory Methodology and Assumptions**

This section describes the methodology and assumptions used to develop the Housing Element Adequate Sites Inventory (**Appendix D**). It provides justification for development on non-vacant sites, an overview of proposed development standards under the Downtown TOD and Golden State (GSSP) Specific Plans, review of the factors used in estimating the realistic housing potential during the 2021-2029 planning period, and the methodology for distributing the potential housing units by income category for each selected site. The section concludes with a discussion of development on small and large sites, and use of sites from the prior Housing Element.

### **Suitability of Non-Vacant Sites**

As with many communities in highly urbanized Los Angeles County, the City of Burbank is built-out, and therefore, much of Burbank's future development will occur on non-vacant land. Because non-vacant sites comprise more than half of Burbank's site inventory, Government Code Section 65583.2(g)(2) requires that the City analyze the extent to which existing uses may constitute an impediment to additional residential development during the planning period of the housing element. Substantial evidence, such as past experience in converting existing uses to higher density residential development, market trends and conditions, and regulatory or other incentives to encourage redevelopment must show that the existing use is not an impediment and will likely discontinue during the planning period.

Table 1-42 presents residential development trends in Burbank and documents that nearly all recent development involves redevelopment of existing uses, including retail, office, parking lots, and in one instance, intensification of existing residential. Projects are being developed to their maximum densities, and in many instances pursuing density bonuses to further maximize development potential. Various incentives are being utilized which facilitate redevelopment (density bonus, SB 330 and SB 35 streamlining), with additional development incentives to be adopted as part of the Downtown TOD and GSSP Specific Plans (refer to section that follows on Specific Plan Standards). With **seventeen** multi-family and mixed use projects totaling over **2,300** units in the project pipeline (see Table 1-40), the market demand for housing in Burbank is such that existing uses have not impeded residential redevelopment. **Two additional projects within the GSSP have submitted SB 35 applications within the last several months and would contribute 469 units of affordable housing to the area (3000 W. Empire and 3001 W. Empire).**

Market studies prepared for both the GSSP and Downtown TOD Specific Plans provide further evidence of the strong demand for housing. The GSSP economic analysis<sup>19</sup> documents rising residential rents and falling vacancies, and overall higher rents in Burbank/North Glendale than most of the surrounding submarkets. The GSSP area lacks new multi-family rental housing options with modern amenities and updated features. The study concludes that Burbank's rental market has a more limited supply of rentals than the surrounding markets in the greater San Fernando Valley, and given the City's robust and growing employment base, is well positioned for absorption of new multi-family rental housing.

The market study for the Downtown TOD<sup>20</sup> reports that Burbank ranks high in terms of housing costs and has one of the lowest vacancy rates in Los Angeles County, making it difficult for Burbank's workforce of over 130,000 to find housing with just 45,000 existing residential units in the City, and resulting in significant unmet demand for housing. Within the Downtown TOD, many properties are underutilized and ripe for redevelopment, with the area exhibiting strong market fundamentals conducive to redevelopment and intensification of uses, including residential development. Real estate values in the City support construction costs for new residential product given Burbank's reasonable land costs and sufficient development intensities. And while population growth has been stagnant, current market interest, activity and planned projects suggest a healthy rate of growth is destined to occur within the Downtown TOD Specific Plan area.

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<sup>19</sup> AECOM, "Golden State District Economic Analysis, Existing Conditions Report", (April 2017).

<sup>20</sup> Kosmont Companies, "Burbank Downtown TOD Specific Plan, Real Estate Market Analysis", (October 2020).

**Table 1-42**  
**Burbank Development Projects and Trends**

Recent Projects	Description	Zoning	Acres	# Units	Proposed Residential Density	Max Allowable Density	% Proposed to Max Density	Current or Prior Use	Net Units	Affordability	Notes
<b>ENTITLED PROJECTS</b>											
<b>La Terra</b> 777 Front St	Mixed Use (573 apt. units, 307-room hotel, 1,067 sf retail)	Rezoned from AD (Auto Dealership) to PD 17-01	7 acres	573	81 du/acre	87 du/acre	93%	Vacant, interim periodic uses	573	Mod: 69 AMod: 504	Affordable units established as part of review of Planned Development permit request
<b>First Street Village</b> 315 N. First St	Mixed Use (275 apt units, 21,265 sf retail/ restaurant)	Rezoned from BCC-2 to PD 14-01	2.99 acres	275	94 du/acre	87 du/acre	108%	1-story commercial/ retail buildings (plumbing service, advertising, auto body), built 1927 to 1979	275	Mod: 14 AMod: 261	16-parcel lot consolidation Affordable units established as part of review of Planned Development permit request
<b>601-615 E. Cedar Ave.</b>	MF residential	R-4, High Density Residential	0.8 acres	46	57 du/acre	43 du/acre	133%	14-MF resid. Units	32	VL: 3 L: 5 AMod: 24	35% density bonus
<b>624-628 San Fernando Blvd</b>	Mixed use (42 apt units and 14,800 sf commercial use)	BCC-3	0.71 acres	42	59 du/acre	43 du/acre	137%	2 office buildings (11,194 sq ft) and surface parking	42	VL: 4 L: 1 AMod: 37	35% density bonus and 1 low inc. unit per inclusionary housing ord. 4-parcel lot consolidation
<b>Former Fry's Electronics Site</b> 2311 N. Hollywood Way	Mixed Use (862 units, 151,800 sf office, 9,700 sf commercial uses)	C-3	10.43 acres	862	82 du/acre	58 du/acre	141%	Former 100,000 sq ft retail store	862	VL: 80 AMod: 782	Utilized SB330 application for streamlined review, 42.5% density bonus increase
<b>3700 Riverside</b>	Mixed Use (49-unit condo, 2,000 sf restaurant/ retail)	MDC-3	0.61 acres	49	80 du/acre	58 du/acre	138%	Car wash, parking lot, office	49	VL: 4 AMod: 45	35% Density bonus
<b>PENDING ENTITLEMENT PROJECTS</b>											
<b>Premier on First</b> 103 E Verdugo Ave	Mixed Use (154 rental MFU, retail, restaurants, hotel or office.	Proposed rezoning - M-2/C-3 to C-2 or PD	1.1 acres	154	140 du/acre	87 du/acre	161%	Parking lot/ patron	154	VL: 8 L: 16 AMod: 130	Seeking 22.5% density bonus

Recent Projects	Description	Zoning	Acres	# Units	Proposed Residential Density	Max Allowable Density	% Proposed to Max Density	Current or Prior Use	Net Units	Affordability	Notes
<b>Bob Hope Center<sup>1</sup></b> 3201 W. Olive Ave	Mixed Use (123 units, ground floor retail)	MDC-3	1.41 acres	123	87 du/acre	58 du/acre	150%	Vacant	123	VL: 13 AMod: 110	Seeking 50% State density bonus
<b>4100 Riverside</b>	Mixed Use (44 dwelling units, ground floor commercial)	MDC-3 (Media District Commercial) and MDR-4 (Media Dis. Residential)	0.70 acres	44	63 du/acre	58 du/acre & 31 du/acre	109%	Store and office	44	VL: 3 L: 4 AMod: 37	Early in review process/pre-DR stage - affordability assumption based on inclusionary ordinance.
<b>2814 W Empire Ave</b>	148-unit residential building	M-2 (no change to zoning, GP allows for residential use)	0.84 acres	148	176 du/acre	58 du/acre	303%	Vacant commercial building with surface parking	148	L: 118 M: 29 AMod: 1	SB 35 application, SB 330 application, Density Bonus
<b>921-1001 W. Riverside</b>	96-unit townhomes	C-R (Commercial Recreation)	5.1 acres	96	19 du/acre	20 du/acre (per GP, not thru zoning)	95%	Bowling alley/recreation	96	L: 10 AMod: 86	SB-35 application (notice of intent filed), SB-330 preliminary application For sale units
<b>NOTICE OF INTENT TO SUBMIT AN SB 35 APPLICATION</b>											
<b>3000 W Empire Ave</b>	340-unit residential building	M-2 (General Industrial)	1.97	340	173 du/acre	58 du/acre (Regional Comm. GP land use)	298%	Single-story commercial/industrial building	340	L: 271 M: 68 AMod: 1	Notice of intent filed to submit SB 35 application, Density Bonus
<b>3001 W Empire Ave</b>	131-unit residential building	M-2 (General Industrial)	0.68	131	191 du/acre	58 du/acre (Regional Comm. GP land use)	335%	Surface parking lot	131	L: 104 M: 26 AMod: 1	Notice of intent filed to submit SB 35 application, Density Bonus
<b>Income categories: VL -Very Low Income; L - Low Income; Mod - Moderate Income; AMod - Above Moderate Income</b> <sup>1</sup> In July 2022, the property owners at 3201 W. Olive submitted a density bonus application for development of 144 units, including 15 units designated as affordable to very low income households.											

The City's Economic Development team is creating Opportunity Site flyers for each of the nineteen sites with pertinent information (i.e., allowable FAR, density per acre, opportunity site designation, and future options for project streamlining) about each property that it will post on its website. The flyers are compiled into a Development Opportunities booklet, which is updated annually and actively marketed to developers and real estate brokers via trade shows, real estate publications and in-person meetings. Economic Development staff attends a variety of real estate and broker focused events throughout the year to meet with targeted developers that are interested in pursuing mixed-use housing developments in Burbank. This approach has proven to be highly successful, with projects moving forward on numerous sites as a result of the City's marketing efforts, including La Terra, Fry's site mixed use development and the First Street Village mixed use projects.

In addition to the documented strong residential market, development trends supporting redevelopment of existing uses, and the City's pro-active marketing of sites, Appendix D includes a detailed narrative describing the factors supporting redevelopment of each opportunity site and provides evidence that the existing use does not serve as an impediment to residential development over the next eight years. Moreover, it shows that there is interest among the current property owners and developers for mixed-used and residential projects in the highly-developed Downtown TOD Specific Plan and GSSP areas. For example, a major development group has recently acquired the Burbank Town Center for redevelopment purposes, and has been in ongoing discussions with City staff about the pending Downtown Burbank TOD Specific Plan as it relates the Town Center site. While they are still defining the scope of their project, their goal is to develop housing in line with the City's Housing Element goals, which would create opportunities for new housing well in excess of the 1,020 units identified in the Housing Element for this site.

Numerous programs in the Housing Element will facilitate residential development on non-vacant sites through concessions and incentives, expedited processing, marketing and financial assistance. These include programs #5, #8, #9, #10, #11, #17, #19, #20 and #22. The Opportunity Site exhibits in Appendix D identify, which of these program(s) will promote residential development on each individual site.

### ***Specific Plan Standards***

The proposed Downtown TOD Specific Plan and the GSSP will be the mechanism to implement the Housing Element policies and programs to promote development of the opportunity sites. Both Specific Plans are currently being developed and will include land use and development standards and incentives to encourage housing development to the fullest potential.

Although in draft form, the City is currently developing the following standards and incentives for inclusion into the proposed Downtown TOD Specific Plan and with similar consideration given to the GSSP.

**Land Use Standards.** The preliminary Downtown TOD Specific Plan land use standards include the type of uses allowed within the various zoning designations. Eleven of the 12 opportunity sites allow live-work residential, residential above commercial, and multi-family residential uses by right for projects that provide up to 100 units. The exception is TOD 11-Victory/Olive that is located south of the I-5 and within 500 to 1,000 feet of the Burbank Power Plant, which allows residential uses subject to a Conditional Use Permit (CUP) with a covenant agreement acknowledging the presence and operation of the Power Plant.

**Development Standards.** Development standards for the Downtown TOD Specific Plan establish the requirements of lot size, maximum densities and intensity of uses, building height, floor area ratio, setback limits, number of parking spaces, open space, and other requirements. Maximum residential densities



for the opportunity sites range from 27 units per acre to 87 units per acre. Maximum building heights up to seven stories/85 feet if over 500 feet from R-1 or R-2 lots are allowed and as high as 19 stories/205 feet in the Downtown District if development incorporates additional community benefits<sup>21</sup>. Parking requirements for all sites will be based on the alternative parking standards specified under State Density Bonus law, with potential further reductions in exchange for provision of community benefits or as part of a specific density bonus program being developed as part of the specific plans.

**Incentives.** As entitled and pending projects have shown, incentives such as density bonus and streamlining the approval process under SB 35 application have encouraged housing development at affordable levels. The City will continue to promote these current incentives, as well as proposing the following incentives for the Downtown TOD Specific Plan and GSSP:

- Zoning updated so that residential uses are allowed on all parcels, except those within 500 feet of the Burbank Power Plant, where residential uses are prohibited.
- Simple, form-based, objective development standards to enable approval via ministerial review for projects with 100 units or less. Projects over 100 units subject to streamlined discretionary review.
- Property owners of parcels currently subject to Planned Development (PD) permits and/or Development Agreements (DA) that prohibit residential development are allowed to amend the PD or DA to facilitate for residential development.
- Menu of community benefits to enable developers/applicants to implement or finance community benefits in exchange for additional residential density, per City's TOD Density program (applies to parcels within the Downtown Core and within the GSSP that are within a one-half mile of the Metrolink Station) and Exceptional Project program (applies to parcels outside the Downtown Core). Upfront incorporation of community benefits streamlines the approval process, especially for projects subject to discretionary review.
- Consolidation of smaller parcels is encouraged by allowing higher density on larger, combined parcels.
- Residential density may be transferred between parcels under the same ownership or from parcels owned by the City. Undeveloped density of parcels developed under the provisions of the Specific Plan may also be transferred to other sites within the Specific Plan area.
- 100 percent residential development is allowed on all parcels within the Plan areas, except those within 500 feet of the Burbank Power Plant, on parcels fronting San Fernando Blvd., and on parcels fronting on Hollywood Way, where retail ground floors are required. All other mixed-use parcels may develop with retail ground floors or residential ground floors.
- Minimum parking requirements for residential uses will be adjusted to match standards allowed under density bonus law including new parking maximums and minimums. The updated parking standards will establish a range of parking maximums and minimums to allow developers to meet market demand for parking.
- Increasing the allowed density on properties that are within a one-half mile of existing Metrolink Stations, the proposed High Speed Rail Station, and the Hollywood Burbank Airport.

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<sup>21</sup> A community benefits program is a tool to ensure that new development and growth contribute positively to Downtown's quality of life by increasing affordability; expanding access to open space; improving Downtown's streetscape; implementing bicycle, pedestrian, and improvements; and protecting Downtown's and adjacent neighborhoods.



## Realistic Development Capacity Analysis

As required by Housing Element statute, local governments must analyze available sites based on their realistic residential development capacity. In other words, the development density that can actually be achieved on a site might be less than the maximum residential densities permitted by the underlying General Plan land use and Zoning. Therefore, to establish realistic capacity, jurisdictions must consider cumulative development standards such as maximum lot coverage, height, open space, parking, on-site improvements (sidewalks or easements), and floor area ratios in the calculations. In addition, Burbank also considered the current market conditions for residential development and typical densities of recent residential projects in the City. Based on these factors for realistic capacity, Table 1-41 presents the total net units for each of the 19 housing opportunity sites based on current General Plan land use and the assumed realistic densities. It shows a total realistic capacity for 3,624 housing units on the Downtown TOD and GSSP opportunity sites under the current General Plan. With the implementation of Housing Program No. 5: Housing Opportunity Sites and Rezoning Program (adopting the Downtown TOD Specific Plan and the Golden State Specific Plan), the total realistic capacity will increase to 6,066 units. Please refer to **Appendix D** for additional details regarding each opportunity site in the Residential Sites Inventory.

### Capacity Assumptions

Housing element statute (Gov. Code section 65583.2(c)(2)) requires adjustment factors be used to calculate housing capacity. Table 1-43 presents the adjustment factors used to assume the opportunity site's realistic capacity, which range from 60 to 80 percent of the maximum allowable residential densities in the proposed Downtown TOD Specific Plan and GSSP areas.

**Table 1-43**  
**Capacity Adjustment Factors - Opportunity Sites**

Capacity Factor	Adjustment	Reasoning
Land Use Controls and Site Improvements	95%	For net acreage due to on-site improvements (sidewalks, easements)
Realistic Capacity of Site	85%	Adjustment based on past trends for residential development in mixed use zones, and programs to incentivize development in this zone
Typical Densities	90%	Many entitled and pending housing projects are builtout to exceed maximum residential density
Infrastructure Availability	No Adjustment	No constraints, adequate infrastructure
Environmental Constraints	No Adjustment	No environmental constraints

**Applicable Land Use Controls and Site Improvements.** The current General Plan and Zoning Code allows residential uses on opportunity sites, with the exception of TOD 7-Civic Center, which is designated as Institutional in the General Plan. The Housing Element includes the Housing Opportunity Sites and Rezone

program that will develop the Downtown TOD Specific Plan and rezone the Civic Center opportunity site from Institutional to Downtown Commercial Burbank TOD Specific Plan, thus allowing residential uses to a maximum residential density of 87 units per acre. Based on an analysis of the current zoning code and anticipated development standards in the specific plans, there is no cumulative impact on the maximum development potential of the opportunity sites. However, the capacity factor was adjusted to 95 percent to account for sidewalks and easements.

**Realistic Capacity of Site.** Since all the opportunity sites are currently or formerly developed, the land will be redeveloped to accommodate the additional housing units. As previously discussed, the entitled or pending residential development projects on non-vacant land are considered feasible and realistic for redevelopment based on market studies for the two specific plans. The residential components of these proposed projects can be developed to 100 percent of the site. While many of the proposed mixed use sites will include both residential and non-residential uses, the proposed development standards of maximum height limits and setback requirements, as well as incentives will allow the development envelope to include the maximum residential densities on each site. In addition, as described earlier in this section, only those sites identified as most suitable for residential development within the 2021-2029 planning period have been included in the Housing Element sites inventory, providing a realistic capacity for 6,066 new housing units, compared to a total of 9,809 housing units and 6.1 million square feet of commercial provided for under the draft Specific Plans.

Table 1-44 on the following pages presents development trends on mixed use sites over the past five years. As shown, of the eighteen projects identified, eleven are either mixed use or 100% residential, and seven are 100% commercial projects. All mixed use projects contain a much higher proportion of their square footage dedicated to residential rather than commercial use. With just two exceptions (910 S. Mariposa and 3401 Empire), all 100% commercial projects are occurring on sites less than an acre in size. In contrast, the mixed use and residential projects are mostly occurring on larger sites comparable in size to the Housing Opportunity sites identified within the TOD and GSSP specific plans. According to staff, commercial projects are predominately occurring on smaller sites where there isn't an opportunity to consolidate with adjacent parcels. The Housing Opportunity sites, on the other hand, are characterized by groupings of physically and/or economically underutilized parcels well suited for consolidation into larger sites for development with mixed use or 100% residential projects.

As shown in Table 1-43, an 85 percent adjustment factor has been applied to the realistic capacity of the Housing Opportunity sites to reflect their potential for development with non-residential uses. However, as previously stated, the sites selected for inclusion in the Housing Element are those most suitable for residential development, the Downtown TOD and GSSP market studies support housing over commercial in these areas, and recent development projects on mixed use sites comparable in size to the Housing Opportunity sites are predominately developed with residential and mixed use projects.

**Typical Density.** The list of Burbank's recent housing projects presented in the previous Table 1-42 demonstrates that the use of development incentives results in the number of housing units that exceed the maximum allowable units of the underlying zone. The average residential density of entitled and pending housing projects is approximately 140 percent of the underlying zone's maximum allowable density. For example, the proposed Fry's Electronic mixed use project includes 862 residential units of which 80 units will be available to very low income households. This will ultimately result in a residential density of 82 units per acre or 141 percent of the maximum allowable residential density of 58 units per acre. In addition, the residential densities of the La Terra and First Street Village projects, which will include only moderate and above moderate income units, will reach 93 percent and 108 percent of the

allowable densities, respectively. Therefore, given the residential density patterns of entitled and pending projects, an assumed adjustment of 90 percent is considered conservative.

**Total Capacity.** Housing units for each opportunity site in the Site Inventory was first calculated on an overall realistic capacity assumption of 70 percent, which was based on the three capacity adjustment factors ( $95\% \times 85\% \times 90\% = 73\%$  and rounded down to 70%) in Table 1-42. An additional adjustment of plus or minus 10 percent was applied to the 70 percent assumption depending on the market demand for housing or commercial development at that specific location. This approach provides for a conservative estimate of development potential, as many of the identified sites can achieve significantly higher residential capacity.

**Table 1-44**  
**Development Trends on Mixed Use Sites**

Project	Description	Parcel Size	Residential Use (Sq. Ft.)	Commercial Use (Sq. Ft.)	% Building Residential	Zoning	# Units	Proposed Residential Density	Maximum Allowable Density	% of Maximum Density
<b>Mixed Use and Residential Projects</b>										
Talaria Apts 3401 W. Olive Ave	Mixed Use (241 apt. units, commercial amenities)	3.86 acres	381,050	42,950	90%	Planned Development	241	62.5 du/acre	58 du/acre	108%
La Terra 777 Front St	Mixed Use (573 units, 307-room hotel, 1,067 sf retail)	7 acres	529,727	213,417	73%	Rezoned from AD to PD	573	81 du/acre	87 du/acre	93%
First Street Village 315 N. First St	Mixed Use (275 apt units, 21,265 sf retail/ restaurant)	2.99 acres	247,483	17,996	93%	Rezoned from BCC-2 to PD	275	94 du/acre	87 du/acre	108%
624-628 San Fernando Blvd	Mixed use (42 apt units and 14,800 sf commercial use)	0.71 acres	56,075	14,535	79%	BCC-3	42	59 du/acre	43 du/acre	137%
Former Fry's Electronics 2311 N. Hollywood Way	Mixed Use (862 units, 151,800 sf office, 9,700 sf commercial uses)	10.43 acres	647,203	161,500	80%	C-3	862	82 du/acre	58 du/acre	141%
Premier on First 103 E Verdugo Ave	Mixed Use (154 units, retail, restaurants, hotel or office.	1.1 acres	150,770	177,777	46%	Proposed rezoning from M-2/ C-3 to C-2 or PD	154	140 du/ac	87 du/acre	161%
Bob Hope Cntr 3201 W. Olive Ave	Mixed Use (123 units, ground floor retail)	1.41 acres	123,000	5,000	96%	MDC-3	123	87 du/acre	58 du/acre	150%

Project	Description	Parcel Size	Residential Use (Sq. Ft.)	Commercial Use (Sq. Ft.)	% Building Residential	Zoning	# Units	Proposed Residential Density	Maximum Allowable Density	% of Maximum Density
3700 Riverside	Mixed Use (49-unit condo, 2,000 sf restaurant/ retail)	0.61 acres	80,582	2,141	97%	MDC-3	49	80 du/acre	58 du/acre	138%
4100 Riverside	Mixed Use (44 units, retail)	0.70 acres	62,694	22,013	74%	MDC-3 and MDR-4	44	63 du/acre	58 du/acre & 27 du/acre	109% MDC-3 233% MDR-4
3000 W Empire Ave	340-unit residential building	1.97 acres	233,183	0	100%	M-2	340	173 du/ac	58 du/acre	298%
3001 W Empire Ave	131-unit residential building	0.68 acres	93,908	0	100%	M-2	131	191 du/ac	58 du/acre	335%

#### 100% Commercial Projects

921 W. Olive Ave	Medical office building	5,000 sf	0	1,653	0%	C-2	n/a	n/a	n/a	n/a
2501 W. Olive Ave	Gas station and convenience store	10,840 sf	0	1,342	0%	MDC-3	n/a	n/a	n/a	n/a
1200 N. Hollywood Way	Restaurant drive-thru	16,500 sf	0	880	0%	C-2	n/a	n/a	n/a	n/a
1719 N San Fernando Blvd	Commercial building	16,607 sf	0	7,400	0%	NSFC	n/a	n/a	n/a	n/a
3100 Damon Way	Office building	21,301 sf	0	51,809	0%	M-2	n/a	n/a	n/a	n/a
910 S. Mariposa St	Office building	43,560 sf	0	17,238	0%	M-1	n/a	n/a	n/a	n/a
3401 Empire Ave	Dome Media services facility	1.95 acres	0	28,668	0%	M-2	n/a	n/a	n/a	n/a

## Allocation of Housing Units by Income Category

To evaluate the adequacy of the potential housing units in relation to the affordability targets established by the RHNA, Housing Element statutes provide for the use of “default densities” to assess affordability. Based on Burbank’s population and its location within Los Angeles County, the City is within the default density of 30 units per acre or higher as appropriate for accommodating the jurisdiction’s share of regional housing need for lower-income households; sites suitable for moderate density households can be provided on sites zoned for at least 16 units per acre. The City has used these default density thresholds as a guide in allocating its sites inventory by income category, as presented in the previous Table 1-38.

There are seven opportunity sites (TOD 2-Kmart, TOD 3-Caltran/IHOP, TOD 11-Victory/Olive, GSSP 1-Lima/Avon, GSSP 2-N. Hollywood Way, GSSP 3, Valhalla, and GSSP 4-Logix) and part of one site (TOD 1-Carl’s Jr.) with a current maximum residential density of 27 units per acre, and thus moderate and above moderate income housing units are allocated to these opportunity sites. The distribution between moderate and above moderate income units is assumed at 50/50. The other opportunity sites have maximum residential densities ranging from 58 to 120 units per acre, well above the 30 unit per acre default density, and therefore can be designated as suitable for development with lower income units. The distribution between the very low and low income units is 65/35 respectively, to reflect Burbank’s RHNA distribution among lower income units. However, in order to allocate units more consistent with the City’s RHNA distribution, some of these higher density sites have been allocated to moderate and above moderate income households.

## Site Size

Per State law, sites smaller than half an acre or larger than 10 acres are not considered adequate to accommodate lower income housing need unless it can be demonstrated that sites of equivalent size were successfully developed during the prior planning period, or other evidence is provided that the site can be developed as lower income housing.

While the City’s site inventory does not include any opportunity sites that total less than one-half acre, individual parcels that comprise several sites are less than one-half acre. The City has recent and ongoing experience facilitating small-lot consolidation, with the five projects presented in Table I-45 all involving the aggregation of multiple small parcels. In each of these instances, property owners were able to acquire adjacent small parcels that were either physically underdeveloped and/or economically underutilized to create a viable site which was then developed to a higher economic use. Four of the five projects took advantage of density bonuses and provided affordable units. As presented in the Site Exhibits in Appendix D, Opportunity Sites containing small parcels share similar characteristics of physical and/or economic underutilization (TOD sites 1,2,4,6,7,8,9,11,12 and GSSP sites 1,2,3,7), and in several instances are already under common ownership. With the increased densities and economic incentives to be provided under the TOD and GSSP specific plans, these small parcels will be ripe for consolidation and development.

**Table 1-45**  
**Examples of Small Lot Consolidation**

Project Address	# Units/ Affordable Units	# / Size of Combined Parcels	Planning Entitlement	Other Incentives/Waivers
624 - 628 San Fernando Blvd	42/ 4 VLI, 1 LI	Four (1,750 sf, 4,950 sf, 6,280 sf, 18,000 sf)	CUP, DR, Lot Line Adjustment, and Density Bonus	35% increase in the allowed base density and eight other waivers
601 - 615 E. Cedar Ave.	46/ 2 VLI, 6 LI	Four (8,600 sf, 8,600 sf, 8,600 sf, 9,030 sf)	Development Review (DR) with Density Bonus	35% increase in the allowed base density and waivers from setbacks, heights and number of stories
3700 Riverside	49/ 4 VLI	Three (3,625 sf, 4,220 sf, 18,600 sf)	CUP, DR, and Density Bonus	35% increase in the allowed base density and waivers from setbacks
2321 N. Naomi	8	Two (7,000 sf and 6,700 sf)	DR and Lot Line Adjustment	None
529 - 537 E. Palm Ave.	24/ 4 LI	Two (7,750 sf and 7,750 sf)	DR with Density Bonus	50% increase in the allowed base density and waivers from heights, number of stories and landscaped open space

Source: Burbank Community Development Department, Planning Division, March 2022.

Income categories: VLI - Very Low Income; LI - Low Income

The City facilitates small-lot consolidation in several ways. First, the City's multi-family zoning districts provide for higher densities on larger, combined parcels, with the highest density tier for parcels of 24,000 square feet or larger; the GSSP and Downtown TOD Specific Plans will similarly include tiered densities to encourage lot consolidation. Second, the City provides for an expedited, administrative lot line adjustment process that property owners can complete prior to submitting a formal development application (BMC Section 11-1-109). And third, as shown in Table I-45, the City has a track record of granting both density bonuses and waivers from development standards to facilitate development. To supplement these actions, a Lot Consolidation program has been included in the Housing Element. As part of the program, the City will first conduct outreach to property owners to identify meaningful incentives to facilitate lot consolidation and redevelopment. The City will then develop specific incentives such as flexible development standards and a streamlined permit processing.

Additionally, two opportunity sites (TOD 4-Old IKEA and TOD 6-Burbank Town Center) are each over 10 acres and are included in the lower income Site Inventory. As shown in the entitled and pending projects listed in Table 1-40, the City has a current example of a 10.4-acre site south of the Hollywood Burbank Airport formerly developed with a Fry's Electronics store that was approved by the City Council in 2021 for development with 862 units, including 80 units for very low income households.

The Fry's site is similar to the Old IKEA and Burbank Town Center sites in several ways. All three represent sites where the existing retail uses were no longer economically viable due to the declining market for conventional brick and mortar retail stores throughout the region. Each of these sites have similar assets



supportive of residential use including: a) being located within ½ mile of major transit facilities that provide increased accessibility to local and regionally serving public transit connections; and b) being located in the midst of a major center of employment. Given the many existing amenities in the Downtown, the Old IKEA and Town Center sites are particularly attractive for residential development, as confirmed by both the sites' property owners pursuing development of major residential/commercial mixed use projects. And while the 13.8-acre Old IKEA and 16.8-acre Town Center sites are larger than the 10.4-acre Fry's site, the projects being proposed for each of these three sites include a mix of residential and commercial uses, so that the acreage dedicated to residential is just a portion of the total site acreage. The Fry's site is being proposed for development at 82 units/acre under a density bonus in exchange for the provision of ten percent (80) very low income units; the Old IKEA and Town Center sites are permitted to develop at densities up to 87 units/acre (though realistic capacity has been calculated at 70% of the maximum), with affordable units provided pursuant to the City's inclusionary housing requirements and potential density bonus requests. In summary, the similarities between these sites demonstrate that the Burbank housing market supports development on large, 10+ acre sites with the on-site inclusion of affordable units.

### **Sites Identified in Previous Housing Elements**

Government Code Section 65583.2(c) specifies that a non-vacant site identified in the previous planning period or a vacant site that has been included in two or more previous consecutive planning periods cannot be used to accommodate the lower income RHNA unless the site is subject to a policy in state housing element law requiring rezoning within three years of the beginning of the planning period to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households.

Two sites included in this Housing Element Site Inventory for lower-income housing were also in the previous Burbank Housing Element (5<sup>th</sup> Cycle).<sup>22</sup> These sites are identified as The Premier on First and 529-537 E. Palm Avenue. Both of these housing projects are pending entitlement and include lower-income housing units. The Premier on First includes eight very low and 16 low income units and the 529-537 E. Palm Avenue includes one very low and one low-income unit. The City will monitor the pending entitlement of these projects, and pursuant to Government Code Section 65583.2(c), if projects are not approved as indicated, will allow for by-right approval of any future projects on these sites that set-aside at least 20 percent of units as affordable to lower income households (refer to Housing Element Program 7).

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<sup>22</sup> While the 2720 Thornton Avenue housing project was included in the previous Housing Element, the two new units are affordable to above moderate income households and are not included in the lower-income site inventory.

## Accessory Dwelling Units

Accessory dwelling units (ADUs) are small, self-contained dwelling units that provide a kitchen, bathroom and sleeping area. The unit can be attached to the main home with a separate entrance or can be a small detached unit in the rear yard or above a garage. Because of their small size, ADUs typically rent for less than apartments, and can provide affordable rental options for smaller households, and can provide rental income for the homeowner.

ADUs are becoming an integral segment of Burbank's housing stock, with 542 building permits issued over the most recent three-year period 2019-2021, an average of 181 ADU permits per year, with 322 ADU permits issued in 2021 alone.<sup>23</sup> The City has instituted an all-electronic submittal process and has contract staff dedicated to ADU processing and is now able to process ADU permits quickly and efficiently, in contrast to when the City initially began implementing its ADU ordinance in 2017 and 2018 and had significant backlogs and time delays. Pursuant to AB 671, the Housing Element includes *Program #6a Promote Accessory Dwelling Units* to further incentivize the production of affordable ADUs, including pre-approved ADU plans, expedited review for small ADUs, and reduced development processing fees from \$2,197 to \$1,638, with further reductions for ADUs that incorporate accessibility features.

Given Burbank's strong track record in providing ADUs, combined with additional incentives, the sites inventory projects a minimum of 200 new ADUs to be produced annually, or 1,600 over the 2021-2029 planning period. The projected affordability of these ADUs is based on SCAGs *Regional Accessory Dwelling Unit Affordability Analysis* (December 2020), with actual affordability to be reported based on ADU rental information collected at the time of building permit issuance. Housing Element *Program #6b Track and Monitor Accessory Dwelling Units* commits the City to review of ADU production and affordability every two years: if actual production and affordability is far from projected trends (more than 25% below projections) and impacts the City's ability to address its RHNA, the City will rezone an additional site(s) to offset any lower income RHNA shortfall; if actual production and affordability is near projected trends, the City will conduct expanded marketing and outreach.

## Committed Assistance

Government Code Section 65583.1(c) permits jurisdictions to rely on existing units to fulfill up to 25 percent of their residential sites requirement (RHNA) in the Housing Element, pursuant to specified criteria. The following activities may be eligible:

- Substantial rehabilitation of substandard rental housing
- Conversion of multi-family rental or ownership units from non-affordable to affordable
- Preservation of at-risk housing

To qualify, a community must provide "committed assistance" to specified projects within the first three years of the planning period through a legally enforceable agreement. Units must be provided at affordable rent levels to very low and/or low income households, with affordability terms ranging from 20 – 55 years. As presented in Table C-2 in Appendix C, Burbank has fulfilled a portion of its regional share for lower income households (115 units) during the prior planning period, rendering the City eligible to utilize the alternative sites program.

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<sup>23</sup> Between January 1 – May 13, 2022, the City received 33 new applications and issued 85 building permits for ADUs. Extrapolating this rate over a one-year period equates to 236 permits, demonstrating the continued demand for ADUs in the community.

Through the City's ongoing partnership with the Burbank Housing Corporation, the City is committed to providing financial assistance towards the acquisition, rehabilitation, and conversion of multi-family rental units from non-affordable to affordable. Within the first three years of the housing element planning period (by October 2024), the City will commit \$5 million toward the conversion of ten market rate units to permanent affordable housing, and is seeking to apply credits towards the City's RHNA obligations. (Refer to **Appendix E - Adequate Sites Program Alternative Checklist** for documentation on compliance with the statutes).

### **Availability of Infrastructure and Public Services**

Given that Burbank is a built-out city, the necessary infrastructure is already in place to support future development. All land designated for residential and mixed use development is served by sewer and water lines, streets, storm drains and telephone, cable and electric power and gas lines. All sites are adjacent to existing public roadways and are serviceable by police and fire departments. However, as with any older community, much of the City's infrastructure is aging and will require select improvements or replacement. Upgrades and improvements are accomplished as needed on an on-going basis consistent with the City's Capital Improvement Program (CIP). Development impact fees help offset the costs of infrastructure upgrades and the development of new infrastructure. The Environmental Impact Report which analyzed the Housing Element update found that adequate infrastructure and public service capacity are available to serve the projected residential development allowed under the Element. No specific parcels during the 2021-2029 planning horizon are constrained by infrastructure availability and all sites identified in the sites inventory can be served by existing and planned infrastructure.

State law requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower income households. Pursuant to these statutes, upon adoption of this Housing Element, the Community Development Department will send the element to BWP and the Public Works Department, along with a summary of the regional housing needs allocation.

Additional family housing in Burbank—especially affordable housing—will benefit the local school district. Over the past several years, Burbank Unified School District reports they have been in a declining enrollment environment.<sup>24</sup> Expanding the supply of housing for young families will help to boost school enrollment.

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<sup>24</sup> Between 2016-2020, the District's resident-based enrollment decreased by approximately 5.3 percent (a decrease of 745 students); during the same period, there was an increase in the number of inter-district permits that the District issued to address the decrease and sustain necessary average daily attendance. Source: Draft Environmental Impact Report for the Burbank Housing and Safety Element Update, November 2021.

## Financial Resources

The extent to which the City of Burbank can achieve the housing goals and objectives set forth in the Housing Element is in large part dependent upon the availability of financial resources for implementation. Due to both the high cost of developing and preserving housing and limitations on the amount and uses of funds, a variety of funding sources will be required to achieve the City's housing goals. An important consideration in the use of these funds, however, is the requirement to pay prevailing wage, estimated to increase the costs of construction anywhere from around 10 percent to 35 percent

The primary source of funds for affordable housing activities in Burbank was previously derived from the Redevelopment Agency housing set-aside fund. The elimination of redevelopment agencies in the State of California prompted the creation of the Successor Agency to the Redevelopment Agency of the City of Burbank governed by the Oversight Board. The duties of the Successor Agency are primarily to make payments on the former Redevelopment Agency enforceable obligations and to wind down the activities of the former Redevelopment Agency. With the passage of AB 1484 in June 2012, the Supplemental Educational Revenue Augmentation Funds (SERAF) borrowed by the State from Redevelopment Agencies Low and Moderate-Income Housing Funds were required to be repaid and deposited into each Successor Agency's Housing Asset Fund. As of fiscal year 2020/21, the City had a balance of \$1.6 million in the Housing Asset Fund. The last debt repayment to the Successor Housing Agency will be in 2022/23, resulting in approximately \$5 million available during the planning period to support affordable housing.

An additional source of funds available to Burbank is the Affordable Housing Trust Fund. The fund was established in conjunction with the Inclusionary Housing Ordinance adopted by City Council in 2006 for deposit of in-lieu fee housing revenues. Monies from the trust fund must be used to increase and improve the supply of housing affordable to very low-, low- and moderate-income households. The City has had one recent contribution to the Trust Fund of approximately \$90,000, with most of the recent larger projects electing to take advantage of density bonus incentives and provide inclusionary housing units on-site. The in-lieu fee amount will be updated in conjunction with the update to the Inclusionary Housing Ordinance to reflect current market conditions.

As a federal entitlement jurisdiction, Burbank also receives HOME and Community Development Block Grant (CDBG) funds directly from the Department of Housing and Urban Development (HUD). The City's annual HOME entitlement is approximately \$625,000 and annual CDBG funds approximately \$1,050,000. While HOME funds are directed entirely towards affordable housing activities, CDBG funds are typically directed towards community development activities and services to Burbank's lower income populations, including emergency homeless services and rapid re-housing.

The Burbank Housing Authority receives close to \$9 million annually for implementation of the Section 8 housing choice voucher programs. Through the Continuum of Care, the Housing Authority has secured approximately \$500,000 in annual Permanent Supportive Housing Vouchers to provide rental assistance to individuals and families who meet the definition of chronic homelessness.

The Building Homes and Jobs Act (SB 2, 2017), established a \$75 recording fee on real estate documents to increase the supply of affordable housing through creation of a Permanent Local Housing Allocation (PLHA). Burbank has submitted its PLHA Plan to HCD, and is projected to receive \$2.8 million in PLHA funds between 2020-2023, with additional funding allocations in future years. The City anticipates allocating a majority of PLHA funds to assist in providing emergency, transitional and supportive housing, consistent with the priorities established in Burbank's Homelessness Plan.

Table 1-46 below identifies a variety of funding programs currently available on a competitive basis to leverage local funding for affordable housing activities including new construction, acquisition/rehabilitation, preservation of at-risk housing and homebuyer assistance, among others.

**Table 1-46**  
**Financial Resources Available for Housing Activities**

Program Name	Description	Eligible Activities
Metro Affordable Transit Connected Housing (MATCH) Program  <i>www.matchfundla.com</i>	Loans for development projects within 1/2 mile of high frequency transit node: 1. Predevelopment loans for affordable housing providing 100% of units at or below 60% AMI (min. 49 unit project size) 2. Loans for 20+ unit apartments with market rents affordable to low-income households with capacity to be redeveloped with at least double the existing units.	<ul style="list-style-type: none"> <li>▪ New construction</li> <li>▪ Substantial rehabilitation</li> <li>▪ Land Purchase</li> <li>▪ Acquisition of Existing Housing</li> </ul>
Low-income Housing Tax Credit (LIHTC)  <i>www.treasurer.ca.gov/ctcac</i>	Tax credits to enable developers of low-income rental housing to raise project equity through the sale of tax benefits to investors. 4% and 9% credits available, with 4% credits often coupled with tax-exempt bonds.	<ul style="list-style-type: none"> <li>▪ New construction</li> <li>▪ Acquisition/</li> <li>▪ Rehabilitation</li> </ul>
CalHFA Residential Development Loan Program <i>www.calhfa.ca.gov/multifamily/special/rdlp.pdf</i>	Loans to cities for affordable infill, owner-occupied housing developments. Links with CalHFA's Downpayment Assistance Program to provide subordinate loans to first-time buyers.	<ul style="list-style-type: none"> <li>▪ Site acquisition</li> <li>▪ Pre-development costs</li> </ul>
Workforce Housing Program  <i>cscda.org/Workforce-Housing-Program</i>	Government bonds issued to cities to acquire market-rate apartments and conversion to affordable for moderate/ middle income households, generally households earning 80% to 120% of AMI.	<ul style="list-style-type: none"> <li>▪ Acquisition of market rate apartments and conversion to affordable</li> </ul>
Golden State Acquisition Fund (GSAF)  <i>www.goldenstate-fund.com</i>	Short term loans (up to 5 years) to developers for acquisition or preservation of affordable housing.	<ul style="list-style-type: none"> <li>▪ Preservation</li> <li>▪ Site acquisition</li> </ul>

**State HCD Funding Sources**

Affordable Housing and Sustainable Communities Program  <i>www.hcd.ca.gov/grants-funding/active-funding/ahsc.shtml</i>	Provides grants and/or loans to projects that achieve Greenhouse Gas reductions and benefit Disadvantaged Communities through increasing accessibility of: <ul style="list-style-type: none"> <li>✓ Affordable housing</li> <li>✓ Employment centers</li> <li>✓ Key destinations</li> </ul>	<ul style="list-style-type: none"> <li>▪ New construction</li> <li>▪ Acquisition/Rehabilitation</li> <li>▪ Preservation of affordable housing at-risk</li> <li>▪ Conversion of non-residential to rental</li> </ul>
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**Table 1-46**  
**Financial Resources Available for Housing Activities**

Program Name	Description	Eligible Activities
<p>CalHome</p> <p><a href="http://www.hcd.ca.gov/fa/calhome">www.hcd.ca.gov/fa/calhome</a></p>	<p>Grants to cities and non-profit developers to assist individual homeowners with homebuyer assistance and rehabilitation and ADU/JADU assistance (construction, repair, reconstruction, or rehabilitation). Program also includes loans to developers for homeownership projects.</p>	<p><u>Homebuyer assistance:</u></p> <ul style="list-style-type: none"> <li>▪ Downpayment assistance</li> <li>▪ Rehabilitation</li> <li>▪ Acquisition/Rehabilitation</li> <li>▪ ADU/JADU</li> </ul> <p><u>Developer assistance:</u></p> <ul style="list-style-type: none"> <li>▪ Site acquisition, development</li> </ul>
<p>Infill Infrastructure Grant Program</p> <p><a href="http://www.hcd.ca.gov/fa/iig/">www.hcd.ca.gov/fa/iig/</a> <a href="http://www.hcd.ca.gov/grants-funding/active-funding/iigp.shtml">www.hcd.ca.gov/grants-funding/active-funding/iigp.shtml</a></p>	<p>Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc.) that supports higher-density affordable and mixed-income housing in infill locations.</p>	<ul style="list-style-type: none"> <li>▪ Parks and open space</li> <li>▪ Utility service improvements</li> <li>▪ Streets, parking structures, transit linkages</li> <li>▪ Traffic mitigation features</li> <li>▪ Sidewalks and streetscape improvements</li> </ul>
<p>Local Housing Trust Fund (LHTF) Program</p> <p><a href="http://www.hcd.ca.gov/grants-funding/active-funding/lhtf.shtml">www.hcd.ca.gov/grants-funding/active-funding/lhtf.shtml</a></p>	<p>Matching grants (dollar for dollar) to local housing trust funds that are funded on an ongoing basis from both private and public contributions or public sources.</p>	<ul style="list-style-type: none"> <li>▪ Rental &amp; ownership hsg.</li> <li>▪ Transitional housing</li> <li>▪ Emergency shelters</li> <li>▪ Min. 30% of allocation required to assist ELI</li> </ul>
<p>Multifamily Housing Program (MHP)</p> <p><a href="http://www.hcd.ca.gov/grants-funding/active-funding/mhp.shtml">www.hcd.ca.gov/grants-funding/active-funding/mhp.shtml</a></p>	<p>Deferred payment loans with 55-year term for cities, for-profit and nonprofit corporations, limited equity housing cooperatives and individuals, and limited partnerships. Three percent simple interest on unpaid principal balance.</p>	<ul style="list-style-type: none"> <li>▪ New construction, rehabilitation, or acquisition/rehab of permanent or transitional rental housing</li> </ul>
<p>National Housing Trust Fund Program</p> <p><a href="http://www.hcd.ca.gov/grants-funding/active-funding/nhtf.shtml">www.hcd.ca.gov/grants-funding/active-funding/nhtf.shtml</a></p>	<p>Deferred payment and forgivable loans for non-profit and for-profit developers and local public entities to support development of housing for extremely low-income households.</p>	<ul style="list-style-type: none"> <li>▪ New Construction</li> </ul>
<p>Predevelopment Loan Program</p> <p><a href="http://www.hcd.ca.gov/grants-funding/active-funding/pdip.shtml">www.hcd.ca.gov/grants-funding/active-funding/pdip.shtml</a></p>	<p>Provides predevelopment short term loans to cities and non-profit developers to finance the start of lower income housing projects.</p>	<ul style="list-style-type: none"> <li>▪ Predevelopment costs to construct, rehabilitate, convert or preserve assisted housing</li> </ul>

**Table 1-46**  
**Financial Resources Available for Housing Activities**

Program Name	Description	Eligible Activities
Supportive Housing Multi-Family Housing Program (SHMHP)  <i><a href="http://www.hcd.ca.gov/grants-funding/active-funding/shmhp.shtml">www.hcd.ca.gov/grants-funding/active-funding/shmhp.shtml</a></i>	Deferred payment loans to local governments, non-profit and for-profit developers for new construction, rehabilitation and preservation of permanent affordable rental housing that contains a min. 35% supportive housing units.	<ul style="list-style-type: none"> <li>▪ New construction</li> <li>▪ Rehabilitation</li> <li>▪ Acquisition/Rehabilitation</li> <li>▪ Conversion of non-residential to rental</li> <li>▪ Social services within project</li> </ul>
Transit-Oriented Development (TOD) Housing Program  <i><a href="http://www.hcd.ca.gov/grants-funding/active-funding/tod.shtml">www.hcd.ca.gov/grants-funding/active-funding/tod.shtml</a></i>	Low-interest loans available to developers as gap financing for rental housing developments near transit that include affordable units. Grants also available to cities for infrastructure improvements necessary for the development of specified housing developments.	<ul style="list-style-type: none"> <li>▪ Rental housing development</li> <li>▪ Infrastructure necessary to support specified housing development, or to facilitate connections between development and transit stations.</li> </ul>
Veterans Housing and Homeless Prevention Program (VHHP)  <i><a href="http://www.hcd.ca.gov/grants-funding/active-funding/vhhp.shtml">http.hcd.ca.gov/grants-funding/active-funding/vhhp.shtml</a></i>	Loans for development multi-family rental housing with min. 55 years affordability restrictions. Projects must include permanent supportive housing units and affordable units for Veterans and their families.	<ul style="list-style-type: none"> <li>▪ Multi-family rental housing that provides at least 25% or 10 units (whichever is greater) to Veterans. Min. 45% of these units for ELI Veterans.</li> </ul>

Source: Karen Warner Associates, 2021.



## Administrative Resources

In addition to the financial resources available for the creation and maintenance of affordable housing, several public and non-profit agencies are devoted to the task of addressing Burbank's affordable housing needs. These agencies play an important role in meeting residents' housing needs and are integral in implementing activities for acquisition/rehabilitation, preservation of assisted housing and the development of affordable housing.

**City of Burbank Community Development Department:** The Community Development Department is made up of five divisions: Administration; Building & Safety; Housing & Economic Development; Planning; and Transportation. The Burbank Housing Authority administers the City's Section 8 rental assistance program and former Redevelopment Agency housing assets. The Burbank Housing Authority and federal housing grants functions are all staffed within the Community Development Department, facilitating coordination among these agencies.

**Burbank Housing Corporation (BHC):** BHC is a non-profit housing developer actively involved in the purchase and management of affordable housing in the community. Chartered in 1997 with past assistance of the Burbank Redevelopment Agency, the Corporation's mission is twofold: 1) to develop, upgrade and preserve affordable housing opportunities for lower- and moderate-income Burbank households, and 2) to provide services to enrich the quality of life for residents, especially for children and youth. BHC owns and manages 300+ rental units, four activity centers, and two nationally accredited child development centers.

**Nonprofit Developers and Service Providers:** The City has a history of collaborating with affordable housing developers and service providers to accommodate the housing needs of Burbank residents. The following are housing developers and service providers with prior or current involvement in Burbank.

- Meta Housing Corporation is a Southern California-based developer of affordable and market-rate apartments for both families and seniors, developing more than 10,000 units since the firm's inception in 1969. The former Burbank Redevelopment Agency worked with Meta as the developer for the 141-unit, mixed-income Senior Artists' Colony. This project has won several national awards, including the National Association of Home Builder's gold award for multi-family housing and the National Endowment for the Arts Creativity and Aging award.
- Habitat for Humanity is a non-profit, (faith-based) organization that builds and repairs homes for very low-income families with the help of volunteers and homeowner/partner families. Habitat homes are sold to partner families at no profit with affordable, no interest loans. The former Burbank Redevelopment Agency worked with the San Fernando Valley Chapter of Habitat for Humanity to develop eight new homes for first-time homebuyers in the Elmwood neighborhood; and with the Greater L.A. Habitat Chapter to build seven new housing units and rehabilitate one unit in the Peyton Grismer focus neighborhood.
- Family Promise of the Verdugos (FPV) operates interim/emergency housing programs in Burbank and Glendale for homeless families and leases a housing unit from BHC to offer a Day Center to their program participants. FPV implements the Lifting People Up program to provide supportive services that assist with financial and career goals to the residents living in BHC Communities. In February 2019, BHC and FPV completed the rehabilitation of a three-unit property, Jerry's Promise, to provide transitional housing to homeless families in the FPV Shelter Program.
- Family Service Agency (FSA) provides professional mental health care, counseling and family support services. FSA operates and provides support services to residents in BHC's transitional

housing facilities for victims of domestic abuse, homeless families with children, and homeless young adults and emancipated youth.

- New Directions for Veterans (NDVets) offers veterans comprehensive services and housing, including transitional & permanent supportive housing, job assistance, substance abuse treatment, and mental health services. NDVets serve residents in BHC's newly completed project, the eleven unit Burbank Veteran Bungalows.
- The Burbank YMCA serves over 14,000 community members with programs focusing on youth development, healthy living and social responsibility. Targeted programs reach very low income and marginalized youth who do not pay any fee to participate. The YMCA has submitted a pre-application review to the City for a new YMCA Community Center facility at its current location in downtown Burbank to include 308 apartment units, including at least 66 affordable family units.

## Opportunities for Energy Conservation

The *Burbank2035* General Plan includes numerous goals, policies and programs to address sustainability and promote energy conservation. The Plan includes an Air Quality and Climate Change Element that addresses ways to reduce air pollution and greenhouse gas (GHG) emissions, protect people and places from air contaminants and odors, comply with statewide GHG emission reduction goals, and adapt to environmental conditions caused by a changing climate. The General Plan includes goals and policies in place to help promote energy conservation. The Open Space and Conservation Element sets forth the following goal: “Burbank conserves energy, uses alternative energy sources, and promotes sustainable energy practices that reduce pollution and fossil fuel consumption”. The City’s Greenhouse Gas Reduction Plan examines communitywide activities that result in GHG emissions and establishes strategies to reduce those emissions in existing and future development through both voluntary and mandatory actions.

The City provides the following information regarding sustainability on its website:

- Air Quality – information about the Clean Air Choices program through the South Coast Air Quality Management District.
- Green Building – the City of Burbank adopts the mandatory requirements in Chapters 4 and 5 of the California Green Building Standards Code. A link to the U.S. Green Building Council website is also provided.
- Water - the City adopts and enforces regulations on the use of water for landscape irrigation and in residential and business locations. All construction projects must comply with requirements in CAL Green and the California Plumbing Code. The City also has a water conservation page.
- Energy - The revised California 2019 Building Energy Efficiency Standards went into effect January 1, 2020, and improve upon the prior Energy Standards for new construction of, and additions and alterations to, residential and nonresidential buildings.

## Burbank Water and Power Programs

Burbank Water and Power has a variety of conservation and assistance programs for customers, including:

- Lifeline: offers income qualified customers an exemption from the monthly Customer Service Charge, the Utility User’s Tax, and a reduced rate on Electric Service.
- Residential Rebates & Programs:
  - Rebates for Energy Star rated appliances, AC unit replacement, or home upgrades;
  - Green Choice Program – Voluntary program for customers to opt-in to pay an additional 1.8 cents over their regular residential rate to support Renewable Energy in California;
  - Low income customers can exchange their refrigerator with a free Energy Star certified model;
  - Residents can select up to three free shade trees to help keep air conditioning costs lower;
- Other Rebates
  - Electric Vehicle and Charger rebates
  - Turf replacement rebates through SoCal Water\$mart
- Other Programs & Information
  - Information on how to save energy and water at home as well as guides for solar installation.

# HOUSING PLAN

The Housing Plan sets forth Burbank's programs to address the community's identified housing needs.

## Housing Programs

The goals and policies presented in the Introduction of the Element address Burbank's identified housing needs, and are implemented through a series of housing programs. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies, and are organized around Burbank's five housing goals. The City's Housing Element programs encompass existing programs; programs revised in response to the review of program accomplishments and the current and projected funding situations; and new programs added to address unmet housing needs and new statutory requirements. Burbank's 2021-2029 Housing Plan encompasses the following **twenty-seven** programs:

### Existing Housing and Neighborhood Conditions

1. Neighborhood Revitalization/Community Building
2. Community Preservation Program
3. Preserve and Protect Existing Housing and Tenants
4. Rental Assistance Vouchers

### Adequate Housing Sites

5. Housing Opportunity Sites and Rezone Program
- 6a. Promote Accessory Dwelling Units (ADUs)
- 6b. Track and Monitor ADUs
7. Monitoring No Net Loss and Development on Sites from Prior Planning Periods
8. Public/Private Partnerships on City Land

### Development of Affordable Housing

9. Facilitate Development of Affordable Housing on Non-Vacant Sites
10. Inclusionary Housing Ordinance
11. Density Bonus Ordinance
12. Affordable Homeownership Program
13. Employer Assisted Housing
14. Development Impact Fees for Affordable Housing
15. Sustainability and Green Building Design
16. Transitional and Supportive Housing

### Remove Constraints to Housing

17. Objective Development Standards
18. Updated Multi-family Development Standards
19. Development Fee Waivers
20. Lot Consolidation Program
21. Zoning Text Amendments for Special Needs Housing
22. Updated Project Appeal Procedures

### Equal Housing Opportunities

23. Fair Housing/ Affirmatively Furthering Fair Housing
24. Landlord - Tenant Services and Mediation
25. Homeless Housing and Services
26. Housing for Persons with Disabilities
27. Housing for Extremely Low Income Households

## Existing Housing and Neighborhood Conditions

### 1. Neighborhood Revitalization/Community Building

The City continues its partnership with the Burbank Housing Corporation (BHC) to invest in neighborhoods to upgrade the housing stock, provide long term affordable housing and provide neighborhood assets including childcare centers, after-school activity centers, and community gardens. The acquisition/rehabilitation component of the Neighborhood Revitalization program continues to be a major component of Burbank's affordable housing efforts. Based on funding available through the federal HOME program, the City's goal will be to acquire and rehabilitate an average of three housing units annually, for a total of 24 units over the eight-year planning period (7 extremely low, 13 very low, and 4 low income units). In addition, the City and BHC will explore site opportunities to partner with developers on larger projects using outside funding sources, such as low income housing tax credits.

**Objective:** Acquire and rehabilitate 24 housing units and preserve as long-term affordable housing.

**Agency/Department:** Community Development Department/Housing and Economic Development Division

**Funding Sources:** HOME; Low and Moderate Income Housing Asset Fund; State Permanent Local Housing Allocation (PLHA); other State and county funds

**Time Frame:** Ongoing

#### 1a. Committed Assistance

As detailed in the Resources chapter of the Element, the City has committed to providing financial assistance to purchase affordability covenants on market rate units in conjunction with the acquisition/rehabilitation of rental properties described in Program #1 above. The City will commit \$5 million toward the conversion of ten market rate units to permanent affordable housing, and is seeking to apply credits towards the City's RHNA obligations. (Refer to **Appendix E - Adequate Sites Program Alternative Checklist** for documentation on compliance with the statutes).

**Objective:** Acquire, rehabilitate and purchase affordability covenants on ten market rate rental units within the first three years of the Housing Element to qualify for RHNA credit.

**Agency/Department:** Community Development Department/Housing and Economic Development Division

**Funding Sources:** HOME; Low and Moderate Income Housing Asset Fund

**Time Frame:** By October 2024, enter into a legally enforceable agreement. Report to HCD on the status of purchasing affordability covenants no later than July 1, 2025, and to the extent an agreement is not in place, amend the Housing Element as necessary to identify additional sites.

### 2. Community Preservation Program

The City currently administers a residential code enforcement program through the Building & Safety Division. The City's goal is to focus on training of current code enforcement personnel to focus on community preservation efforts that emphasize ongoing outreach and education to property owners on property maintenance and other neighborhood preservation issues.

**Objective:** Preserve and protect Burbank's existing neighborhoods

**Agency/Department:** Community Development Department/Building & Safety Division

**Funding Sources:** General Fund

**Time Frame:** Implement Community Preservation Program by 2023

### 3. Preserve and Protect Existing Tenants and Housing

Burbank carries out several anti-displacement programs aimed at protecting existing tenants. These include:

- Limiting rent increases and prohibiting evictions and non-renewal of leases without “just cause” for tenants that have resided in their units for more than 12 months, including relocation fees for eligible no fault evictions under the law (AB 1482);
- Banning the approval of development projects on sites that would eliminate existing units unless the units are replaced with affordable units (AB 330);
- Requiring any development on Housing Element sites occupied by lower income households within the last five years, or any site proposed for density bonus occupied by lower income households within the last five years, to be replaced with affordable units (AB 1397, SB 1818);
- Requiring tenant relocation fees and first right of refusal for existing tenants to return to the new development when state or federal funds are utilized;
- Providing rent mediation and other conflict resolution services through the Landlord-Tenant Commission;
- Providing rental assistance vouchers through the Burbank Housing Authority and providing preference on the wait list for residents spending more than half their incomes on rent (at-risk of displacement); and
- Assisting very low income households at risk of homelessness to increase their incomes, secure employment and maintain their housing through the new Lifting People Up program.

The City has conducted extensive education and outreach on the Tenant Protection Act (AB 1482) through the Landlord-Tenant Commission, and informs developers of the replacement housing requirements under SB 330, AB 1397 and density bonus law. In addition, information is posted on the City’s website, and the rental and just cause protections under the law have been shared with the community via an ongoing outreach strategy aimed to keep the community informed, including information on the education and mediation services of the Commission, and other landlord tenant related laws and topics. Staff coordinates outreach with Burbank’s Public Information Office and shares information via social media and printed material distributed to City offices such as the libraires, senior centers and Burbank Water and Power lobby.

**Objective:** Adopt a City Council goal as part of Burbank’s Affordable Housing Strategy that acknowledges and disseminates the rules and requirements of state and federal laws to protect existing tenants from displacement, including the current work of the Landlord Tenant Commission to educate tenants and landlords of their rights and responsibilities, and programs to assist households at risk of homelessness and displacement.

**Agency/Department:** Community Development Department/Planning Division, Housing and Economic Development Division, and Burbank Housing Authority

**Funding Sources:** General Fund and Burbank Housing Authority Funds

**Time Frame:** Adopt Council goal by 2023

#### 4. Rental Assistance Vouchers

The federal housing choice voucher program extends rental subsidies to extremely low and very low income households, including families, seniors and the disabled. The Burbank Housing Authority (BHA) administers the program, with a total of 1,116,049 vouchers available, including targeted vouchers for VASH (Veterans Affairs Supportive Housing) and Permanent Supportive Housing. Through the Family Self-Sufficiency Program, BHA assists families in obtaining employment to allow them to become self-sufficient. BHA distributes information on housing opportunities throughout the City, providing landlord apartment listings as available, as well as informational brochures to encourage landlords to participate in the housing choice voucher program.

As a means of affirmatively furthering fair housing (AFFH) to ensure vouchers are utilized throughout Burbank, the City will provide voucher holders with a map delineating higher resourced areas to encourage leasing in these areas. Furthermore, annual notice will be provided to landlords in higher resource areas about source of income protections under the FEHA and to educate them that Landlord Housing Incentive funds for security deposits and moving expenses may be available if a unit is leased to a voucher holder (2023).

**Objective:** Maintain current levels of assistance and continue to apply to HUD for additional funding as available

**Agency/Department:** Burbank Housing Authority

**Funding Sources:** HUD and other Federal funding

**Time Frame:** Ongoing

#### Adequate Housing Sites

#### 5. Housing Opportunity Sites & Rezone Program

In 2019, the City Council established a housing goal to build 12,000 new dwelling units through 2035, mainly along the I-5 freeway corridor, which includes the Downtown area, Airport District (Golden State), and parts of the Media District. This housing goal is intended to facilitate responsible development that results in new housing for all economic segments, included much needed workforce housing. In order to achieve this goal, the City is undertaking the following Specific Plans to provide the necessary zoning, objective development standards and processing procedures to facilitate the production of housing:

- Downtown TOD Specific Plan
- Golden State Specific Plan
- Media District Specific Plan

Adoption of these Specific Plans is projected to occur in fiscal year 2022-2023 after adoption of the Housing Element, resulting in a temporary shortfall of sites with zoning in place to address Burbank's regional housing needs (RHNA) for 985 moderate income and 588 above moderate income households. As permitted under Housing Element law, the City is addressing this shortfall by including a program in the Element to identify sites for rezoning within one year of the start of the planning period.<sup>25</sup>

As described earlier, the Specific Plans will incorporate numerous incentives for development on identified sites, including by-right processing for projects with 100 units or less and reduced parking consistent with density bonus law. The City's Economic Development team will develop promotional flyers

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<sup>25</sup> Because the City does not have a shortfall of sites with zoning in place to accommodate the RHNA for lower income households, the City is not subject to the adequate sites program requirement under Government Code section 65583(f) and 65583.2(h).



for each of the nineteen housing opportunity sites identified in the Specific Plans and will actively market the sites to developers via trade shows, real estate publications and in person meetings.

The specific plans will include plan-level environmental analysis that can be used to streamline the CEQA process on future development projects, thereby reducing time and costs and enhancing affordability.

**Objective:** Provide adequate sites to accommodate Burbank's RHNA allocation through adoption and update of Specific Plans and provide incentives for site development

**Agency/Department:** Community Development Department/ Planning Division

**Funding Sources:** Metro TOD Planning Grant; California High Speed Rail Authority; LEAP Grant; SCAG Sustainable Communities Grant; REAP Grant (Media Center Specific Plan)

**Time Frame:** Adopt Downtown TOD and Golden State Specific Plans in fiscal year 2022-2023, and Media District Specific Plan in 2023. Market opportunity sites to the development community starting in 2022. Conduct a mid-cycle review in 2025 to evaluate housing production levels in comparison to the RHNA, and if falling significantly short, commit to additional rezoning to increase capacity.

#### 6a. Promote Accessory Dwelling Units (ADUs)

Between 2017-2019, the State adopted a series of additional requirements for local governments related to ADU ordinances. In response to these new ADU laws, the City has continually updated its ordinance to align with state law and better facilitate the production of ADUs and Junior ADUs. Burbank has been successful in these efforts, having issued an average of 181 building permits for ADUs between 2019-2021. The pace of ADUs has continued to accelerate, with 322 ADU permits issued in 2021 and 85 permits in the first four months of 2022. Furthermore, SCAG's affordability analysis estimates that in Los Angeles County, 70 percent of ADUs are provided at rents affordable to lower and moderate income households.

Pursuant to AB 671, the Housing Element is now required to include plans to incentivize and encourage affordable ADU rentals. In addition to the City's current streamlined ADU processing procedures, including electronic application submittals and a Frequently Asked Questions handout, the City will encourage architectural design firms to submit ADU plans that can be pre-approved and customizable at minimal cost to facilitate a more streamlined review and permitting of ADUs. The City will develop a set of at least three pre-approved and customizable plans that can be used to further facilitate ADU development that is consistent with the City's residential development standards, including at least one smaller sized, lower cost option. To further encourage the continued creation of smaller, lower cost ADUs, the City will seek to approve ADUs smaller than 500 square feet in ¾ of the time prescribed by State law (currently 60 days). The City has reduced ADU processing fees from \$2,197 to \$1,638, with further reductions for ADUs that incorporate accessibility features which would result in a 50% reduction in building permit and planning fees. Finally, Burbank is working with a firm to establish an ADU calculator to estimate construction costs and rents that it will add to its ADU webpage to assist homeowners in evaluating the financial implications of developing an ADU.

**Objective:** Achieve the production of an average of 200 ADUs annually, for a total of 1,600 ADUs over the planning period, including 80% in high and highest resource neighborhoods.

**Agency/Department:** Community Development Department/Planning Division

**Funding Sources:** General Fund

**Time Frame:** Add ADU Cost Calculator to City website in 2022. By 2023, establish expedited

processing for smaller ADUs, reduced fees for ADUs that incorporate accessibility features, and pre-approved ADU plans. Annually monitor ADU production as part of Annual Performance Report (APR) on the Housing Element.

#### 6b. Track and Monitor Accessory Dwelling Units

The City will track new accessory dwelling units to collect information on the use and affordability of these units. In order to establish baseline information on how ADUs are being used, the City will send out a questionnaire to all property owners issued an ADU building permit since 2018 to request information on occupancy and rent levels, and moving forward, will incorporate similar questions as part of the City's ADU application. Conduct a review every two years and report to HCD. If actual production and affordability is far from projected trends (more than 25% below projections) and impacts the City's ability to meet its RHNA, rezone an additional site(s) to offset any lower income RHNA shortfall; if actual production and affordability is near projected trends, conduct expanded marketing and outreach.

**Objective:** Establish an ADU tracking system to monitor production, affordability and location within high and highest resource neighborhoods

**Agency/Department:** Community Development Department/Planning Division

**Funding Sources:** General Fund

**Time Frame:** Conduct ADU survey and establish tracking system in 2022. Conduct review of production and affordability every two years (2023, 2025, 2027, 2029) and as appropriate, conduct expanded marketing and outreach within 6 months, or rezoning additional site(s) within one year.

#### 7. Monitoring No Net Loss and Development on Sites from Prior Planning Periods

To ensure that the City monitors its compliance with SB 166 (No Net Loss), the City will develop a procedure to track:

- Unit count and income/affordability assumed on parcels included in the Sites Inventory
- Actual units constructed and income/affordability when parcels are developed
- Net change in capacity and summary of remaining capacity in meeting remaining Regional Housing Needs Allocation (RHNA)

Two sites included in the Housing Element Site Inventory for lower-income housing were also in the previous (5<sup>th</sup> cycle) Burbank Housing Element and have projects pending entitlement: The Premier on First and 529-537 E. Palm Avenue. The City will monitor the pending entitlement of these projects, and pursuant to Government Code Section 65583.2(c), if projects are not approved as indicated, will allow for by-right approval of any future projects on these sites that set-aside at least 20 percent of units as affordable to lower income households.

**Objective:** Develop a procedure to monitor the development of sites in the Housing Element Sites Inventory and ensure that adequate sites are available to meet the remaining RHNA by income category. Monitor development entitlements on prior Housing Element sites, and provide by-right development as required under State law.

**Agency/Department:** Community Development Department/Planning Division

**Funding Sources:** General Fund

**Time Frame:** Establish No Net Loss monitoring procedures in 2022. Ongoing monitoring of entitlements on prior Housing Element sites.

## 8. Public/Private Partnerships on City Land

Public/private partnerships involve collaboration between a government agency and private-sector company that can be used to finance, build and operate projects. To facilitate affordable housing development, the City is considering various options to leverage its land resources including but not limited to the sale and/or leasing of appropriate City-owned properties on a long-term basis to housing developers in exchange for a long-term commitment to maintain all or a portion of the units as affordable housing. As part of the Downtown TOD Specific Plan, the City is proposing expansion of the Civic Center and the introduction of approximately 375 units of housing as part of a larger mixed-use development on City-owned parcels. Since the fall of 2021, the City's Civic Center taskforce comprised of key City executives and land development staff have been working with a consultant team made up of land use planners, economists, urban designers, traffic engineers, and environmental consultants to develop a plan to consider a public private partnership ("P3") for the Civic Center. The Civic Center plan would include amongst other things, the development of housing, office, retail and a new library as well as on-site parking. During this period, the City has undertaken various studies including development of multiple Civic Center conceptual plans, parking analysis, capital cost estimates and an affordability assessment. This effort will culminate in a presentation by City staff and the consultants to the City Council in the last quarter of 2022. It is the intent of this effort to seek City Council authorization to prepare an RFP to solicit proposals from qualified developers to build out the Civic Center in a manner that addresses the various mix of residential, commercial, and civic uses. The RFP development, solicitation of proposals and negotiation would take approximately 12 months to complete in late 2023. It is anticipated that a Civic Center Project would be underway by the summer of 2025.

In the unlikely event that the City Council does not authorize staff to issue an RFP for the Civic Center project, the proposed density increase would still be considered under the TOD Specific Plan, and could be made available as part of a "transfer of development rights" (TDR) program to be used by a developer in another location within the specific plan.

<b>Objective:</b>	Partner with private developers to provide housing on publicly owned land
<b>Agency/Department:</b>	Community Development Department/Planning Division
<b>Funding Sources:</b>	Varied funding sources - local, state, and federal funds and/or City land contribution towards project
<b>Time Frame:</b>	Issue an RFP by 2023 and select a developer for the Civic Center Plan by 2024. Incorporate a TDR program within the Downtown TOD Specific Plan (2022).

## Development of Affordable Housing

### 9. Facilitate Development of Affordable Housing on Non-Vacant Sites

As Burbank's sites inventory relies on nonvacant sites to address the vast majority of its housing needs (just five parcels in the inventory are vacant), it will be important for the City to have an effective program to facilitate their development and enable the City to address its regional housing needs. At the same time, the City will promote the inclusion of affordable housing on each of these sites through its Inclusionary Housing Ordinance and other regulatory and financial incentives. The following are among the incentives the City will offer to promote development on its Housing Element sites:

- Develop promotional flyers for each site and actively market to developers through the City's Economic Development team via trade shows, real estate publications and in person meetings (see Program #5)

- Allow by right development processing for projects 100 units or less that comply with objective development standards to be adopted with the GSSP and Downtown TOD Specific Plans, and provide streamlined discretionary review for larger projects (see Program #17)
- Reduce parking requirements consistent with standards available under density bonus law, with potential further reductions in exchange for provision of community benefits (see Program #5)
- Pursue a public-private partnership for development of approximately 375 units, as well as a new library and other public improvements, on City-owned sites within the Civic Center area (see Program #8)
- Encourage the consolidation of smaller parcels into larger development sites by allowing greater densities and other flexible development standards (see Program #20)
- Waive development impact fees on affordable units (see Program #19)
- Provide gap financing for affordable housing projects (with special consideration for projects that set aside units for extremely low income households and persons with disabilities, including persons with developmental disabilities) through the City's Low and Moderate Income Housing Asset Fund, Affordable Housing Trust Fund, Home funds and other available funding sources

**Objective:** Provide regulatory and financial assistance as well as outreach to the development community in support of affordable and mixed income housing on Housing Element sites

**Agency/Department:** Community Development Department/Planning Division, Housing and Economic Development Division

**Funding Sources:** HOME; Low and Moderate Income Housing Asset Fund; Housing Trust Funds; other State and federal funding sources

**Time Frame:** Within one year of Housing Element adoption

## 10. Inclusionary Housing Ordinance

Burbank adopted its Inclusionary Housing Program in 2006, requiring projects with five or more units to include 15% of the units as long-term affordable housing. More specifically, rental projects are required to provide 5% very low income and 10% low income units, and ownership projects are required to provide 15% moderate income units.<sup>26</sup> Alternatives to on-site units include off-site affordable units, land donation or payment of an in-lieu fee. As a means of providing incentives for the provision of units for large families and for persons with disabilities, if more than the required number of affordable units are provided for large families (3+ bedrooms), or fully accessible units (in excess of California Building Code Chapter 11A requirements) are provided for the physically disabled, a credit of 1.5 units for every 1 unit is provided.

The City is currently in the process of updating its Inclusionary Housing Ordinance as market conditions have changed since the original Ordinance was adopted over 15 years ago. One of the changes being contemplated is to allow housing developers multiple options to fulfill Inclusionary Housing production requirements, including allowing moderate income units to address the unmet need for moderate income housing under the RHNA. Changes to the Ordinance will be evaluated which are complementary to current state density bonus law and in-lieu housing fee amounts will also be updated. Furthermore, the City will be preparing a study that includes but is not limited to an economic feasibility analysis to evaluate the potential impacts and benefits of the implementation of a prevailing wage and local hire, apprenticeship

<sup>26</sup> After the *Palmer* court ruling in 2009, the City suspended its Inclusionary Housing requirements on rental projects. Upon passage of AB 1505 in 2017, the City was again able to impose Inclusionary Housing requirements on multi-family rental projects.

policy to have the skilled construction workforce necessary for new housing developments to support production of an ample supply of mixed-income and affordable housing units, and ensure equitable, sustainable, and livable communities.

**Objective:** Update the Inclusionary Housing Ordinance to enhance the program's effectiveness in producing affordable housing and continue to provide incentives for units suitable for large families and for persons with disabilities

**Agency/Department:** Community Development Department/Planning Division, Housing and Economic Development Division

**Funding Sources:** ~~None Required~~ General Fund

**Time Frame:** 2022 - 2023

## 11. Density Bonus Ordinance

State density bonus law (Government Code Section 65915) provides for increases in density, along with other incentives and concessions, for projects that include a specified percentage of affordable units. In conjunction with adoption of the Inclusionary Housing Ordinance in 2006, the Burbank City Council updated its Density Bonus Ordinance to reflect current State requirements and to coordinate with the incentives offered under the Inclusionary Program. Density bonus law has undergone several amendments since that time, and rather than incrementally update the City's ordinance, the City's Code includes automatic incorporation by reference of future amendments to State density bonus law. Burbank has had numerous projects take advantage of State density bonus incentives, as well as the 25% transit density bonus provided for under the General Plan.

Together with the update of the Inclusionary Ordinance, the City is preparing an update of the Density Bonus Ordinance. Part of this update will include establishing a streamlined approach to the menu of available incentives, concessions and waivers, as well as streamlining the appeals process. Furthermore, the City will be preparing a study that includes but is not limited to an economic feasibility analysis to evaluate the potential impacts and benefits of the implementation of a prevailing wage and local hire, apprenticeship policy to have the skilled construction workforce necessary for new housing developments to support production of an ample supply of mixed-income and affordable housing units, and ensure equitable, sustainable, and livable communities.

**Objective:** Update the Density Bonus Ordinance to align with State law and the updated Inclusionary Housing Ordinance

**Agency/Department:** Community Development Department/Planning Division, Housing and Economic Development Division

**Funding Sources:** ~~None Required~~ General Fund

**Time Frame:** 2022 - 2023

## 12. Affordable Homeownership Program

The rate of homeownership in Burbank has fallen, and affordable ownership options are out of reach for many in Burbank's workforce. The former Redevelopment Agency had a history of parcel assembly for ownership housing as well as funding mortgage assistance, but with the dissolution of Redevelopment, these programs are no longer available. The City is committed to facilitating the expansion of homeownership opportunities for first-time homebuyers, and will pursue the following actions:

- Creation of a small lot subdivision ordinance to accommodate single-family infill housing in commercial and multi-family neighborhoods

- Incentivize the construction of missing middle housing of 15-30 units to the acre including smaller apartments, townhome and rowhouse style development
- Evaluate allowing “duet homes” – duplexes which are sold and owned separately – within single-family zones
- Support co-housing communities that are individually owned, private units clustered around common facilities
- Ensure the updated Inclusionary Housing Ordinance facilitates ownership housing
- Pursue mechanisms to provide homeownership assistance, including with the business community to explore opportunities for employer assisted housing and commercial impact fees

**Objective:** Promote first-time homebuyer opportunities in high resource neighborhoods through both regulatory and financial incentives. Conduct affirmative marketing to promote equal access to homeownership opportunities.

**Agency/Department:** Community Development Department/Planning Division, Housing and Economic Development Division

**Funding Sources:** General Fund; Housing Trust Fund; Permanent Local Housing Allocation (PLHA)

**Time Frame:** 2023

### 13. Employer Assisted Housing

The most significant generator of housing needs in Burbank is the local workforce of over 130,000 employees. Employers are increasingly recognizing that recruitment and retention of employees is dependent upon the availability of local affordable housing options, as evidenced by the surge of employer assisted housing (EAH) programs being initiated throughout the country, including programs offered by Amazon, Google and LAUSD. EAH can be provided in a variety of ways, including through down payment grants or loans that are forgiven over a period of employment, homeownership counseling and education, rental subsidies, and direct investment in the construction of housing and/or provision of land.

The City will be convening a series of meetings with major employers to provide information on EAH programs and available resources to support in initiating local workforce housing programs.

**Objective:** Engage major employers in the City to discuss and determine feasibility of establishing employer assisted housing programs

**Agency/Department:** Community Development Department/Planning Division, Housing and Economic Development Division

**Funding Sources:** None Required

**Time Frame:** Ongoing

### 14. Development Impact Fees for Affordable Housing

Impact fees on non-residential development can be used to expand housing opportunities to offset the impact of such development on the need for affordable housing generated from an increase in lower income workers. As an alternative to paying the impact fee, the commercial/industrial development is typically provided the option of building the affordable units on-site. In order to adopt a development impact fee, a nexus study is required to determine how a reasonable relationship exists between the impact fee and the type of non-residential development project on which a fee would be imposed. The purpose of the fee would be to fill the “affordability gap” for housing development and increase the number of homes available for the local workforce.

More than 30 cities and counties in California have jobs housing linkage fees, with the majority of these programs in the Bay Area and greater Sacramento, though Los Angeles, Glendale and Santa Monica all have fees. Fees are most successful in communities, such as Burbank, with robust employment growth.

**Objective:** Evaluate establishing an impact fee on non-residential development to provide an additional source of revenue for the Housing Trust Fund

**Agency/Department:** Community Development Department/Planning Division, Transportation Division

**Funding Sources:** General Fund

**Time Frame:** 2023

## 15. Sustainability and Green Building Design

Burbank continues to implement the Greenhouse Gas Reduction Plan (GGRP), and reports the City's progress to City Council on an annual basis. The City is currently updating the GGRP and will be developing a model template for Department and City reporting. Consistent with the GGRP, the City requires green building practices not only in new construction but also for qualifying residential rehabilitation/home improvement projects, and provides information on resources on the City website and at the public counter.

**Objective:** Update the GGRP plan and evaluate establishment of additional sustainability/green building development standards for large projects

**Agency/Department:** Community Development Department/Building & Safety Division; Burbank Water and Power

**Funding Sources:** None Required

**Time Frame:** 2022

## 16. Transitional and Supportive Housing

The City, in cooperation with the Burbank Housing Corporation (BHC) and other development partners, is committed to expanding transitional and supportive housing opportunities to persons experiencing homelessness or at-risk of becoming homeless. BHC currently operates four transitional housing facilities with 19 housing units where residents can live for up to two years while they gain the skills necessary for independent living. BHC also operates an 11 unit permanent supportive housing project for veterans. The City has also entered into a new partnership with Hope of the Valley by adding 38 beds of transitional congregate housing for transitional aged youth experiencing homelessness. Supportive services are offered through Village Family Services in order to stabilize the persons housing needs. The City has updated its Zoning Ordinance consistent with State law to treat transitional and supportive housing as a residential use, and allows supportive housing as a use by right in all zones where multi-family and mixed use is permitted.

**Objective:** Investigate outside funding sources to augment HOME funds in support of transitional and supportive housing

**Agency/Department:** Community Development Department/Planning Division, Housing and Economic Development Division

**Funding Sources:** HOME; Low and Moderate Income Housing Asset Fund; Permanent Local Housing Allocation (PLHA); other State and County funds

**Time Frame:** Ongoing



## Remove Constraints to Housing

### 17. Objective Development Standards

One of the primary goals of the Golden State Specific Plan, and updates to the Downtown TOD and Media District Specific Plans, is to establish clear and objective development standards that create greater certainty for developers. Under the Specific Plans, projects of up to 100 units that comply with applicable City Density Bonus and Inclusionary Housing regulations and the objective development standards will be considered for by-right approval without the need for further discretionary review including a Conditional Use Permit (CUP) or Planned Development (PD) permit request. Project's greater than 100 units would still be required to go through a discretionary review process and developers would still have the option of City approval of a Planned Development to address the unique aspects of a project.

Objective development standards for micro-units, live/work housing and other non-traditional housing types will be established within the Specific Plans. The result will be a streamlined housing approval process that accelerates housing production.

<b>Objective:</b>	Establish objective development standards and streamlined processing procedures in conjunction with the new and updated specific plans
<b>Agency/Department:</b>	Community Development Department/ Planning Division
<b>Funding Sources:</b>	Metro TOD Planning Grant; California High Speed Rail Authority; LEAP Grant; SCAG Sustainable Communities Grant
<b>Time Frame:</b>	Adopt Downtown TOD and Golden State specific plans in 2022, and Media District Specific Plan in 2023

### 18. Updated Multi-family Development Standards

The City's multi-family development standards are in need of updating to better facilitate responsible development feasibility while protecting and preserving existing neighborhoods. Particularly on smaller parcels, current development standards may preclude the achievement of maximum zoned densities. The City will re-evaluate parking, setbacks, height and other standards and update to enable compact, well-designed multi-family product types.

<b>Objective:</b>	Update and simplify the City's multi-family development standards to enhance development feasibility
<b>Agency/Department:</b>	Community Development Department/ Planning Division
<b>Funding Sources:</b>	General Fund
<b>Time Frame:</b>	2024

### 19. Development Fee Waivers

The City collects various fees from development to cover the costs of processing permits, as well as impact fees to offset the future impact of development on community facilities, transportation and affordable housing. While the City's fees are considered reasonable and based on cost recovery and/or development impacts, fee reductions can be offered as an incentive for production of affordable housing. Burbank's inclusionary housing and density bonus programs currently provide for development impact fee waivers on affordable units and fee deferrals on market rate units until issuance of certificate of occupancy. In addition, Assembly Bill 571, **effective January 2022**, now prohibits affordable housing impact fees, including inclusionary zoning fees, in-lieu fees, and public benefit fees, from being imposed on a housing development's affordable units.

**Objective:** Continue to waive development impact fees on affordable units  
**Agency/Department:** Community Development Department/ Planning Division  
**Funding Sources:** General Fund  
**Time Frame:** Ongoing

## **20. Lot Consolidation Program**

The success of development within several of the opportunity sites will be dependent upon consolidation of individual parcels into larger development sites. While some of the individual parcels that comprise the Housing Element sites are already under common ownership, many are individually owned. The City will conduct outreach to property owners in these areas to identify meaningful incentives to facilitate lot consolidation and redevelopment. Based on this feedback, within two years of Housing Element adoption, the City will develop a Lot Consolidation Program to include specific incentives such as:

- Flexible development standards such as reduced setbacks, increased lot coverage, increased heights, reduced parking
- Streamlined permit processing through administrative staff review

The lot consolidation incentives will be integrated within the Downtown TOD and Golden State specific plans. The City will work in partnership with property owners that are receptive to lot consolidation to assist them in facilitating the parcel merge process in a streamlined and timely manner.

**Objective:** Conduct outreach to property owners and adopt Lot Consolidation Program  
**Agency/Department:** Community Development Department/ Planning Division  
**Funding Sources:** General Fund  
**Time Frame:** 2023. Conduct a mid-cycle review in 2025 to evaluate the success of the program and make modifications as necessary

## **21. Zone Text Amendments for Special Needs Housing**

As presented under the Governmental Constraints analysis and pursuant to State law, several revisions to the Burbank Municipal Code have been identified as appropriate to better facilitate the provision of a variety of housing types and for persons with special needs. These Code revisions include:

- Develop by right processing procedures for Low Barrier Navigation Centers in areas zoned for mixed use and non-residential zones permitting multi-family uses, and should the City receive an application for these uses, process them as required by State law. (per SB 48)
- Amend the Zoning Code to allow group homes of more than six persons in all residential zone districts consistent with State law and fair housing requirements.
- Amend the Zoning Code to specify incentives for the development of housing for extremely low income households (30% AMI). Incentives will include priority development processing and flexible development standards.

**Objective:** Facilitate housing for Burbank's special needs and extremely low income populations. Develop 10 two plus-bedroom units for large families through non-profit housing partners and BHC.  
**Agency/Department:** Community Development Department/ Planning Division  
**Funding Sources:** General Fund  
**Time Frame:** Amend the Zoning Code by 2024.

## 22. Updated Project Appeal Procedures

Currently, the City has an appeal process for development projects detailed in Burbank Municipal Code Section 10-1-1907.1 through Section 10-1-1907.3, wherein any person may file an appeal within 15 days after a decision on a housing project undergoing a discretionary review process is made by the Community Development Director. Persons filing an appeal are required to explain the reasons for the appeal, although reference to specific Municipal Code sections justifying the appeal are not currently required. Additionally, the existing appeal process allows an appellant to seek City Council determination on an appeal by challenging Planning Board's decision on the appeal. To streamline the project review and approval process, the City Council will consider the following revisions to the appeal process as follows:

- The City will update its appeal process as established in the BMC, including the initial and final review bodies for housing projects that do not involve any other discretionary reviews. Moreover, amendments to the Code section will be made to end the appeal process for housing projects at the Planning Board by making them the final decision-making body.
- The City will update the appeal form to specify that appellants need to clearly identify the findings/criteria that are the basis of the appeal, making it mandatory for an appellant to specify the applicable Code sections and reasons for the appeal
- The City will update the public notices and agendas with additional language to require that the issues raised by an appellant during the hearing be limited to only those topics that are specified in the appeal form.

**Objective:** Streamline the project review and approval process

**Agency/Department:** Community Development Department/Planning Division

**Funding Sources:** General Fund

**Time Frame:** Amend the Municipal Code, Update the Project Appeals Form, and Add Applicable Language to Public Notices and Agendas by 2023.

## Equal Housing Opportunities and Special Needs

### 23. Fair Housing/Affirmatively Furthering Fair Housing (AFFH)

Burbank will continue to contract with a qualified fair housing service provider for fair housing services to Burbank residents and property owners. The City will promote fair housing practices, and provide educational information on fair housing to the public through distribution of fair housing brochures, training sessions, workshops, and press releases/public service announcements. Affirmative Marketing Plans will be prepared for all housing developments assisted with local, State, and/or Federal funds. City staff will continue to review Fair Housing Program annual reports to assess any trends, and will implement actions set forth in Burbank's Analysis of Impediments to Fair Housing Choice (AI).

The new Affirmatively Furthering Fair Housing (AFFH) component of the Housing Element, contained in Appendix B, identifies the following as the primary fair housing issues in Burbank:

- Need for Affordable Housing of Various Types and Sizes
- Need for Public Education of Fair Housing Services and Fair Housing Rights
- Need for Fair Housing for the Special Needs Population
- Need for Accessible Housing

- **Need for Neighborhood Revitalization and Resources**

Table B-11 in the AFFH connects these fair housing issues with evidence and contributing factors, and presents the City's planned actions to address them. The actions identified in Table B-11 are part of the implementation of the Housing Element, and will be reported on as part of the City's Annual Progress Report (APR). Consistent with actions specified in the AFFH, the City will conduct at least two fair housing informational workshops per year and increase education and outreach via social and print media including printed materials to Burbank Water and Power, the Libraries, Senior centers and Activity Centers.

## **24. Landlord -Tenant Services and Mediation**

Landlord-Tenant services are provided both through the Burbank Housing Authority (BHA) and Landlord-Tenant Commission, as well as through the City's fair housing service provider the Housing Rights Center (HRC). Both the BHA and HRC provide general counseling and referrals over the phone regarding tenant/landlord issues. Complaints requiring mediation are directed to the City's Landlord-Tenant Commission which meets on a monthly basis. The Commission addresses a wide variety of issues, including conflicts involving property maintenance, repairs, lease disagreements, and rent increases. The Commission works to prevent displacement and potential homelessness by minimizing evictions and unjust rent increases through conflict mediation between tenants and landlords.

**Objective:** Continue to provide landlord-tenant counseling and referrals, and offer mediation services through the Landlord-Tenant Commission

**Agency/Department:** Community Development Department/Housing and Economic Development Division

**Funding Sources:** General Fund

**Time Frame:** Ongoing

## **25. Homeless Housing and Services**

In 2018, the City adopted a three-year Homeless Plan to provide a strategic approach to addressing homelessness in the community. The Plan presents seven core homelessness strategies, each with associated priority actions for implementation. These strategies include:

- Developing Storage Facilities and Transportation
- Enhancing Quality of Life, Mental Health and Healthcare Awareness
- Building Temporary Housing
- Creating Affordable Housing
- Continuing Outreach, Coordinated Care System, and Community Awareness
- Increasing Homeless Prevention and Rapid Re-housing
- Enforcing Public Health & Safety and Ordinances

Implementation of the Homelessness Plan is well underway, including opening of a Homeless Storage Facility and Navigation Center; Burbank Street Outreach Program; hiring of a Homeless Services Liaison; partnerships with Family Service Agency of Burbank, Providence St. Joseph Medical Center, and other providers for counseling services, health intervention, mental health services, and awareness; funding transportation services for a Winter Shelter Program; and tenant based rental assistance for families at-

risk of homelessness, among numerous other actions. The City is also dedicating funding for establishment of a Tiny Home Village of 26 modular homes on public land (including two ADA-accessible units) which will house up to 51 residents.

**Objectives:** Implement the strategies and actions identified in the Burbank Homelessness Plan, and update the Plan for the 2022-2027 time period with measurable outcomes, funding and time frames for implementation.

**Agency/Department:** Community Development Department/Housing and Economic Development Division

**Funding Sources:** CDBG; HOME; Permanent Local Housing Allocation (PLHA); General Funds

**Time Frame:** Ongoing. Open Tiny Home Village by July 2024.

## 26. Housing for Persons with Disabilities

Over ten percent of Burbank's population is identified by the Census as having one or more disabilities. The City will continue to support nonprofit organizations in the construction and rehabilitation of housing targeted for persons with disabilities, including persons with developmental disabilities. Expedited permit processing (by providing technical assistance and pre-application consultation) and inclusionary housing credits will be provided for housing that sets aside units for persons with disabilities beyond the minimum requirements of Americans with Disabilities Act (ADA) or State building codes. The City will continue to coordinate housing near transit centers and door-to-door transit services for persons with disabilities, and coordinate with the Franklin D. Lanterman Regional Center to promote resources available to persons with developmental disabilities. As discussed under Program #6, in order to encourage accessory dwelling units to incorporate accessibility features, the City will establish and promote a program to reduce building permit and planning fees by up to 50% for qualifying ADUs. The City will begin providing developers with State HCD's New Home Universal Design Checklist and encourage them to offer Universal Design features -which ensures housing can be used by people throughout their lifespan. The City will also update its 2014 Administrative Procedures for Reasonable Accommodation to be consistent with the guidance provided by HUD/DOJ.

**Objectives:** Expand the range of housing options available and accessible to persons with disabilities

**Agency/Department:** Community Development Department/Planning, Housing and Economic Development, Transportation and Building Divisions; Management Services Department and City Attorney's Office

**Funding Sources:** None Required

**Time Frame:** Update Reasonable Accommodation Procedures and provide developers with HCDs Universal Design Checklist by 2023

## 27. Housing for Extremely Low Income Households

The City will encourage the development of housing for extremely low-income (ELI) households through a variety of activities such as coordinating with potential housing developers, providing financial assistance or land write-downs, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, and/or offering additional incentives beyond the density bonus. The following specific activities will support ELI housing during the planning period:

- Dedicating funding for establishment of a Tiny Home Village of 26 modular homes on public land to house up to 51 residents

- Funding the addition of six rent-restricted ADUs affordable to ELI households on BHC affordable housing properties
- Creating at least three pre-approved and customizable ADU plans, including at least one smaller sized, lower cost option
- Utilizing the City's Permanent Local Housing Allocation (PLHA) and HOME American Rescue Plan funding to provide emergency housing, bridge housing, transitional housing and supportive services and case management to homeless and at risk of homelessness households, including 130 rapid rehousing units and assistance with housing navigation services to 480 individuals
- Amending the Zoning Code to specify incentives for the development of ELI housing, including priority development processing and flexible development standards.

**Objectives:** Facilitate the provision of a variety of housing types to address the needs of Burbank's extremely low income households

**Agency/Department:** Community Development Department/Housing and Economic Development Division, Planning Division

**Funding Sources:** HOME; CDBG; Low and Moderate Income Housing Asset Fund; State Permanent Local Housing Allocation (PLHA); other State and LA County funds

**Time Frame:** 2022- 2023. Additional funding allocations to be made annually in conjunction with Burbank's Annual Action Plan

**Table 1-47**  
**Summary of Quantified Objectives (2021-2029)**

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction (RHNA) <sup>1</sup>	1,276	1,277	1,418	1,409	3,392	8,772
Rehabilitation	7	13	4	--	--	24
Preservation <sup>2</sup>	1,372					

Notes:

<sup>1</sup> State law requires projecting the housing needs for extremely low income households. The RHNA developed by SCAG does not separately account for this income group. State law allows splitting the very low income group evenly between extremely low and very low income.

<sup>2</sup> The Preservation objective reflects maintaining all deed restricted rental housing (as presented in Table 1-25) as long-term affordable housing.

# Appendix A

Glossary



## Appendix A: Glossary

This glossary is for ease of use of the Burbank Housing Element only; for full definitions related to the City of Burbank Municipal Code, please see Title 10. Zoning Regulations.

### A. Abbreviations

ACS:	American Community Survey
ADA:	Americans with Disabilities Act
ADU:	Accessory Dwelling Unit
AFFH:	Affirmatively Furthering Fair Housing
AFH:	Assessment of Fair Housing
AI:	Analysis of Impediments to Fair Housing Choice
AMI:	Area Median (Household) Income
APN:	Assessors Parcel Number
BCP:	Burbank Center Plan
BHA:	Burbank Housing Authority
BHC	Burbank Housing Corporation
BMP:	Best Management Practices
CBC:	California Building Code
CDBG:	Community Development Block Grant
CEQA:	California Environmental Quality Act
CHAS:	Comprehensive Housing Affordability Strategy
CUP:	Conditional Use Permit
DDS:	California Department of Social Services
DOF:	California Department of Finance
ECOA:	Equal Credit Opportunity Act
EDD:	California Employment Development Department
EIR:	Environmental Impact Report
ELI:	Extremely Low Income
FAR:	Floor Area Ratio
FEMA:	Federal Emergency Management Agency
FEHA:	California Fair Employment and Housing Act
FHA:	Fair Housing Act
FPV:	Family Promise of the Verdugos
FSA:	Family Service Agency
GHG:	Greenhouse Gas
GSSP:	Golden State Specific Plan
HCD:	California Department of Housing and Community Development
HMDA:	Home Mortgage Disclosure Act

HOME:	HOME Investment Partnership Program
HUD:	U.S. Dept. of Housing and Urban Development
NDVets:	New Directions for Veterans
NEHRP:	National Earthquake Hazards Reduction Program
NPDES:	National Pollutant Discharge Elimination System
RATP:	Residential Acoustical Treatment Program
R/ECAP:	Racial and Ethnic Characteristics/Concentrations
RHNA:	Regional Housing Needs Allocation
RPZ:	Runway Protection Zones
SCS:	Sustainable Communities Strategy
SCAG:	Southern California Association of Governments
SCPH:	Southern California Presbyterian Homes
SERAF:	Supplemental Educational Revenue Augmentation Funds
SRO:	Single Room Occupancy
TCAC:	California Tax Credit Allocation Committee
TOD:	Transit Oriented Development
UBC:	Uniform Building Code
UWMP:	Urban Water Management Plan

## B. Definitions

**Accessory Dwelling Unit:** An accessory dwelling unit (also known as second units or granny flats) is an attached or detached structure that provides independent living facilities for one or more persons and includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as a single-family dwelling unit.

**Acreage:** Gross acreage refers to the entire acreage of a site. Most communities calculate gross acreage to the centerline of proposed bounding streets and to the edge of the right-of-way of existing or dedicated streets. Net acreage refers to the portion of a site that can actually be built upon. Public or private road right-of-way, public open space, and flood ways are not included in the net acreage of a site.

**Accessible Housing Unit:** An accessible housing unit is designed and built to be usable to a person with physical disabilities.

**Affirmatively Furthering Fair Housing (AFFH):** This new legislation requires all housing elements due on or after January 1, 2021 contain an Assessment of Fair Housing to ensure that laws, policies, programs, and activities affirmatively further fair housing opportunities throughout the community for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, disability, and other characteristics protected by the California Fair Employment and Housing Act.

**Affordable Unit:** A dwelling unit within a housing development which will be reserved for, and restricted to, income qualified households at an affordable rent or is reserved for sale to an income qualified household at an affordable purchase price.

**Area Median Income:** As used in State of California housing law with respect to income eligibility limits established by HUD. The Area Median Income referred to in this Housing Element is that of Los Angeles County.

**At Risk:** Deed-restricted affordable housing projects at risk of converting to market rate.

**Burbank Housing Corporation (BHC):** A non-profit housing developer actively involved in the purchase and management of affordable housing in the community.

**By-Right Development:** By right means the local government's development review must not require a conditional use permit, planned unit development permit, or other discretionary review or approval.

**California Department of Housing and Community Development (HCD):** The State agency that has principal responsibility for assessing, planning for, and assisting communities to meet the needs of low- and moderate-income households. HCD is responsible for reviewing Housing Element's and determining whether they comply with State housing statutes.

**California Environmental Quality Act (CEQA):** A State law requiring State and local agencies to regulate activities with consideration for environmental protection.

**Census:** The official decennial enumeration of the population conducted by the federal government.

**City Council:** The City Council serves as the elected legislative and policy-making body of the City of Burbank, enacting all laws and directing any actions necessary to provide for the general welfare of the community through appropriate programs, services, and activities.

**Community Development Block Grant (CDBG):** A grant program administered by HUD on a formula basis for entitlement communities, such as the City of Burbank. This grant allots money to cities and counties for housing and community development activities, including public facilities and economic development.

**Conditional Use Permit (CUP):** Conditional Use Permits are required for uses which may be suitable only in specific locations in a zoning district, or which require special consideration in their design, operation or layout to ensure compatibility with surrounding uses.

**Condominium:** A condominium consists of an undivided interest in common in a portion of real property coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded final map, parcel map, or condominium plan in sufficient detail to locate all boundaries thereof.

**Condominium Conversion:** The conversion of existing real estate and/or structures to separate, salable condominium units, regardless of present or prior use and whether substantial improvements have been made to such structures.

**Density Bonus:** An increase in the density (number of dwelling units allowed per acre or parcel), above that normally allowed by the applicable zoning district, in exchange for the provision of a stated percentage of affordable units.

**Development Fees:** City imposed fees to partially cover the costs for processing and providing services and facilities; and fund capital improvements related to fire, police, parks, and libraries and correlate the increased demands on these services.

**Dissimilarity Index:** A measure of residential segregation is the dissimilarity index, which is a commonly used measure of community-level segregation.

**Dwelling Unit:** Any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking and sanitation, for not more than one family.

**Emergency Shelter:** An establishment operated by an Emergency Shelter Provider that provides homeless people with immediate, short-term housing for no more than six months in a 12-month period, where no person is denied occupancy because of inability to pay.

**Environmental Impact Report (EIR):** Required by CEQA, this document serves to inform governmental agencies and the public of a project's potential environmental impacts and provides mitigation measure if impacts are found to be significant.

**Fair Market Rent:** The rent, including utility allowances, determined by HUD for purposes of administering the Section 8 Housing Choice Voucher Program.

**Family:** A group of persons who maintain a single common household, but who otherwise are not a Community Care Facility.

**General Plan:** A statement of policies, including text and diagrams setting forth objectives, principles, standards, and plan proposals, for the future physical development of the city or county (see Government Code Sections 65300 et seq.). California State law requires that a General Plan include elements dealing with seven subjects—circulation, conservation, housing, land use, noise, open space and safety—and specifies to various degrees the information to be incorporated in each element.

**Growth Management (Measure One):** Approved by Burbank voters in 1989, prohibits the City from increasing the maximum allowed number of residential units beyond the approved maximum build out

in the 1988 Land Use Element without voter approval. The purpose of the ordinance is to coordinate the rate of residential growth with the availability of public facilities and services.

**Homeless:** Persons and families who lack a fixed, regular, and adequate nighttime residence. Includes those staying in temporary or emergency shelters or who are accommodated with friends or others with the understanding that shelter is being provided as a last resort. California Housing Element law requires all cities and counties to address the housing needs of the homeless.

**Household:** All persons living in a housing unit.

**Householder:** The head of a household.

**Housing Element:** One of the seven State-mandated elements of a local general plan, it assesses the existing and projected housing needs of all economic segments of the community, identifies potential sites adequate to provide the amount and kind of housing needed, and contains goals, policies, and implementation programs for the preservation, improvement, and development of housing.

**Inclusionary Housing Ordinance:** Adopted by the Burbank City Council in 2006, the City's ordinance requires developers of housing with five or more units to provide at least 15 percent of the units as affordable to very low, low and moderate income households, or to pay an in-lieu housing fee.

**Infill Development:** Development of land (usually individual lots or left-over properties) within areas that are already largely developed.

**Infrastructure:** Public services and facilities, such as sewage-disposal systems, water-supply systems, other utility systems, and roads.

**In Lieu Fee:** A fee paid to the City in-lieu of a development requirement, such as required inclusionary units.

**Land Use Regulation:** A term encompassing the regulation of land in general and often used to mean those regulations incorporated in the General Plan, as distinct from zoning regulations (which are more specific).

**Lot or Parcel:** A portion of land shown as a unit on a recorded subdivision map or an approved minor subdivision map, parcel map or otherwise existing as of record with the Los Angeles County Office of the Assessor.

**Low Income Household:** A household earning less than 80 percent of the Los Angeles County median income based on information provided by HCD/HUD.

**Manufactured Housing/Mobile Home:** A dwelling unit built in a factory in one or more sections, transported over the highways to a permanent occupancy site, and installed on the site either with or without a permanent foundation.

**Mixed-use:** The combination of various uses, such as office, retail and residential, in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design.

**Moderate Income Household:** A household earning 80% to 120% of the Los Angeles County median income based on information provided by HCD/HUD.

**Multi-family Residential:** Usually two or more dwelling units on a single site, which may be in the same or separate buildings.

**Ordinance:** A law or regulation set forth and adopted by a governmental authority, usually a city or county.

**Overcrowding:** Household living in a dwelling unit where there are more than 1.01 persons per room, excluding kitchens, porches and hallways. Severe overcrowding is where there are more than 1.51 persons per room.

**Overpayment:** Housing overpayment occurs when a household spends more than 30 percent of its income on housing costs; severe overpayment refers to spending greater than 50 percent of income on housing.

**Persons with Disability:** A person with a long lasting physical, mental, or emotional condition that impairs their mobility, ability to work, or ability for self-care.

**Planning Board:** The Burbank Planning Board conducts public hearings and makes decisions on applications for discretionary projects, considers appeals of decisions by the Community Development Director, and serves as the advisory body to the Burbank City Council on planning issues.

**Poverty Level:** As used by the U.S. Census, families and unrelated individuals are classified as being above or below the poverty level based on a poverty index that provides a range of income cutoffs or “poverty thresholds” varying by size of family, number of children, and age of householder.

**Reasonable Accommodation:** The federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use a dwelling.

**Regional Housing Needs Allocation (RNHA):** A quantification by SCAG and HCD of existing and projected housing need -- the City’s fair share of the regional housing needs by household income group.

**Rezoning:** An amendment to the map and/or text of a zoning ordinance to effect a change in the nature, density, or intensity of uses allowed in a zoning district and/or on a designated parcel or land area.

**Section 8 Rental Assistance Program:** A federal (HUD) rent-subsidy program that is one of the main sources of federal housing assistance for low income households. The program operates by providing “housing assistance payments” to owners, developers, and public housing agencies to make up the difference between the “Fair Market Rent” of a unit (set by HUD) and the household’s contribution toward the rent, which is calculated at 30 percent of the household’s adjusted gross monthly income.

**Senior Housing Projects:** Defined by California Housing Element law as projects developed for, and put to use as, housing for senior citizens. Senior citizens are defined as persons at least 62 years of age.

**Single-family Residential:** A single dwelling unit on a building site.

**Specific Plan:** A plan addressing land use distribution, open space availability, infrastructure, and infrastructure financing for a portion of the community. Specific plans put the provisions of the local general plan into action.

**Special Needs Population:** Under Housing Element statutes, special needs populations include the elderly, persons with disabilities, female-headed households, large households, and the homeless.

**Supportive Housing:** Permanent affordable housing with no limit on length of stay that is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live, and where possible, work in the community.

**Transitional Housing:** A dwelling unit or group of dwelling units for residents in immediate need of temporary housing. Transitional housing is configured as rental housing, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined time, which shall be no less than six months.

**U.S. Department of Housing and Urban Development (HUD):** A cabinet-level department of the federal government that administers housing and community development programs.

**Vacant:** Lands or buildings that are not actively used for any purpose.

**Very Low Income Household:** A household with an annual income usually no greater than 50 percent of the area median family income, based on the latest available eligibility limits established by HCD/HUD.

**Zoning Ordinance:** Regulations adopted by the City which govern the use and development of land within its boundaries and implements policies of the General Plan.

**Zoning District:** A designated section of a city or county for which prescribed land use requirements and building and development standards are uniform.



## Appendix B

Affirmatively Furthering Fair Housing

**Revised to Address HCD 8/17/21 Comment Letter**

**Revised to Address HCD 2/1/22 Comment Letter**

**Revised to Address HCD 5/11/22 Informal Comments**

**Revised to Address HCD 6/3/22 Comment Letter**

**Revised to Address HCD 6/28/22 Informal Comments**

## Appendix B: Affirmatively Furthering Fair Housing

In 2018, the California governor signed AB 686 (Housing Discrimination: Affirmatively Further Fair Housing) requiring that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule. Under this state law, all California jurisdictions must ensure that laws, policies, programs, and activities affirmatively further fair housing opportunities throughout the community for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, disability, and other characteristics protected by the California Fair Employment and Housing Act (FEHA).

The City of Burbank receives Community Development Block Grant (CDBG), HOME Investment Partnerships Act funds (HOME), and Section 8 funds each year from the federal government to support housing and community development activities that principally benefit low and moderate-income households. As a recipient of these funds, the City certifies that it will affirmatively further fair housing and utilize these funds to further the efforts of affordable housing in the City. To comply with federal law and the requirements of AB 686, the Burbank Housing Element 2021-2029 references information and analysis from the City of Burbank's Analysis of Impediments to Fair Housing Choice 2020-2025 (AI) to identify potential impediments to fair housing that are specific to Burbank. The Burbank AI is a review of impediments to fair housing choice in the public and private sectors, and involves: a comprehensive review of Burbank's laws, regulations, and administrative policies, procedures, and practices; an assessment of how those laws affect the location, availability, and accessibility of housing; an assessment of conditions, both public and private, affecting fair housing choice; and, recommendations for addressing the identified fair housing impediments.

### 1. Community Outreach

#### Housing Element Public Participation Program

As required by State law, all economic segments of the community must be provided an opportunity to review and comment on the Housing Element. As part of the development of the Housing Element, which also requires revisions to the Safety Element and an analysis of environmental justice issues in the General Plan, the City implemented a public participation program. The public participation program includes the following components:

- **Stakeholder Consultation Workshops.** Two virtual stakeholder consultation workshops were conducted online via Zoom on August 27, 2020. The first online stakeholder workshop was conducted for housing developers and the second workshop for housing service providers and housing advocates that serve the lower income community and special needs groups. The purpose of the workshops was to review current and projected housing needs and receive feedback on what strategies can best meet the housing needs of the community. Key participating service providers included: Family Promise of the Verdugos, Housing Rights Center, Los Angeles Family Housing, and St. David's Anglican Church.
- **Community Workshops.** Two virtual community workshops were conducted online via Zoom and on the Burbank YouTube Channel and local cable channel. The first virtual workshop was held on October 3, 2020 and included an informational presentation and discussion of housing and environmental justice issues facing the City in addition to opportunities for public input and questions on the Housing Element update. The second virtual community workshop on Housing

Element was held on February 27, 2021. The focus of this workshop highlighted the results of the online Housing Element survey, RHNA goals, housing opportunity sites, and potential housing programs. An example of one of the public comments related to fair housing was: How are new accessory dwelling unit (ADU) requirements accommodating disabled residents?

- **Housing Element Survey.** Housing Element survey (administered through MetroQuest) was available online from September 30, 2020 to January 4, 2021 in Armenian, English, and Spanish. There were a total of 227 survey respondents. Key survey questions related to fair housing included: ranking potential environmental justice programs and identifying disadvantaged communities.
- **City Website.** A website specifically for the Housing Element Update was established to provide an overview of the Housing Element process, announcement of events (i.e. workshops, survey), FAQs, and space to add public comments.  
<https://www.burbankhousingelement.com/>
- **Noticing of Workshops.** Notices for the two community workshops were published in the *Burbank Leader*, posted on the City website and project webpage, and on the City's Facebook and Twitter accounts. Direct invitation letters and emails were sent to local housing service providers and stakeholders that participated in the August stakeholder meetings. In addition, over 20,000 flyers were distributed in census tracts with the majority of Burbank's lower and moderate-income areas. Announcements regarding the workshops were made at City Council, Planning Board, Senior Board, and Landlord Tenant Commissions meetings.

In compliance with the Americans with Disabilities Act (ADA), any resident in need of special assistance to participate in these online workshops could contact the City Clerk's Office by phone or email and accommodations would be provided. There were no public requests for special assistance to participate in these workshops. Additionally, to involve as many participants as possible at the community workshops, Armenian and Spanish language interpreters were available for the presentations and public comments and responses.

Copies of the workshop presentations, notices, online survey and results, and public comments are included as **Appendix F: Public Participation**.

The Draft Housing Element was made available for public review on the City's website starting on April 27, 2021. The Draft Element and subsequent Element revisions have been provided to the public through email notification to the City's extensive list of Housing Element stakeholders, including numerous organizations that represent lower income and special needs households, and through posting on Burbank's social media platforms. The City has received five comment letters on the Draft Element (included in Appendix F), and has considered and as deemed appropriate, addressed these comments in the Element. The public will continue to have opportunities to provide comments on the Housing Element, EIR, and other General Plan elements at the Burbank Planning Board and City Council public hearings scheduled for August – September 2022.

### **Fair Housing Plan Outreach**

As part of the development of Burbank's Analysis of Impediments to Fair Housing Choice and to better understand the fair housing issues facing its residents, the City implemented a community outreach program consisting of community advisory meetings, a resident survey, service provider interviews, and a City Council meeting.

The City conducted two community advisory meetings (November 26, 2019 and December 3, 2019) and one stakeholder meeting on December 9, 2019. The meetings provided the Burbank community to gain awareness of fair housing laws and for residents and service agencies to share fair housing issues and concerns. To ensure that the fair housing concerns of low- and moderate-income and special needs residents were addressed, invitations were distributed via e-mail, if available, to agencies and organizations that serve these communities. Meetings were announced through social media outlets; the City's five focus neighborhoods (predominately low-income neighborhoods); local non-profits; faith-based groups; and local committees/groups. Residents and housing advocates were invited to attend the meetings to gather their feedback.

To supplement the citizen advisory meetings, a fair housing survey (administered through SurveyMonkey) was made available to Burbank residents at City Hall and the City's website: [www.burbankca.gov](http://www.burbankca.gov). The survey was available in Armenian, English, and Spanish to reflect the diversity of Burbank's residents. During the eight-week survey period, 41 completed surveys were submitted by Burbank residents.

Public comments were solicited on the Draft AI during the public review period, but no written comments were received. In addition, the public was able to provide comments at the Burbank City Council virtual public meeting held on July 28, 2020.

### **Fair Housing Services Outreach**

The Housing Rights Center (HRC), a non-profit organization under contract with the City of Burbank, conducts extensive community outreach to promote fair housing choice awareness and knowledge of state and federal fair housing laws. This includes outreach to Burbank residents, real estate professionals, apartment owners/managers, medical professionals, and service providers. HRC also conducts periodic trainings to the following agencies and organizations: Burbank Landlord-Tenant Commission; Burbank Advisory Council on Disabilities; Burbank Association of Realtors; Joslyn Adult Center (seniors); Burbank Unified School District; and the Burbank Housing Authority. Specific education and outreach activities include the following:

- Dissemination of fair housing literature on federal and state fair housing laws, familial status, persons with disabilities, landlord responsibilities, etc.
- Mailings to targeted groups such as the disabled, local landlords, property owners, and the local real estate community. Fair housing literature, including materials in English, Spanish, Armenian and Asian languages.
- Press releases, radio and television interviews to raise awareness of the needs of families and communities hardest hit by the economic downturn and foreclosure crisis, and the variety of implications for fair housing.
- Placement of newspaper advertisements promoting fair housing choice in a variety of periodicals including the Burbank Leader, La Opinion, La Voz Latina, and the San Fernando Valley African American Chronicle News.
- Publication of articles in various housing trade magazines, distribution of a fair housing newsletter, and publication of opinion editorials in major newspapers to increase public awareness of key fair housing issues such as tenant evictions in foreclosed properties.
- Hosting of fair housing booths, trainings, and workshops at various fairs, conferences, and webinars. These events are aimed at educating housing providers, including property managers, landlords, real estate groups, fair housing testers, and local housing agencies.

- Sponsorship of the annual Fair Housing Poster Contest through the Burbank Unified School District, Boys & Girls Club, YMCA, and Parks and Recreation Centers as part of National Fair Housing Month every April.

## 2. Assessment to Fair Housing Issues

### Local Fair Housing Issues

The information from the Housing Element Needs Assessment chapter, the public participation program, and the Burbank AI revealed numerous fair housing issues facing the City, including those summarized below:

- **Affordable housing of various types for all Burbank's residents.** Available housing for Burbank's growing low and moderate-income workforce is not being produced in the market. According to the Regional Housing Needs Assessment (RHNA), Burbank will need to accommodate 8,772 housing units during the 2021-2029 planning period; and of this total, 45 percent will be for lower-income households and 16 percent for moderate-income households. The cost burden has significant impacts on the special needs population.
- **Public education of fair housing services and fair housing rights.** There is a continuing need for public awareness of available housing services and knowledge of fair housing laws for both tenants and landlords/property owners.
- **Fair housing for the special needs population.** The HRC investigates and responds to allegations of illegal housing discrimination. Between 2017 and 2019, the HRC handled 40 discrimination complaint inquiries in Burbank. Of these inquiries, only three rose to the level of a discrimination case with the HRC. Certain special needs groups experienced a high incidence of discrimination complaints. Housing for persons with physical disabilities continues to be the top discrimination complaint in Burbank, consistent with other areas in Los Angeles County served by the HRC.
- **Availability of accessible housing.** Through Housing Element community outreach effort, comments received included the shortage of housing designed to accommodate persons with disabilities. Building Code requirements (Title 24) for accessibility in new construction are insufficient to meet the need for accessible housing in the community, particularly with the City's aging population.
- **Neighborhood revitalization.** There are neighborhoods in Burbank that require revitalization to improve the existing housing and economic conditions of the area; especially with the limited funds available for redevelopment. Two neighborhoods/census tracts in southeast Burbank have been designated as areas of "moderate" resources and opportunities by the California Tax Credit Allocation Committee (TCAC) and the California Department of Housing and Community Development (HCD) (refer to Tables B-3 and B-4).

### Regional Fair Housing Issues

At the regional level, the Los Angeles County Analysis of Impediment to Fair Housing Choice also identified fair housing impediments in the urban areas of the county. The following were identified as private sector and public sector impediments to fair housing:

#### *Private Sector Impediments*

- Harassment of existing and potential renters
- Denial of available housing units in the rental market and home purchase market
- Refusal to accept rental applications or to rent
- Discriminatory terms, conditions, privileges, or facilities relating to rental housing
- Failure to make reasonable accommodations or modifications

- Wrongful eviction
- Hesitancy to file complaints for fear of retaliation
- Failure to provide leasing documents in native languages
- Steering activities by rental housing agencies
- Preferences stated in advertisements for rental housing
- Steering, redlining, reverse redlining, and blockbusting activities
- Preferences given to persons not utilizing home buyer assistance programs
- Denial of home purchase loans
- Predatory lending in the home purchase market
- Failure to comply with accessibility requirements in construction of housing units
- Inequitable investment of Community Reinvestment Act resources
- Failure by housing consumers to actively participate in fair housing outreach including education sessions or AI public input opportunities

#### ***Public Sector Impediments***

- Failure to establish compliant-based fair housing policies on the part of several participating cities
- Ineffective fair housing outreach and education efforts
- Failure to adequately enforce fair housing laws
- Onerous access to fair housing services
- Failure to make reasonable accommodation in the public housing market, including allowance of service animals
- Extortion and bribery activities in response to requests to be placed on housing assistance lists
- Land use and planning decisions and operational practices resulting in unequal access to government services, such as transportation
- Historical establishment of policies and practices resulting in segregation of minority populations
- Insufficient establishment of building codes regarding special needs housing
- Lack of enforcement of codes, including health and safety codes and ADA codes
- Decisions regarding definitions of “family,” “dwelling units” and related terms
- Implementation of exclusionary policies
- Failure to engage in actions to affirmatively further fair housing and the AI process by government agencies
- Insufficient inclusion of persons adversely affected by housing discrimination as protected classes under federal or state law including domestic violence victims and the elderly

#### **Fair Housing Enforcement and Capacity**

Landlord-Tenant services are provided through the Housing Right Center (HRC), Burbank Housing Authority (BHA), and the Landlord-Tenant Commission. The HRC provides general counseling and referrals over the phone and via appointment regarding tenant/landlord issues, the BHA provides information and resources, and complaints requiring mediation are directed to the City’s Landlord-Tenant Commission.



### ***Housing Rights Center***

Housing discrimination in the city is addressed by HRC under contract with the City of Burbank. HRC provides housing discrimination assistance and tenant/landlord information to Burbank residents, landlords, and property owners. Fair housing services provided by HRC include: investigation of allegations or complaints regarding unfair housing practices; community outreach and education; fair housing audits and testing; and, counseling or referrals to other agencies when individuals may have been victims of discrimination.

One of the primary roles of the HRC is to provide investigation and response to allegations of illegal housing discrimination. As discussed in the Burbank AI, between 2017 and 2019, the HRC handled 40 discrimination complaint inquiries in Burbank. Of these inquiries, only three rose to the level of a discrimination case with the HRC. Certain special needs groups evidence a high incidence of discrimination complaints. Housing for persons with physical disabilities continues to be the top discrimination complaint in Burbank, consistent with other areas in Los Angeles served by the HRC. The majority of these complaints pertain to the request for a property manager to make a reasonable modification to accommodate a tenant's disability. Families with children (familial status) and persons with mental disabilities are the primary other protected classes facing alleged discrimination in Burbank.

Hate crimes is another issue related to housing discrimination. Hate crimes are committed because of a bias against race, religion, sexual orientation, ethnicity, disability, gender, and/or gender identity. Based on Federal Bureau of Investigation (FBI) hate crime statistics for 2016-2019, a total of 26 hate crimes were recorded in the City. During this four-year period, 13 recorded hate crimes were motivated by a bias against race and ethnicity, ten by religion, and three by sexual orientation.

In addition to fair housing complaints, HRC receives calls from Burbank residents requesting assistance with landlord/tenant issues. Between 2017 and 2019, the HRC handled complaints or requests for assistance involving 220 Burbank tenants or landlords. Of these tenant/landlord issues, calls related to notices were the most prevalent, followed by inquiries regarding substandard conditions and security deposits. HRC was able to resolve approximately two-thirds of the complainant's issues, with the remainder of complainants referred to another agency or group.

In comparison, the Los Angeles County Service Area which includes 47 cities participating in the Urban County of the Community Development Commission of the County of Los Angeles (CDC), received a total of 2,610 fair housing complaints from 2008 through 2016 (based on HUD data). The most common basis for a complaint was for some form of disability, which accounted for more than one-third of the total complaints. The other basis of complaints included: race, familial status, retaliation, national origin, sex, religion, and color.

### ***Burbank Housing Authority***

Landlord-tenant services are also provided through BHA, which provides information and referrals over the phone regarding tenant/landlord issues. Any complaints requiring mediation are directed to the City's Landlord-Tenant Commission.

In an effort to provide landlords and tenants information regarding their legal responsibilities and rights, the BHA and the Landlord-Tenant Commission has developed a handout that covers topics such as: leases, rental agreements, and documentation; rent control and rent increases; termination of lease and/or eviction; harassment, retaliation, and discrimination concerns; and foreclosure and legal matters. Furthermore, information on landlord and tenant resources, rights and responsibilities are posted on the City's website and updated regularly.

### ***Burbank Landlord-Tenant Commission***

The Burbank Landlord-Tenant Commission was established by the City for the purpose of mediating disputes between property owners/managers and tenants. The Commission addresses conflicts involving property maintenance, repairs, lease disagreements, and rent increases, while also promoting the rights and responsibilities of both tenants and landlords in Burbank.

According to the Burbank AI, during the 2017-2019 period there were 125 landlord-tenant disputes, representing less than one percent of Burbank's rental housing. The disputes ranged from rent raises without proper notice to broken appliances and failures to adhere to building codes. The most prevalent issue tenants disputed pertained to rent increases and unjust seizures of security deposits.

### **Patterns of Integration and Segregation**

#### ***Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)***

The race and ethnic composition of a population influence fair housing issues to the extent that certain racial and ethnic groups may experience discrimination. These influences are due to factors such as color, language spoken, or other cultural factors, which can affect resident's ability to find housing, obtain home financing, or have unrestricted access to housing of their choice. As presented in Table B-1, the majority of Burbank's residents in 2018 were non-Hispanic White (57%), a slight decrease from 59 percent in 2000. Hispanic residents in Burbank represent almost one-quarter (24%) of the total population. Although Asian residents represent a relatively smaller segment of the population, the share of Asian residents nearly quadrupled since 1980, increasing from three percent in 1980 to 12 percent in 2018. The City's Black/African American population has remained relatively limited, rising from less than one percent in 1980 to three percent in 2018. Although the Census does not identify Armenian residents, this is an important ethnic community in Burbank. According to the Armenian National Committee of America, it is estimated that over 16,000 Armenians reside in Burbank, or 15 percent of the City's total population.

Unlike the racial/ethnic composition patterns of Burbank, in Los Angeles County the Hispanic population is the largest ethnic group, represents almost one-half (49%) of the total county residents. The non-Hispanic White population is slightly over one-quarter (26%). Both the countywide Asian (14%) and Black (8%) populations account for larger proportions of Asians and Black residing in Burbank.

**Table B-1**  
**Racial and Ethnic Composition 2018**

Racial/Ethnic Group <sup>1</sup>	Burbank		Los Angeles County	
	Population	Percent	Population	Percent
White	59,122	56.7%	2,659,052	26.3%
Hispanic	24,720	23.7%	4,893,603	48.5%
Asian	12,786	12.3%	1,451,560	14.4%
Black/African American	2,676	2.6%	795,505	7.9%
Native American	329	0.3%	20,307	0.2%
Other	4,642	4.5%	278,055	2.7%
<b>TOTAL</b>	<b>104,275</b>	<b>100%</b>	<b>10,098,052</b>	<b>100%</b>

Source: U.S. Census ACS 2014-2018

<sup>1</sup> White, Asian, Black/African American, Native American, and Other racial/ethnic groups denote non-Hispanic.

The degree of minority concentration in the City can also assist in determining the extent of fair housing impediments. Exhibit B-1 illustrates the overlap of Burbank's racial/ethnic distribution by block groups and poverty levels by census tracts. As the exhibit shows, Burbank's minority residents -- in this case the non-White population -- was concentrated primarily in block groups immediately southwest of the I-5 corridor and in the vicinity of Hollywood Burbank Airport. Of the concentrated non-White (60-80%) areas, the three block groups located east of the airport, north Vanowen Street, and southwest of I-5 (combined as CT 3105.01), had the highest non-White concentration levels ranging from 74 percent to 77 percent and relatively low levels of poverty (10-20 percent of population). The highest level of poverty in the City was in CT 3107.03, located north of the I-5 at the City limits with Glendale. Over one-quarter (28%) of the population in this census tract had incomes below the poverty level. Exhibit B-3 also shows that areas west of the City had very high concentrations (80-100%) of non-White population and poverty level in the 20-30 percent range.

To meet the threshold of a racial/ethnic concentration area, the census tract must have a non-white population of 50 percent or more. The poverty threshold is a census tract with 40 percent or more of individuals living at or below the poverty line. According to the HUD database used to create the map in Exhibit B-1, census tracts within Burbank do not meet the defined parameters for a R/ECAP designation. Exhibit B-2 shows no R/ECAP census tracts in Burbank and the nearest R/ECAP areas to Burbank are located approximately five miles to the west in San Fernando Valley and nine miles to the south near Downtown Los Angeles.

### ***Areas of Affluence***

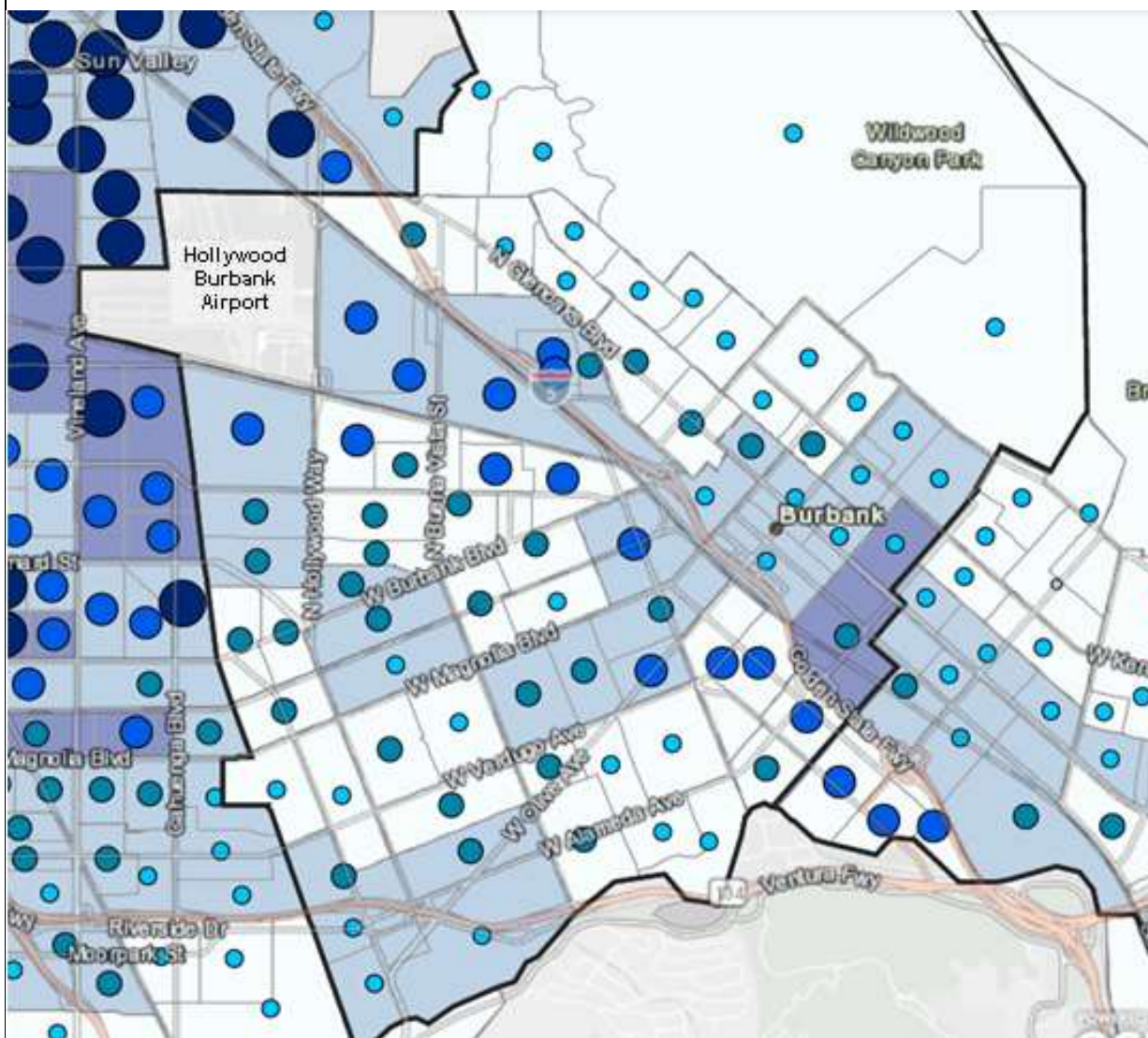
While the Racially/Ethnically Concentrated Areas of Poverty has been the focus of Federal fair housing policies to address racial poverty and segregation, the AFFH is also required to examine the other side of the spectrum, which is the racially concentrated areas of affluence (RCAA). According to a HUD policy paper, RCAA is defined as an affluent, White community. Patterns of segregation in the United States show that of all racial groups, Whites are the most severely segregated<sup>1</sup>. Therefore, this AFFH will examine the percentage of White population and median household income as an indicator of areas of affluence.

As mentioned above, based on the Census ACS 2014-2018 estimates presented in Table B-1, the majority (57%) of Burbank's residents are non-Hispanic White (White), as compared to only 26 percent countywide. The spatial distribution of predominantly White census tracts (greater than 50%) is shown in Exhibit B-3 for the City and the eastern San Fernando Valley/western San Gabriel Valley region. The map shows that the northern and southwestern areas of the City as well as downtown Burbank tend to have larger populations of White residents. From a regional perspective, Exhibit B-3 also shows sizable and predominantly White areas east of the City, while areas west of Burbank are primarily non-White and majority Hispanic.

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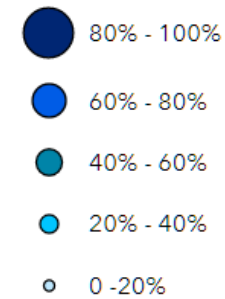
<sup>1</sup> *"Racially Concentrated Areas of Affluence: A Preliminary Investigation" authored by Edward G. Goetz, Anthony Damiano, and Rashad A. Williams of the Center for Urban and Regional Affairs, University of Minnesota.*

## Exhibit B-1



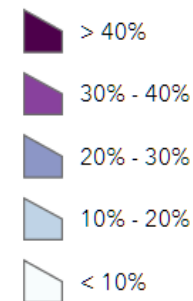
(R) Racial Demographics (2018) - Block Group -  
Graduated Dots

Percent of Total Non-White Population



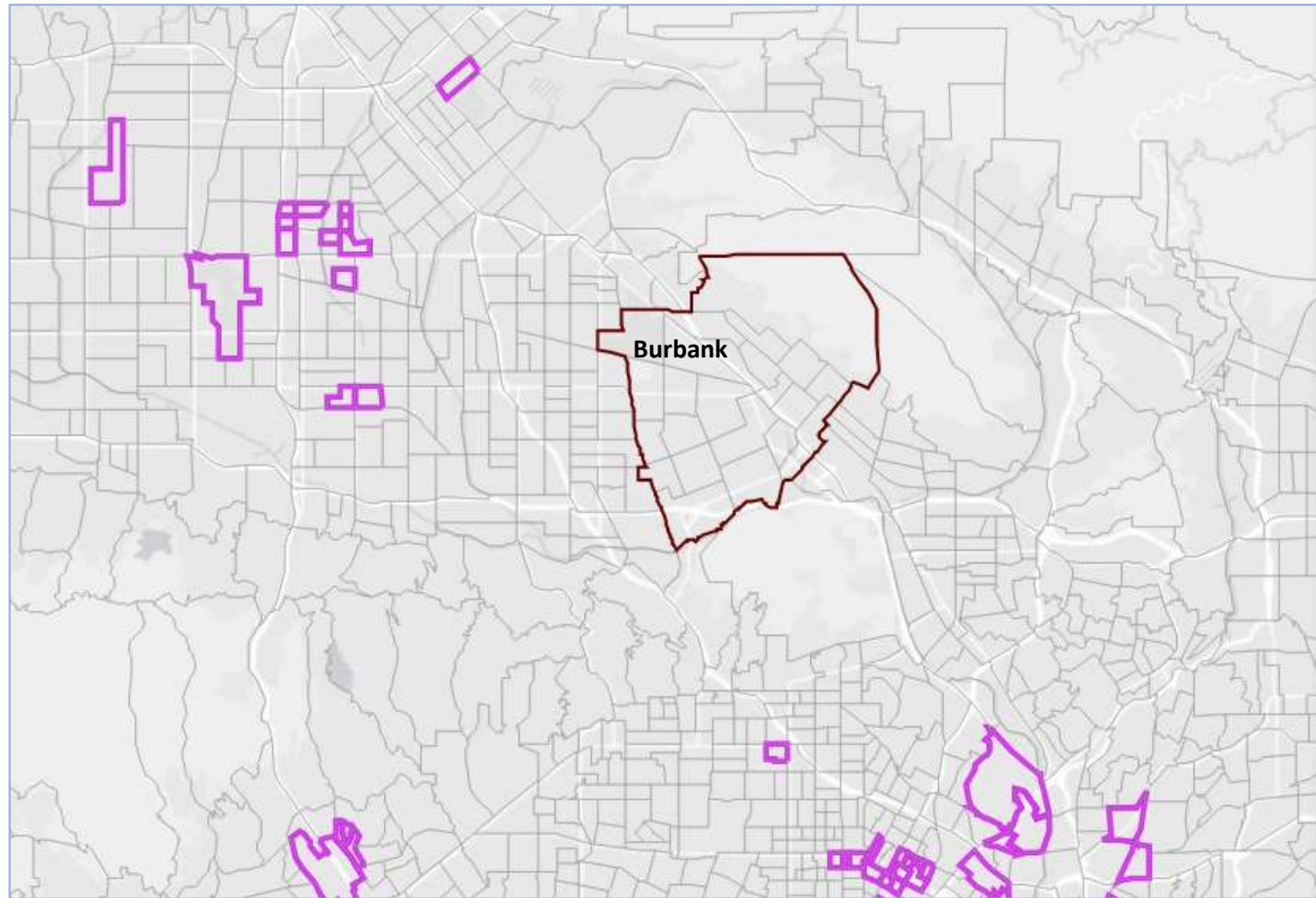
## (R) Poverty Status (ACS, 2015 - 2019) - Tract

Percent of Population whose income in the past 12 months is below poverty level



Source: HCD AFFH Data Viewer (ACS 2014-2018 and 2015-2019)  
<https://www.arcgis.com/apps/webappviewer/index.html?id=4d43b384957d4366b09aeeae3c5a1f60>

**Exhibit B-2**  
**Racially/Ethnically Concentrated Areas of Poverty (R/ECAP)**



 R/ECAP Census Tract

Source: HUD, 2021 Racially or Ethnically Concentrated Areas of Poverty



**Exhibit B-3**  
**Prominent Racial/Ethnic Population**



**(R) Predominant Population - White Majority Tracts**

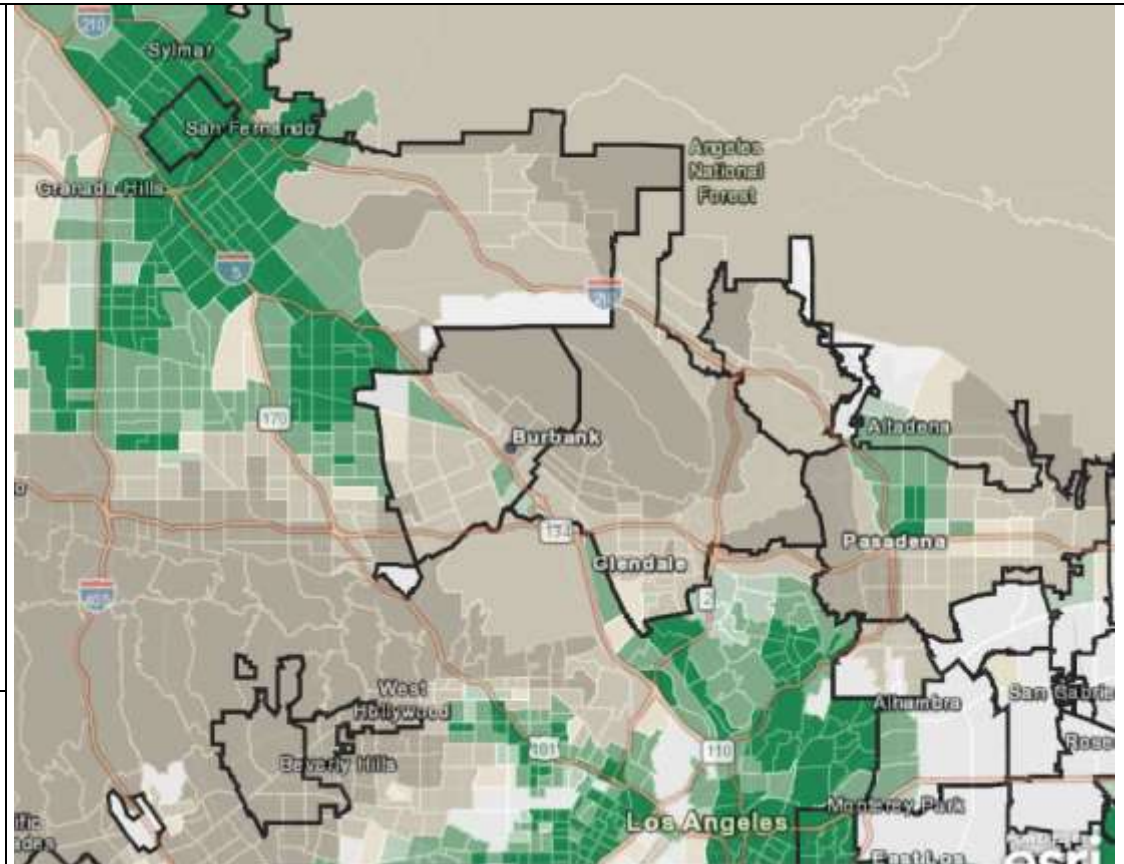
Dominance Value

- Predominant (gap > 50%)
- Sizeable (gap 10% - 50%)
- Slim (gap < 10%)

**(R) Predominant Population - Hispanic Majority Tracts**

Dominance Value

- Predominant (gap > 50%)
- Sizeable (gap 10% - 50%)
- Slim (gap < 10%)



Source: HCD AFFH Data Viewer (ACS 2015-2019)

<https://www.arcgis.com/apps/webappviewer/index.html?id=4d43b384957d4366b09aeae3c5a1f60>

Median household income is another indicator of areas of affluence. As presented in Table B-2, Burbank's 2018 median household income is estimated at \$73,277, which is higher than the County's median household income of \$64,251. When examining the disparity between incomes of Whites to total households for both Burbank and the County, the differences are pronounced. For Burbank, the White median household income of \$72,992 is lower than the City's overall median income by a minus four percent. This is a city where the White population is the majority. In comparison to the County, the White median household income is significantly higher than the median income of the County by 31 percent. In the County, Whites only represent about one-quarter of the total population.

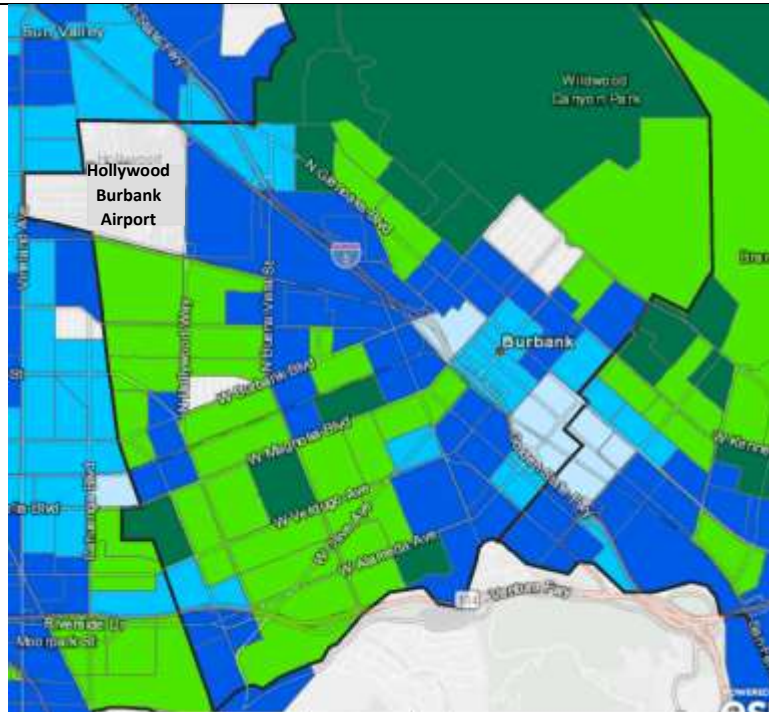
From a spatial perspective, Exhibit B-4 shows that higher median income census block groups (greater than \$87,100 -- green and dark green shades) are located primarily in the northern and southwestern areas of the City. There are 11 census block groups in the northern and southern areas of the City with median household incomes exceeding \$125,000 (dark green shade). At the regional scale, income patterns to the east and southwest of the City are similar to those of Burbank, while to northwest of the City, the income patterns are generally lower.

In conclusion, the two exhibits show that predominantly White areas of the City have higher median household incomes compared to the surrounding areas. Therefore, the overlap of these two indicators highlights the areas of the City that are considered racially concentrated areas of affluence.

<b>Table B-2</b> <b>Non-Hispanic White Median Household Income and Population –</b> <b>Burbank and Los Angeles County</b>		
	<b>Burbank</b>	<b>Los Angeles County</b>
<b>Median HH Income</b>		
NH White Alone	\$72,992	\$83,847
All Households	\$73,277	\$64,251
<b>% of NH White Population</b>	57%	26%
Source: Census ACS 2014-2018 (S1903)		

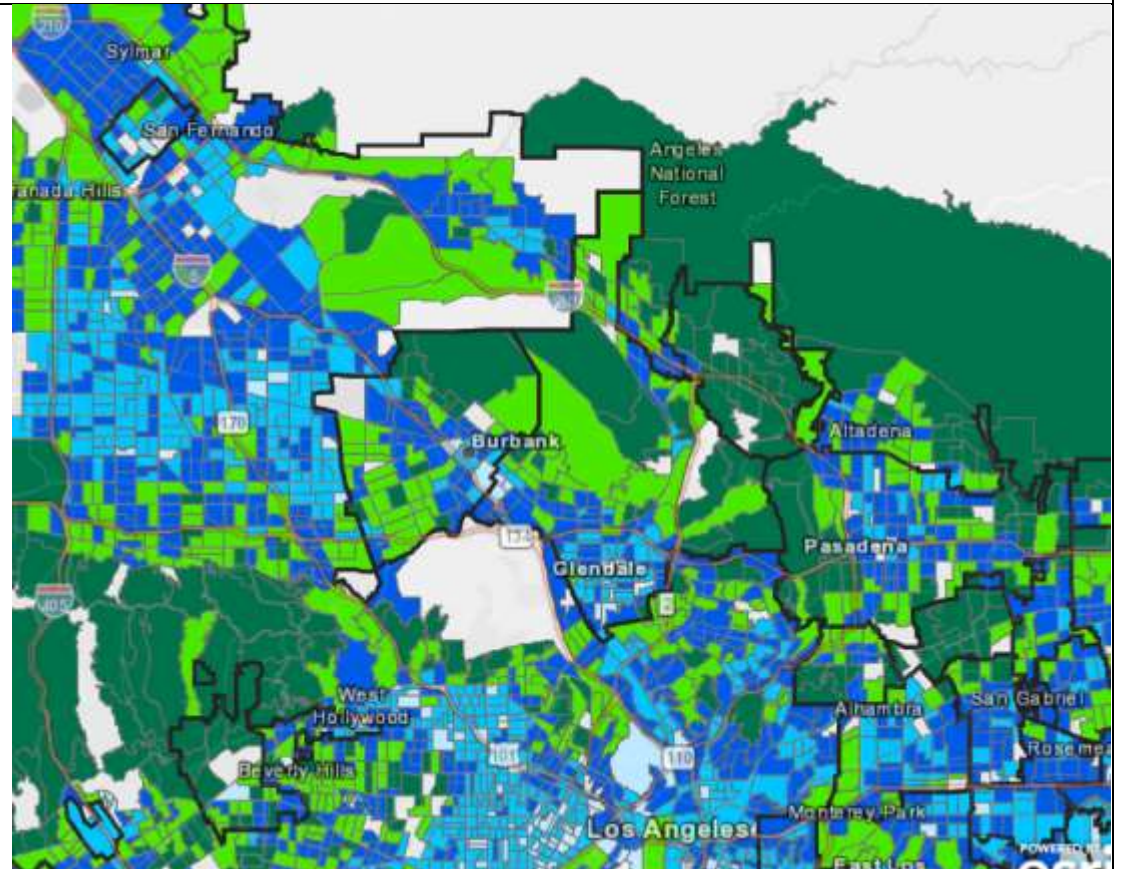
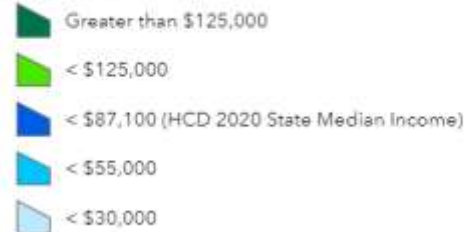


# Exhibit B-4 Median Income



(R) Median Income (ACS, 2015-2019) - Block Group

Median Income



Source: HCD AFFH Data Viewer (ACS 2015-2019)

<https://www.arcgis.com/apps/webappviewer/index.html?id=4d43b384957d4366b09aeae3c5a1f60>

### ***Dissimilarity Index***

A measure of residential segregation is the dissimilarity index, which is a commonly used measure of community-level segregation. As defined by HUD, the dissimilarity index represents the extent to which the distribution of any two groups (frequently racial or ethnic groups) differs across census tracts or block-groups. This means that levels of segregation between racial/ethnic groups and non-Hispanic Whites as measured by the percent of population that would need to move to achieve perfectly balance neighborhoods or complete integration. The values of the dissimilarity index range from 0 to 100, with a value of zero representing complete integration between the racial/ethnic groups and non-Hispanic Whites, and a value of 100 representing complete segregation. HUD indicates that a dissimilarity index of less than 40 is considered low segregation; 40-54 is considered moderate segregation and greater than 55 is considered high segregation.

Table B-3 presents the 2000 and 2010 dissimilarity indices of a racial/ethnic group to non-Hispanic White for the City of Burbank and the Los Angeles-Long Beach-Glendale Metropolitan Area. In 2010, the City was considered relatively integrated. All three minority groups (non-Hispanic Black, Hispanic, and non-Hispanic Asian) to non-Hispanic Whites in the City had dissimilarity indices of less than 40.0 -- the maximum index considered low segregation. The 2010 dissimilarity index for Blacks was 20.7, Hispanics was 27.7, and Asians was 9.6. This means that 27.7 percent of the Hispanic population would need to move into predominately White census tract areas to achieve perfect or complete integration. In comparison, Burbank was significantly less segregated (or more integrated) in comparison to the Metropolitan Area as a whole for all three minority groups. In 2010, the Metropolitan Area had a dissimilarity index of 65.0 for Blacks, 63.9 for Hispanic, and 55.6 for Asian -- all levels considered as high segregation.

<b>Table B-3</b>				
<b>Dissimilarity Index 2000 and 2010</b>				
<b>Ethnic Group to Non-Hispanic White</b>	<b>2000</b>		<b>2010</b>	
	<b>% of Total Population</b>	<b>Dissimilarity Index</b>	<b>% of Total Population</b>	<b>Dissimilarity Index</b>
<b>City of Burbank</b>				
Black/African American	2.3%	23.8	3.0%	20.7
Hispanic	24.9%	27.4	24.5%	27.7
Asian	10.2%	12.0	13.4%	9.6
<b>Los Angeles-Long Beach-Glendale Metropolitan Area</b>				
Black/African American	10.0%	67.4	8.9%	65.0
Hispanic	44.6%	63.1	47.7%	63.9
Asian	12.9%	48.2	14.9%	55.6
Source: U.S. Census 2000 and 2010; Spatial Structures in the Social Sciences at Brown University				
Notes: White, Asian, and Black groups denote non-Hispanic.				

### ***Persons with Disabilities***

A disability is defined as a long lasting physical, mental, or emotional condition that impairs an individual's mobility, ability to work, or ability for self-care. The special housing needs of disabled persons result from limited and often fixed incomes; shortage of available group-living opportunities and accessible housing designs; higher health care costs; and proximity to services and transit. According to the Burbank AI, 36 of the total 40 discrimination inquiries to the Housing Rights Center (HRC) between 2017 and 2019 were related to physical or mental disabilities.

According to the Census ACS 2014-2018 data, it was estimated that 11 percent of Burbank's non-institutionalized population had some type of disability, as compared to 10 percent countywide. In comparison to other neighboring cities, Burbank is higher than the City of La Cañada-Flintridge (7%), Los Angeles (10%), and Pasadena (10%), but lower than the City of Glendale (14%). For Burbank residents, the likelihood of having a disability varied by age -- from two percent of people under 18 years old, to seven percent of people 18 to 64 years old, and to 40 percent of those 65 and over. At the county level, seniors (age 65 and over), which was also the highest age group with a disability, accounted for 36 percent of the total non-institutionalized population.

Within Burbank, there are no areas of high concentration of persons with disabilities. As illustrated in Exhibit B-5, which is based on the Census ACS 2015-2019 data, only one census tract (CT 3107.01) has a moderate (20-30%) concentration of persons with disabilities. According to the Census data, Census Tract 3107.01, which is located near Downtown Burbank north of the I-5, shows that 22 percent of the populations live with a disability. Also, over one-half (54%) of this census tract's disabled population is over the age of 65 years. All the other census tracts in the City have a percentage of persons with disabilities of less than 20 percent. Exhibit B-5 also shows other areas in the eastern San Fernando Valley/western San Gabriel Valley region. At this regional perspective, census tracts with 30-40 percent of its population with disabilities are highly concentrated in the Los Angeles City communities of Sylmar, Pacoima, and near Downtown Los Angeles. Two census tracts in the exhibit show concentrations exceeding 40 percent, including the area along the foothills of the Angeles Forest in the community of Tujunga and the Veterans Affairs Medical Center in West Los Angeles.

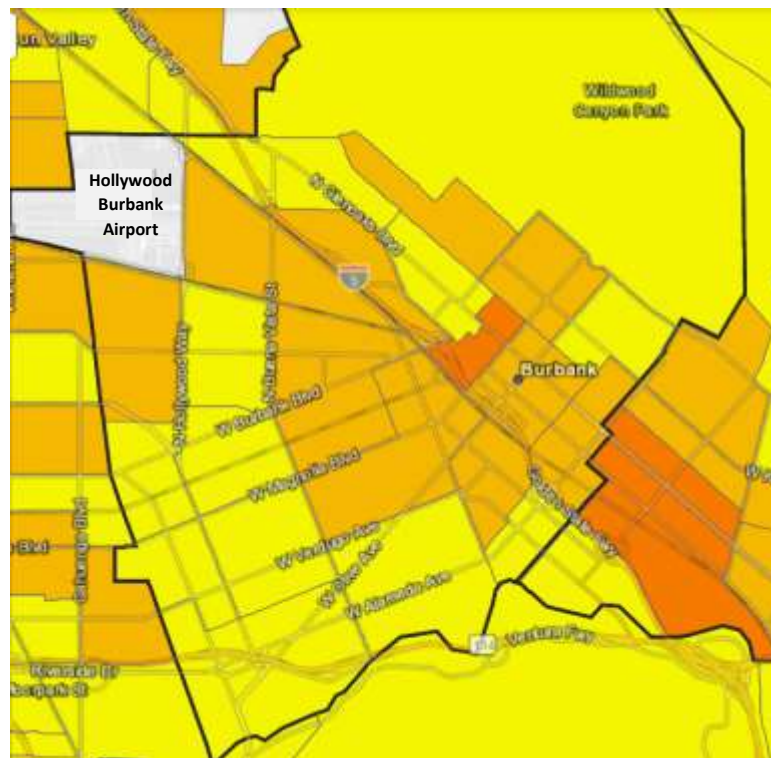
### ***Familial Status***

Familial status refers to the marital status of the head of household with or without children under the age of 18. Data on familial status can provide insight into potential segregation issues in a community. The HCD AFFH Data Viewer maps shown in Exhibits B-6 to B-9, illustrate the spatial distribution of the familial status categories for the City of Burbank and the eastern San Fernando Valley/western San Gabriel Valley region.

- **Adults Living Alone** (Exhibit B-6). Thirty-two percent (32%) of Burbank adult heads of households and 25 percent of Los Angeles County adult heads of households live alone. As shown on Exhibit B-6, the largest share of adults living alone (20-40%) in Burbank are located in four census tracts: CT 3107.01 and CT 3107.02 located in Downtown Burbank; CT 3118.01 eastern border south of the I-5; and CT 3116 in the Media District of southern Burbank. The pattern of adults living alone is similar through the eastern San Fernando Valley/western San Gabriel Valley region, with the exception of one census tract in Pasadena where a single census tract has a concentration of 40-60 percent of adults living alone.

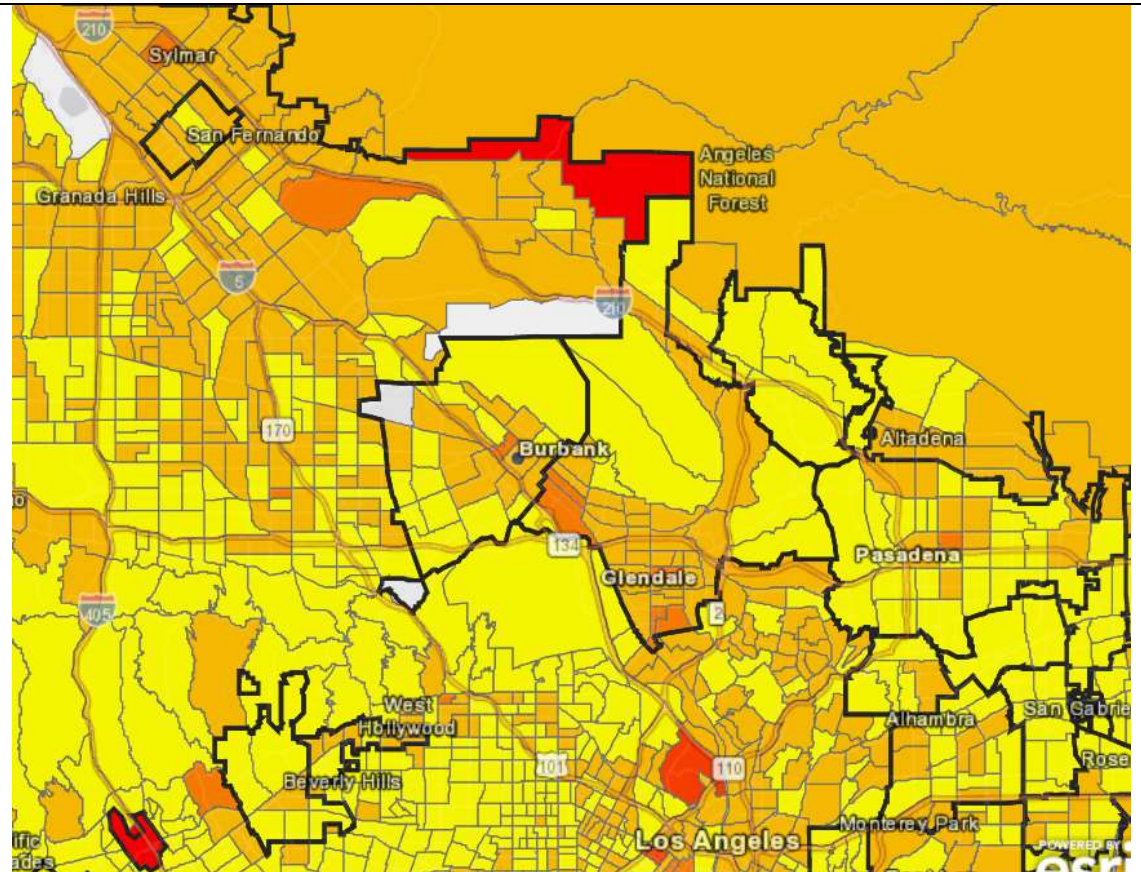
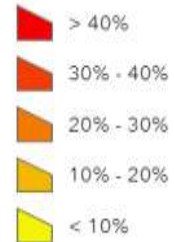


**Exhibit B-5**  
**Percent of Population with Disability**



(R) Population with a Disability (ACS, 2015 - 2019) - Tract

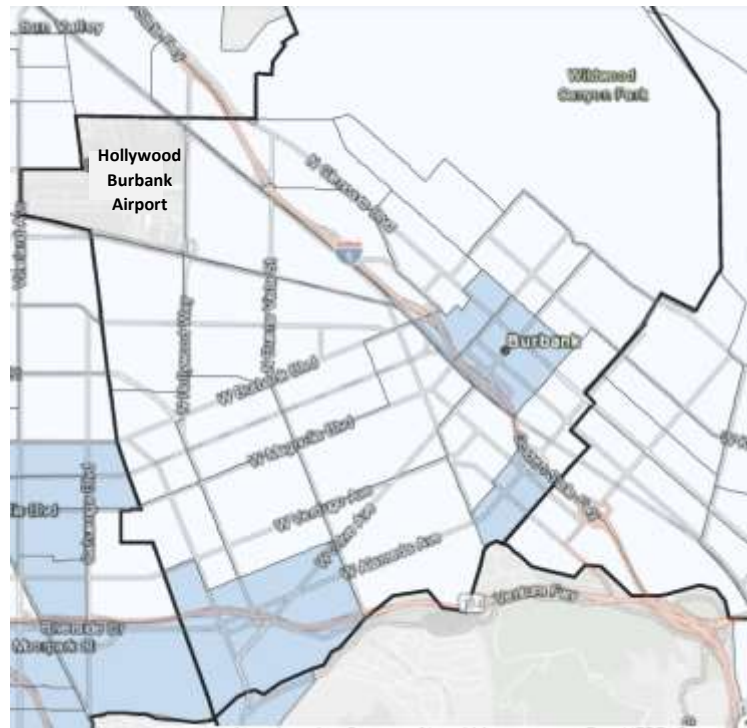
Percent of Population with a Disability



Source: HCD AFFH Data Viewer (ACS 2015-2019)

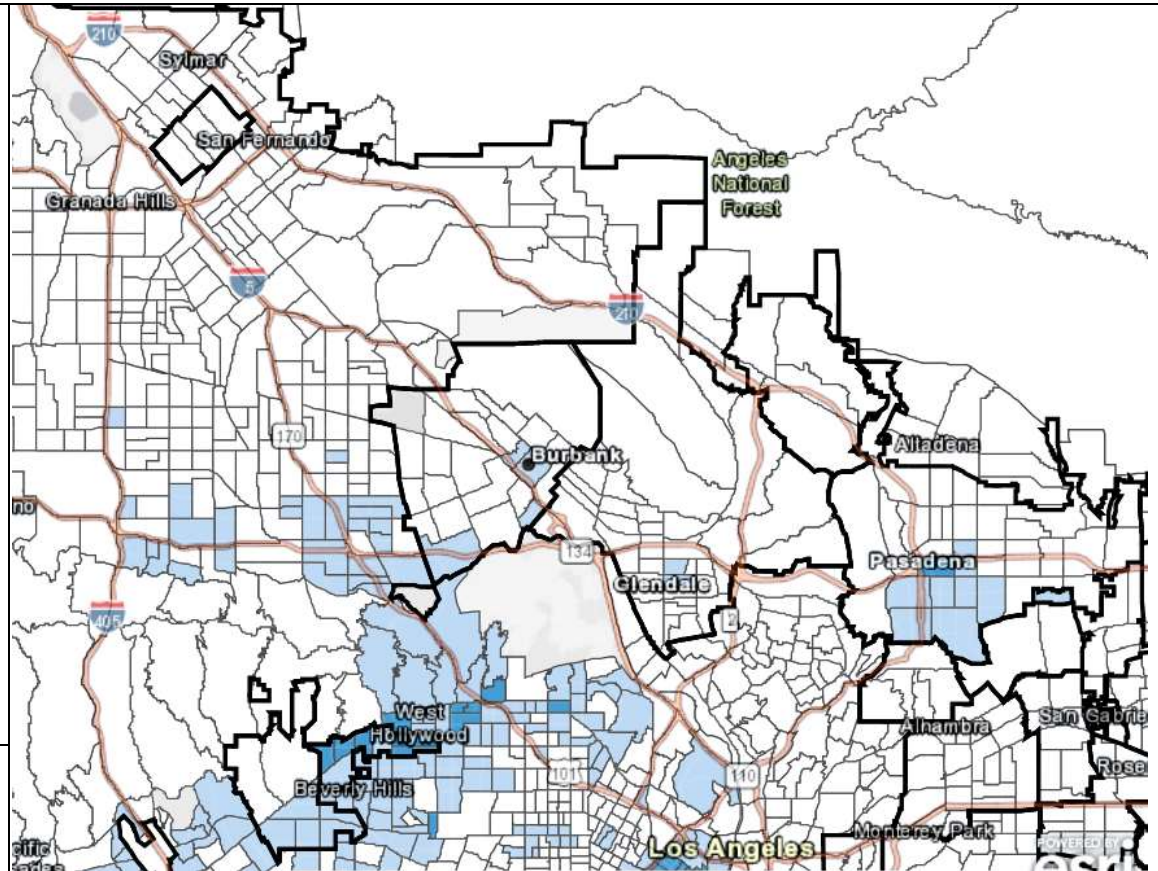
<https://www.arcgis.com/apps/webappviewer/index.html?id=4d43b384957d4366b09aeeae3c5a1f60>

**Exhibit B-6**  
**Percent of Adults Living Alone**



(R) Percent of Population 18 Years and Over in Households Living Alone (ACS, 2015-2019) - Tract

Percent of Population Over 18 Living Alone



Source: HCD AFFH Data Viewer (ACS 2015-2019)

<https://www.arcgis.com/apps/webappviewer/index.html?id=4d43b384957d4366b09aeeae3c5a1f60>

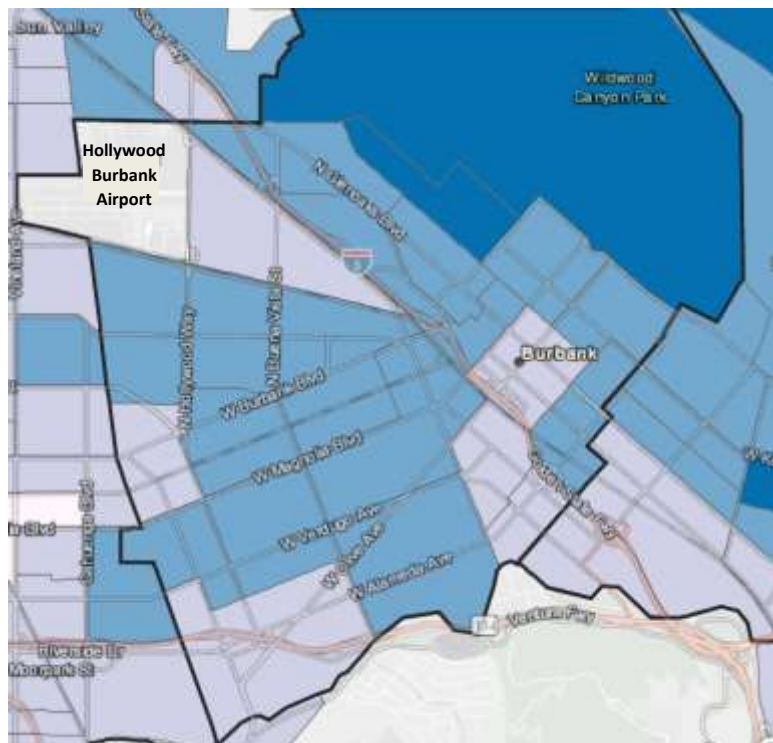


- **Adults Living with Spouse** (Exhibit B-7). Higher percentages (60-80%) of Burbank's population in married households are located in the northern portion of the City (CT 3101 and CT 3103). These are primarily single-family residential neighborhoods located north of 6th Street and in the foothills of the Verdugo Mountains. The remaining areas of the City have approximately 40 to 60 percent in married households. These percentages are similar to many areas in region east of Burbank (western San Gabriel Valley region). Areas in the west of Burbank (eastern San Fernando Valley region) generally show a pattern of lower percentage (20-40%) of adults living with a spouse. Estimates indicated that the percentage of adults living with their spouse is approximately 45 percent in the County.
- **Children in Single Female-Headed Households** (Exhibit B-8). Female-headed households with children under the age of 18 require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. In addition, families with children sometimes face housing discrimination for fear of property damage. Children in female headed households in Burbank represent four percent of the City's total households, as compared to Los Angeles County as a whole, which represents seven percent of the total households. Geographically, children in female-headed households are concentrated in a CT 3118.02, which is located in the eastern portion of the City, south of the I-5. Exhibit B-8 shows that 40-60 percent of the children in female single-parent households are located in this census tract. All the other census tracts in the City are below 40 percent, with most below 20 percent. This overall pattern is exhibited through most of the neighboring areas of the eastern San Fernando Valley/western San Gabriel Valley region.
- **Children in Married-Couple Households** (Exhibit B-9). As mentioned above, households with children face housing discrimination, and according to the Burbank AI, HRC have observed an increase in fair housing violations towards families with children throughout their fair housing service area, such as signs posted in common areas limiting usage by children. Exhibit B-9 shows the highest percentage (>80%) of children in married-couple households are located in the northern portion of Burbank, north of the I-5, and in the central portion of the City, south of Vanowen Street and north of Magnolia Boulevard. The census tracts with the lowest percentage (40-60%) are located near the downtown area -- CT 3107.01 north of the I-5 and CT 3118.02 south of the I-5. The spatial patterns of children in married-couple households are similar to many areas to the west and east of Burbank. Based on the Census ACS 2014-2018 data, a comparison between the City and County shows that Burbank had a higher percentage (42%) of married-couple households with children than Los Angeles County (39%).

### **Income**

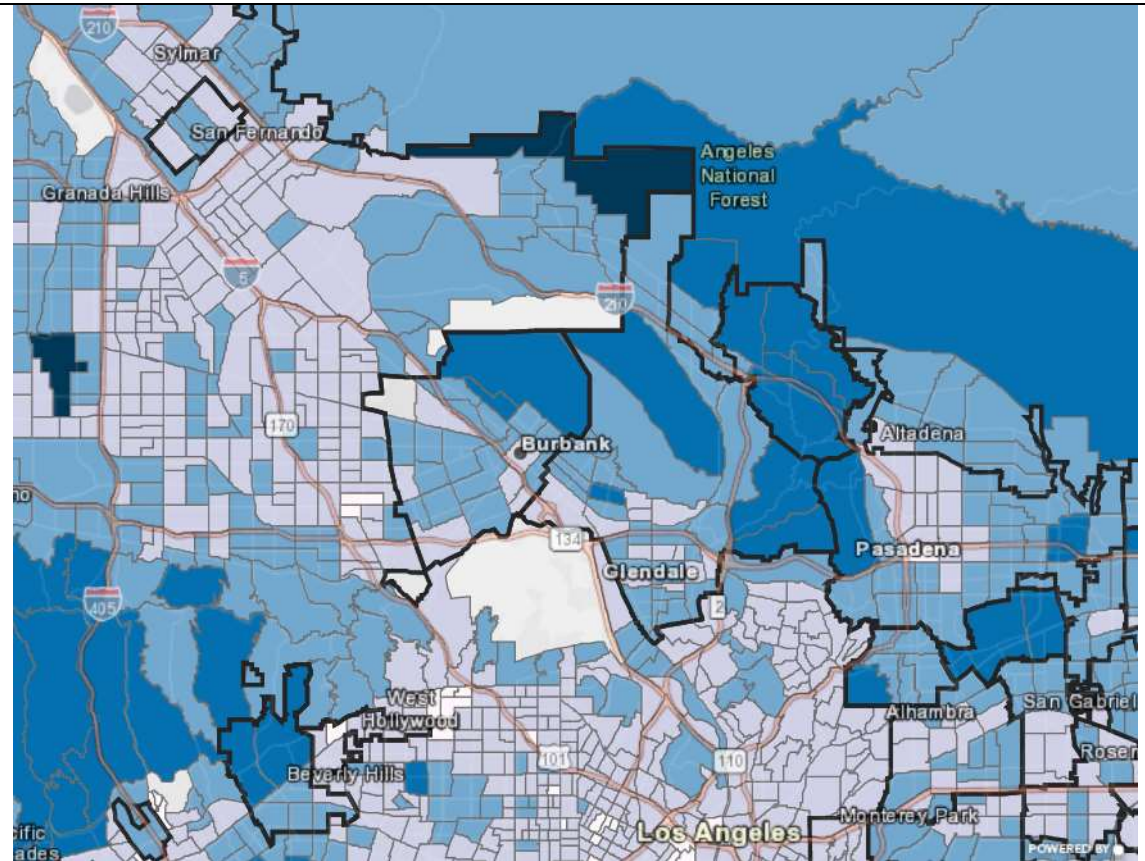
Income is an important factor that can contribute to integration and to overcome patterns of segregation. As previously discussed, in 2018 the median household income in Burbank was \$73,277 as compared to the County's median household income \$64,251. Exhibit B-10 illustrates areas of Burbank's low-moderate income population areas and previous Exhibit B-1 shows the level of poverty by census tract.

**Exhibit B-7**  
**Percent of Adults Living with Spouse**



(R) Percent of Population 18 Years and Over in Households Living with Spouse (ACS, 2015-2019) - Tract

Percent of Population 18 Years and Over in Households Living with Spouse



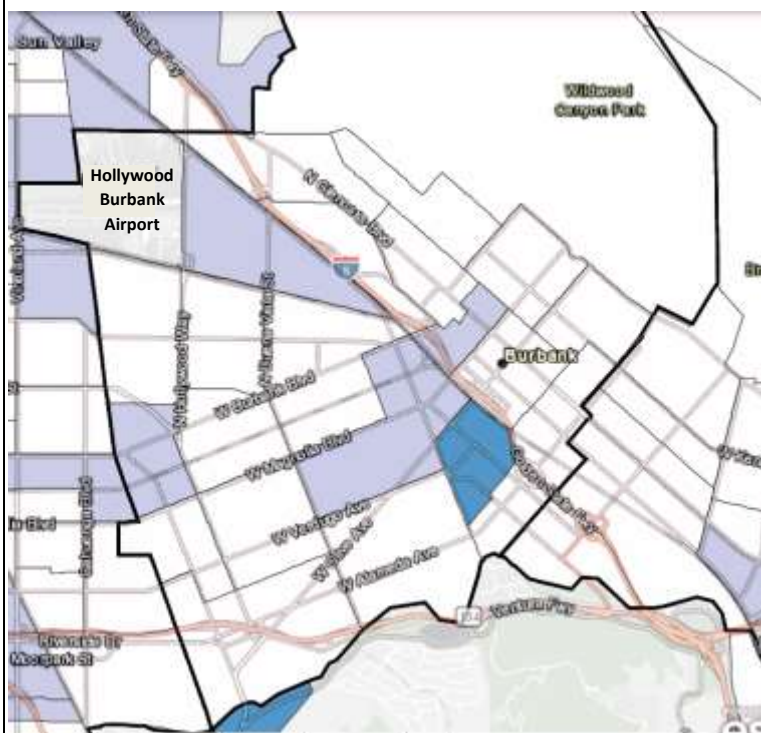
Source: HCD AFFH Data Viewer (ACS 2015-2019)

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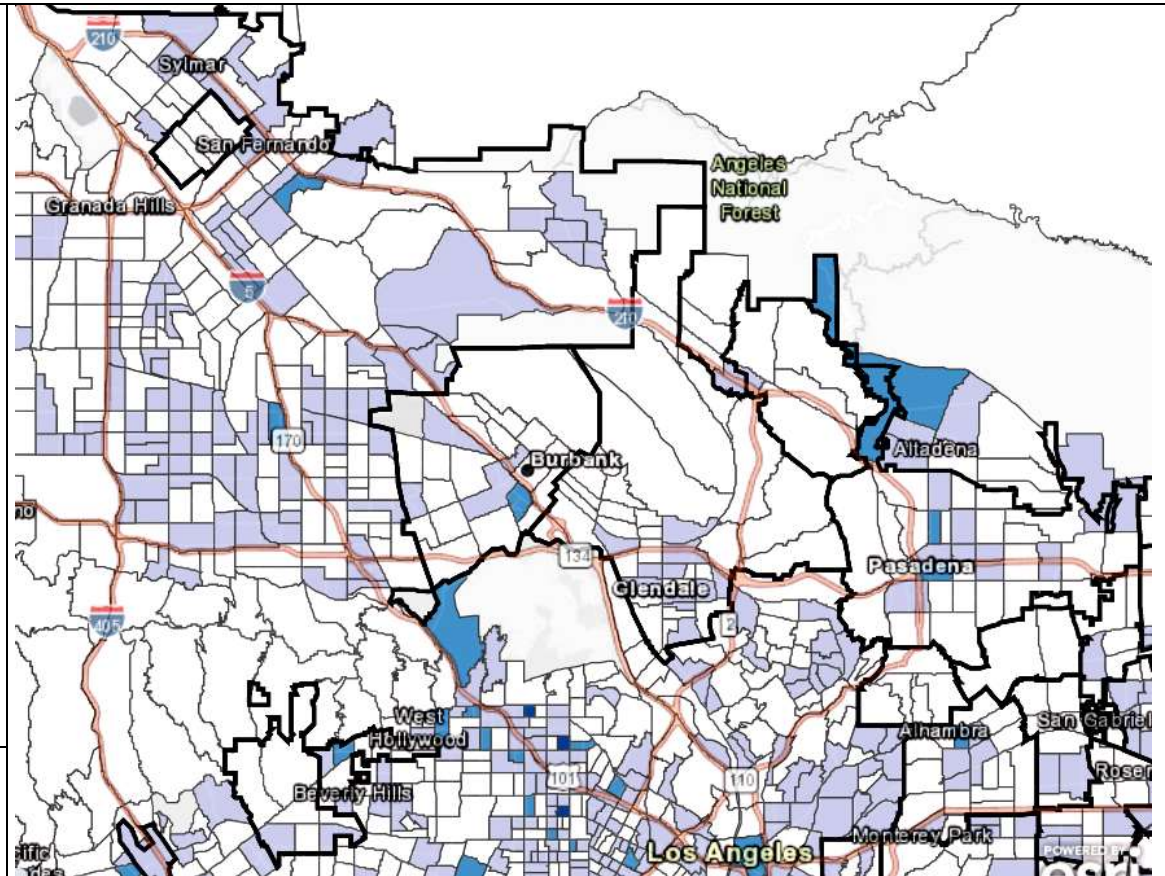
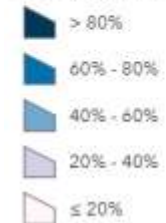
# Exhibit B-8

## Percent of Children in Female Householder with No Spouse/Partner



(R) Percent of Children in Female Householder, No Spouse/Partner Present Households (ACS, 2015-2019)  
- Tract

Percent of Children in Female Householder, No Spouse/Partner Present Households

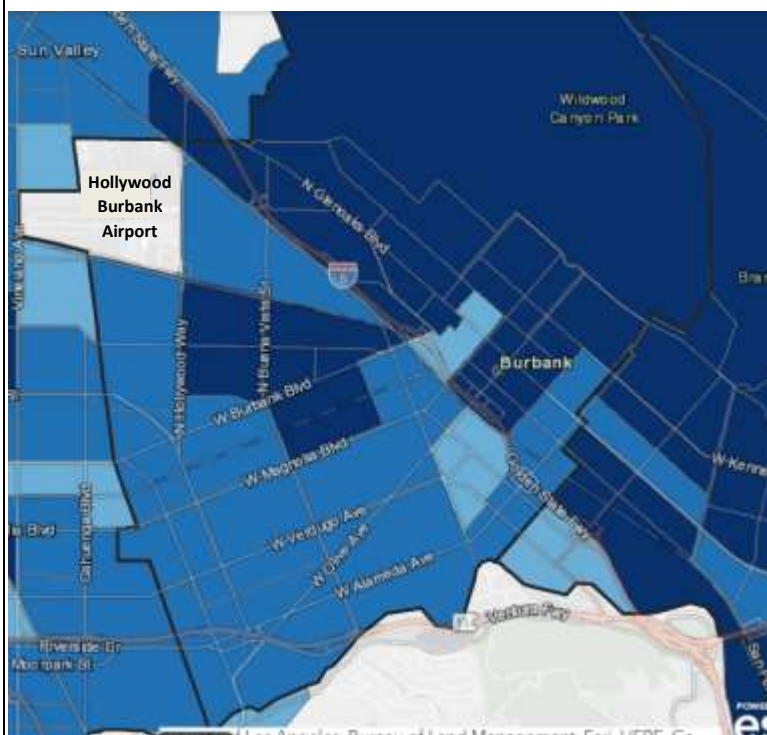


Source: HCD AFFH Data Viewer (ACS 2015-2019)

<https://www.arcgis.com/apps/webappviewer/index.html?id=4d43b384957d4366b09aeeae3c5a1f60>

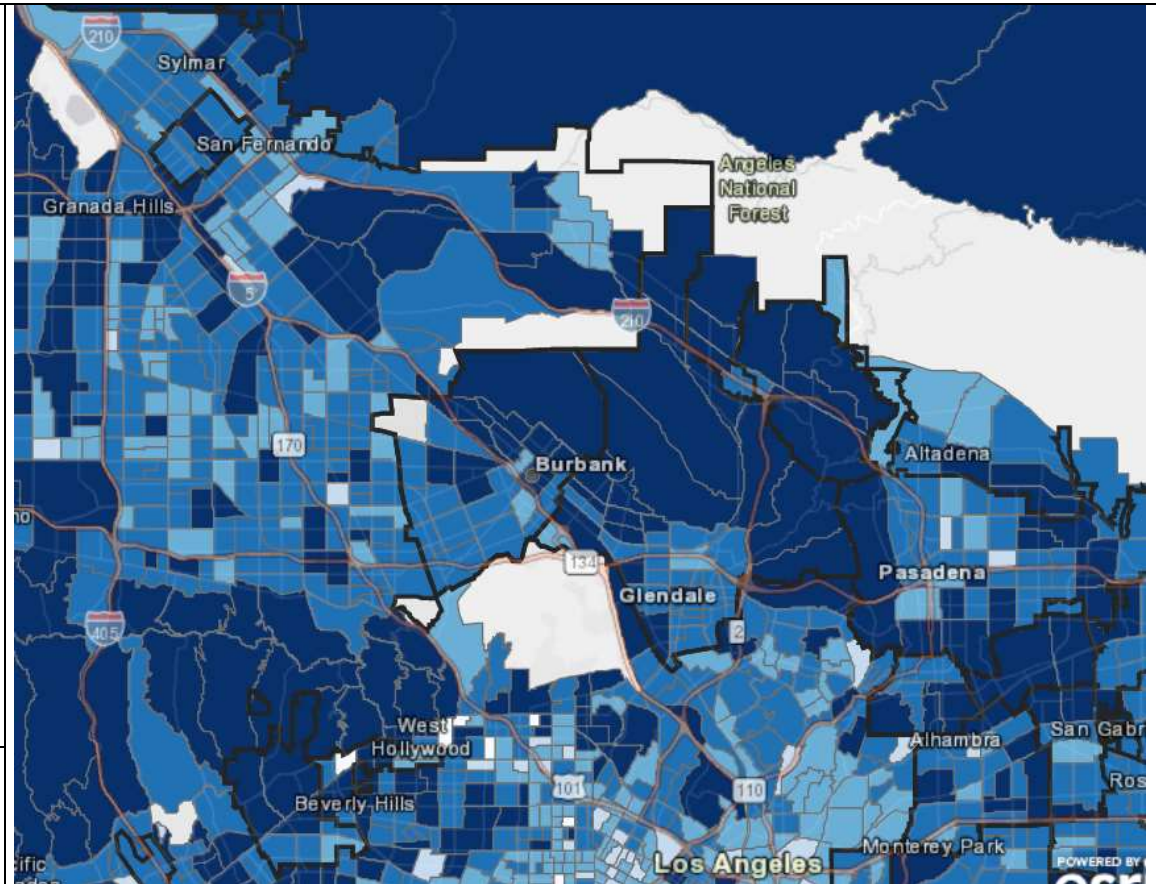
# Exhibit B-9

## Percent of Children in Married-Couple Households



(R) Percent of Children in Married - Couple Households (ACS, 2015-2019) - Tract

Percent of Children in Married-Couple Households

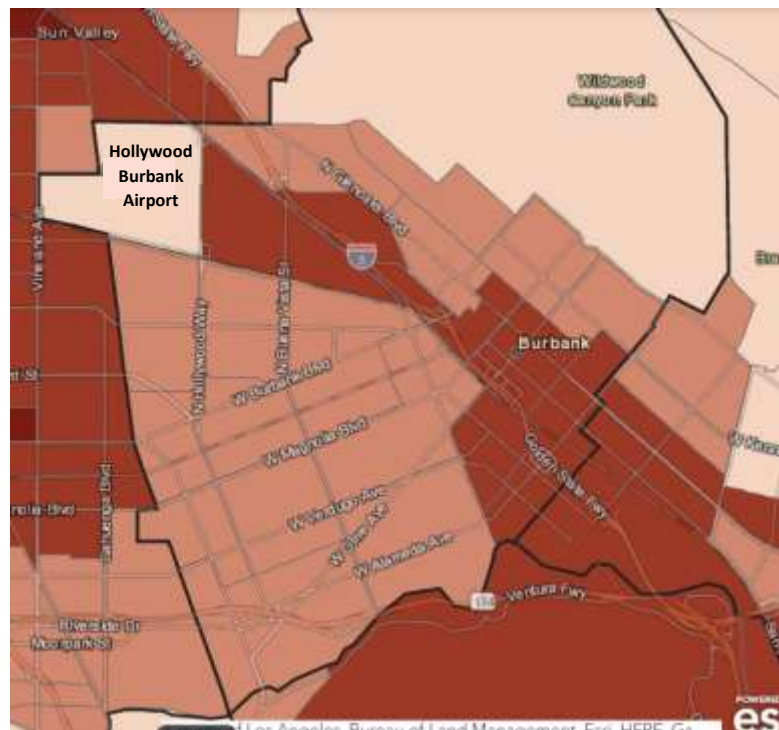


Source: HCD AFFH Data Viewer (ACS 2015-2019)

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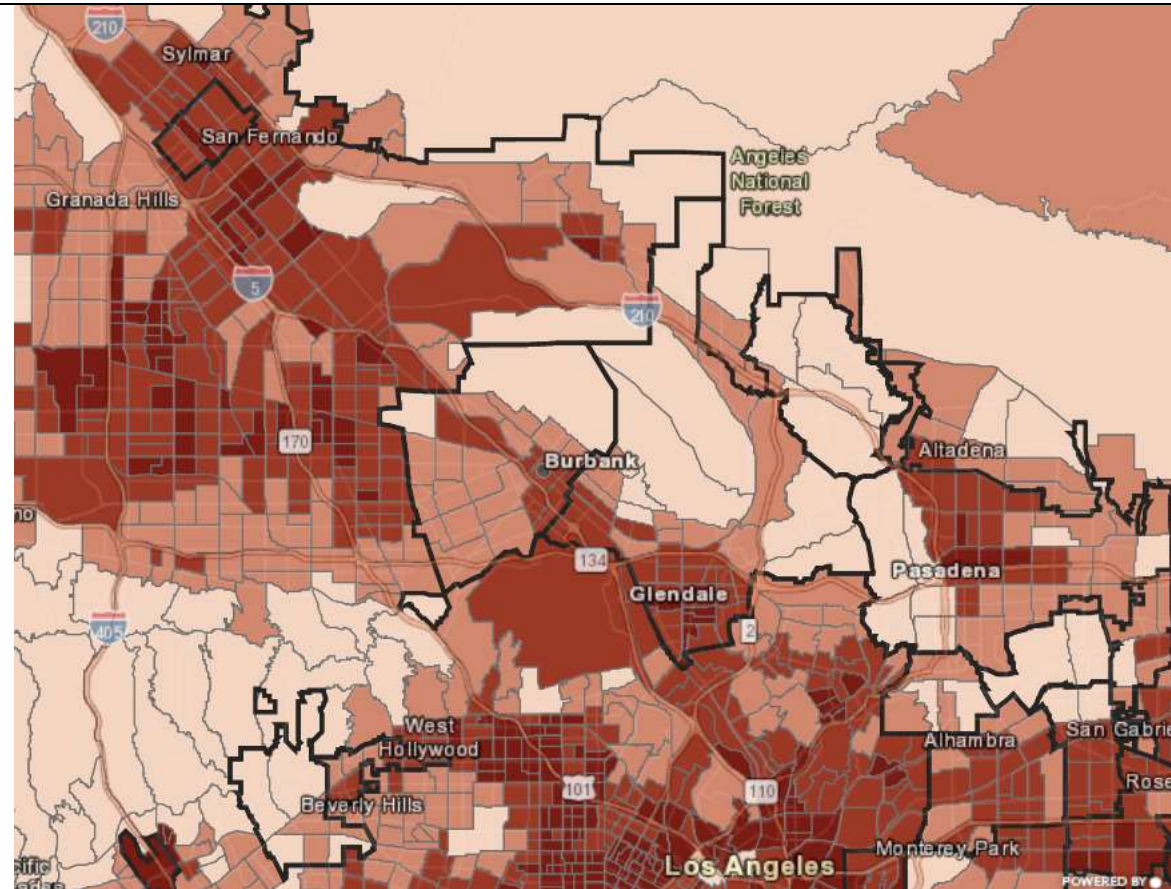
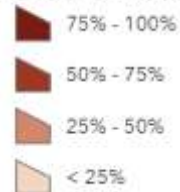


**Exhibit B-10**  
**Low-Moderate Income Population**



**(A) Low to Moderate Income Population (HUD) - Tract**

Percent Low-Moderate Income Population



Source: HCD AFFH Data Viewer (ACS 2015-2019)

<https://www.arcgis.com/apps/webappviewer/index.html?id=4d43b384957d4366b09aeeae3c5a1f60>

Exhibit B-10 shows the geographic distribution of the percentage of low-moderate income population by census tracts in Burbank and the surrounding eastern San Fernando Valley/western San Gabriel Valley region. The map shows census tracts with highest percentage (50-75%) of the low-moderate income population concentrated along the I-5 corridor. These are the areas within the City that are proposed for future investment and new development with the adoption and implementation of the Burbank Downtown TOD Specific Plan and Golden State Specific Plan. The vast majority of census tracts are within the 25-50 percent low-moderate income population in the City. Exhibit B-10 also shows more areas to the west and east of Burbank to have higher concentrations of low to moderate income population, those that are 50 percent and over.

Another measurement of income is the percentage of residents that live below the poverty line. This is illustrated in previous Exhibit B-1, which shows that Census Tract 3107.03 has the highest percentage (25%) of its residents living in poverty. This census tract is located in the southeastern portion of Burbank on the border with Glendale and north of I-5. All the other census tracts in the City show less than 20 percent of the population living below the poverty line. Areas outside of Burbank showing 30-40 percent are in the poverty category include census tracts in communities of eastern San Fernando Valley, census tracts in the Cities of Glendale and Pasadena, and areas in the vicinity of Downtown Los Angeles. In comparison to the Los Angeles County, Burbank has a significantly lower percentage of families living below the poverty level (7% Burbank verses 12% Los Angeles County).

## Disparities in Access to Opportunity

### TCAC/HCD Opportunity Areas

Based on economic, environmental, and educational criteria established by the California Tax Credit Allocation Committee (TCAC) and the California Department of Housing and Community Development (HCD), the majority of the Burbank's census tracts are identified as areas of Highest and High Resources. This indicates that Burbank residents have a high level of access to resources and opportunities that can impact educational attainment, earnings from employment, and economic mobility.

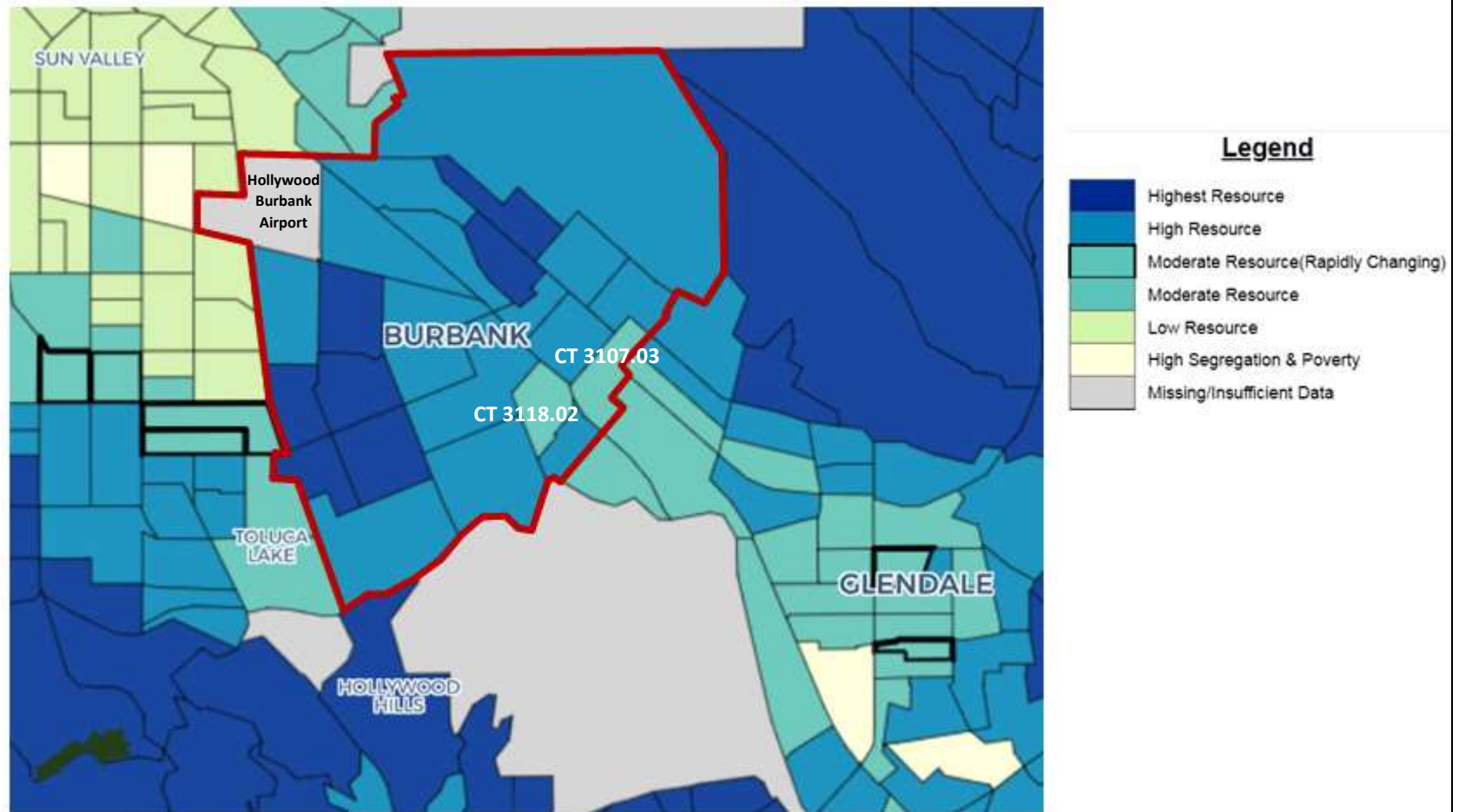
Table B-4 presents resource categories and index scores for the four key criteria for each census tract and Exhibit B-11 illustrates the spatial distribution of TCAC/HCD Opportunity Areas in Burbank. According to the table and exhibit, only two of Burbank's 24 census tracts are identified as Moderate Resource, with the remaining tracts identified as Highest or High and one not applicable because the census tract is Hollywood-Burbank Airport (CT 9800.10). These two Moderate Resource census tracts (CT 3107.03 and CT 3118.02) are located in the southeastern portion of the City along the I-5 corridor.

**Table B-4**  
**Burbank Opportunity Resource Levels**

Census Tract	Final Category	Economic Domain Score (by region)	Environmental Domain Score (by region)	Education Domain Score (by region)	Composite Index Score
310100	High Resource	0.802	0.125	0.848	0.408
310201	High Resource	0.674	0.624	0.836	0.418
310202	High Resource	0.776	0.526	0.794	0.417
310300	Highest Resource	0.865	0.433	0.848	0.579
310400	High Resource	0.784	0.090	0.854	0.368
310501	High Resource	0.596	0.038	0.862	0.160
310601	High Resource	0.438	0.054	0.854	0.102
310602	Highest Resource	0.838	0.258	0.848	0.504
310701	High Resource	0.574	0.082	0.858	0.218
310702	High Resource	0.612	0.046	0.811	0.113
310703	Moderate Resource	0.300	0.027	0.732	-0.179
310800	High Resource	0.663	0.046	0.822	0.162
310900	High Resource	0.740	0.069	0.862	0.321
311000	Highest Resource	0.760	0.203	0.885	0.457
311100	High Resource	0.775	0.150	0.754	0.270
311200	Highest Resource	0.845	0.451	0.826	0.518
311300	Highest Resource	0.849	0.462	0.905	0.658
311400	Highest Resource	0.843	0.364	0.892	0.601
311500	Highest Resource	0.835	0.313	0.921	0.631
311600	High Resource	0.840	0.219	0.810	0.433
311700	High Resource	0.860	0.085	0.841	0.434
311801	High Resource	0.834	0.032	0.827	0.288
311802	Moderate Resource	0.450	0.030	0.843	0.037
980010	#N/A	#N/A	#N/A	#N/A	#N/A

Source: California Tax Credit Allocation Committee and the California Department of Housing and Community Development

Exhibit B-11  
TCAC/HCD Opportunity Areas



Source: 2021 TCAC/HCD Opportunity Map, <https://belonging.berkeley.edu/2021-tcac-opportunity-map>

Table B-5 provides a summary profile of the two Moderate Resource census tracts. A closer look at CT 3107.03 indicates that almost two-thirds (65%) of its residents are White. The poverty scale for CT 3107.03, with a 20-30 percent of population below the poverty level is consistent with tract's 63 percent lower income households. The median age of homes is approximately 50 years old. This tract is comprised predominantly renters (90%) with over two-thirds of the households facing a housing cost burden. This area falls within The Burbank Center Plan (BCP), which was adopted in 1997 as an economic revitalization plan, and is currently being updated and integrated within the Downtown TOD Specific Plan. The City and its former Redevelopment Agency have attracted numerous major employers to this census tract, including a 455,000-square foot IKEA store and a Home Depot, as well as Ralph's and Trader Joes grocery stores. The South San Fernando Streetscape Plan provided a variety of public improvements to the area to create a more visually pleasing and pedestrian-oriented environment.

Census Tract 3118.02 is also identified as Moderate Resource. Its racial/ethnic composition is majority Latinx. Poverty levels are also high, but there is a lower percentage (45%) of lower income households than CT 3107.03. The Lake/Verdugo Focus Neighborhood falls within this tract, and the City and Burbank Housing Corporation (BHC) have to date improved 72 rental units and provided as long-term affordable housing. A major employer in this tract is the Burbank Recycling Center. A large portion of this tract falls within the Downtown Burbank TOD Specific Plan and will benefit from investments under the Plan.

**Table B-5**  
**Moderate Resource Census Tracts**

	Census Tract	
	<b>3107.03</b>	<b>3118.02</b>
Population	4,693	4,135
Race/Ethnicity	White: 65% Latinx: 19% Other: 7% Asian: 6% Black: 3%	Latinx: 53% White: 26% Asian: 14% Black: 4% Other: 4%
Poverty Status (refer to Exhibit B-1)	20-30%	<10%
% Low-Income Households	63%	45%
Type of Housing	Single-family: 10% Multi-family: 90%	Single-family: 19% Multi-family: 81%
Median Year Housing Built	1971	1972
% Owner/% Renter	Owner: 10% Renter: 90%	Owner: 15% Renter: 85%
Number of Housing Choice Vouchers	64	10
Overcrowding (>1.01/room)	12%	18%
Overpayment (>30% of Inc. to Housing)	69%	43%
Planned Investments (Economic growth and Community benefits)	CDBG Eligible CT Community benefits and public improvements will continue under Downtown TOD Specific Plan.	CDBG Eligible CT BHC will continue to improve housing conditions & affordability. Downtown TOD Specific Plan will provide new community benefits and public improvements.

Sources: ACS 2014-2018 and 2015-2019; Burbank Housing Corporation; Urban Displacement Project, UC Berkeley  
<http://www.urbandisplacement.org/>



### **HUD Opportunity Indicators**

The U.S. Department of Housing and Urban Development (HUD) developed the opportunity indicators to help inform communities about disparities in access to opportunity. The index scores are based on nationally available data sources and an assessment of residents' access to key resource opportunities in the City and the region. Table B-6 provides the index scores (ranging from zero to 100) for the following opportunity indicator indices:

- **Low Poverty Index:** The higher the value, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The higher the value, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The higher the value, the higher the labor force participation and human capital is in a neighborhood.
- **Transit Trips Index:** The higher the value, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** The higher the value, the lower the cost of transportation is in that neighborhood.
- **Jobs Proximity Index:** The higher the value, the better access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The higher the value, the better environmental quality of a neighborhood.

### **Education**

The City is within the jurisdiction of the Burbank Unified School District (BUSD) which provides public school services to Burbank residents for grades kindergarten through 12. BUSD oversees eleven elementary schools, three middle schools, three high schools, and an alternative school that offers child development, special education, independent learning, and adult education programs. Schools within BUSD have a combined enrollment of approximately 15,000 students. Information provided through the California Department of Education shows that the District's high school graduation rate in 2020 was 92 percent, in comparison to the state graduation rate of 87 percent. In addition, approximately one-third (35%) of the District's students are socioeconomically disadvantaged and 10 percent are English as second language learners<sup>2</sup>. Census ACS 2014-2018 data show that Burbank residents had a higher education attainment level than the county as a whole. This data shows that 58 percent of Burbank residents 25 years and over had at least graduated from high school and that 42 percent had a bachelor's degree or higher. This compares to countywide data that shows 51 percent of its resident 25 year and over had graduated from high school and 32 percent had a bachelor's degree or higher.

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<sup>2</sup> California Department of Education, School Dashboard, <http://www.caschooldashboard.org>

**Table B-6**  
**HUD Opportunity Indicators, by Race/Ethnicity**

	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Trip Index	Low Transport. Cost Index	Job Proximity Index	Environ. Health Index
<b>City of Burbank</b>							
<b>Total Population</b>							
White, Non-Hisp.	66.07	77.83	69.01	90.93	82.61	95.33	18.47
Black, Non-Hisp.	61.92	78.18	66.59	92.63	85.67	95.81	17.68
Hispanic	63.54	76.67	64.48	91.41	83.79	96.11	17.77
Asian/Pac. Is., Non-Hisp.	65.65	77.35	68.07	91.38	82.87	95.80	18.70
Nat. Am., Non-Hisp.	61.48	77.62	65.86	91.48	83.56	95.74	17.47
<b>Population below federal poverty line</b>							
White, Non-Hisp.	56.67	78.67	63.31	91.65	85.76	95.52	18.71
Black, Non-Hisp.	66.73	79.31	69.13	93.95	87.65	94.59	17.15
Hispanic	57.48	79.15	60.27	92.08	85.97	96.45	18.24
Asian/Pac. Is., Non-Hisp.	61.82	80.52	68.64	94.44	86.64	96.44	19.95
Native Am., Non-Hisp.	44.00	69.84	74.00	94.00	81.00	94.81	18.00
<b>Los Angeles-Long Beach-Anaheim Region</b>							
<b>Total Population</b>							
White, Non-Hisp.	65.19	68.03	67.43	77.63	73.13	54.59	21.35
Black, Non-Hisp.	36.07	33.82	35.34	87.25	79.02	40.72	11.92
Hispanic	35.53	39.72	35.73	86.48	77.78	43.70	12.36
Asian/Pac. Is., Non-Hisp.	55.03	61.94	57.64	85.13	75.98	51.11	13.13
Native Am., Non-Hisp.	48.40	50.70	48.58	81.04	75.36	45.88	17.68
<b>Population below federal poverty line</b>							
White, Non-Hisp.	53.66	60.62	59.62	83.19	78.51	56.98	18.46
Black, Non-Hisp.	24.12	28.03	26.41	88.34	81.07	36.90	11.74
Hispanic	25.05	33.70	29.50	89.09	80.94	44.63	10.63
Asian /Pac. Is., Non-Hisp.	45.45	57.59	51.41	88.58	80.61	52.88	11.05
Native Am., Non-Hisp.	33.63	39.10	36.05	84.43	78.22	47.65	16.22

Source: HUD AFFH, <https://eqis.hud.gov/affht/>

Burbank residents have a high degree of access to educational opportunities. The TCAC/HCD educational domain scores in previous Table B-4 include math proficiency, reading proficiency, high school graduation rates, and student poverty rates at the census tract level. These scores range from a low of 0.73 (CT 3107.03) to as high as 0.92 (CT 3115). Exhibit B-12 at the end of this section shows that all census tracts in Burbank, with the exception of CT 3107.03 (located in the southeast portion of the City north of I-5), have educational scores exceeding 0.75, indicating the most positive educational outcomes. As presented earlier in the discussion of Table B-5, CT 3107.03 is one of two Moderate Resource tracts in Burbank, and is characterized by higher rates of poverty and lower incomes. With an educational score of 0.73, it is just slightly below the 0.75 threshold. Students in CT 3107.03 that attend public schools are enrolled at Joaquin Miller Elementary School (located within this census tract), John Muir Middle School (approximately 1-1.5 miles north of this census tract), and Burbank High School (approximately 1-1.5 miles north of this census tract). According to the California Department of Education's Smarter Balanced Summative Assessment, standardized test results show that during the 2018-2019 academic year, students of Joaquin Miller Elementary School, John Muir Middle School, and Burbank High School all performed better than the test results of the overall school district and the state for their respective grades. For example, 68 percent of students at Joaquin Miller Elementary Schools met or exceeded English Language Arts/Literacy (ELA) standards and 58 percent met or exceeded mathematics standards during the 2018-2019 academic year. This compares to district-wide student performances of 65 percent for ELA and 51 percent for mathematics.<sup>3</sup> These test result patterns are also similar at the middle school and high school levels. In addition, a K-12 school rankings prepared by U.S. News & World Report based on student diversity, teachers, counselors, test scores, and district spending data, ranked Joaquin Miller Elementary School number two among 11 elementary schools in the district, only behind Providencia Elementary.<sup>4</sup>

Census Tract 3107.03 also has a concentration of persons with income below the poverty level; however, as discussed above, the schools serving this census tract appear to rank high and score high in standardized testing. Another population group that needs greater access to educational resources is children in female headed households. These children are concentrated in CT 3118.02 which is located south of I-5 in southeast Burbank. However, as Table B-4 shows, the education domain score for this census tract is 0.84, which indicates there is access to educational opportunities.

Exhibit B-12 at the end of this section presents a map of educational score levels by census tract using the HCD AFFH Data Viewer, and illustrates that Burbank's educational scores are higher than those of Glendale, Pasadena, and the Los Angeles City communities in eastern San Fernando Valley.<sup>5</sup>

School proficiency from a regional perspective is also presented in the HUD-based Table B-6. The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. Therefore, the higher the score, the higher the school system quality is in a neighborhood. As the table shows, the school proficiency of Burbank's total population by

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<sup>3</sup> California Department of Education, *California Assessment of Student Performance and Progress. The Smarter Balanced Summative Assessments for English language arts/literacy (ELA) and mathematics annually assesses student knowledge and skills for ELA and mathematics, as well as how much students have improved since the previous year. These measures help identify and address gaps in knowledge or skills early so students get the support they need for success in higher grades and for college and career readiness.* <https://caaspp-elapac.cde.ca.gov/caaspp/>

<sup>4</sup> US News and World Report, [https://www.usnews.com/education/k12?int=top\\_nav\\_K-12](https://www.usnews.com/education/k12?int=top_nav_K-12)

<sup>5</sup> While census tract 9800.10 is depicted in Exhibit B-12 as having a low educational score, this tract in fact is entirely comprised of the Hollywood Burbank Airport and has no population, consistent with Table B-4.

race/ethnicity is higher than those in the Los Angeles-Long Beach-Anaheim region as a whole. For example, the non-Hispanic White population and Hispanic population of Burbank have school proficiency indices of 78 and 77, respectively, which are significantly higher than the regionwide indices of the non-Hispanic White (68) and Hispanic (40) population. These school proficiency patterns by race/ethnicity of the total population are also similar for the population below the federal poverty line. In summary, Burbank does not have any substantial differences in access to educational opportunities.

### **Economics**

Burbank is a major employment center in the region with over 130,000 jobs. However, average annual unemployment rates for the City in 2019 was five percent, higher than unemployment rates in Los Angeles County (4%) and the state as a whole (4%).

The City scores high in terms of access to economic opportunities. The TCAC/HCD economic domain scores in previous Table B-4 range from a low of 0.300 (CT 3118.02) to as high as 0.865 (CT 3103), with Exhibit B-13 showing that that majority of the City's census tracts scored greater than 0.75 indicating the most positive economic outcomes. The northeastern and southwestern portions of the City scored the highest, while more modest economic scores were concentrated in areas along the I-5 corridor. Three census tracts have lower economic domain scores (0.25 – 0.50), which include Burbank's two Moderate Resource census tracts (CTs 3107.03 and 3118.02) in the southeastern portion of the City, and CT 3106.01 located north of I-5 in the Peyton/Grismer Focus Neighborhood. All three of these tracts are characterized by a higher than average (50 - 75%) low and moderate income population (refer to Exhibit B-10). However, these census tracts are in close proximity to jobs throughout the City, but in particular those jobs in the Downtown District. All three census tracts (CTs 3106.01, 3107.03, and 3118.02) are within or adjacent to the Downtown District, which include large employment centers such as the Burbank Civic Center (City Hall and other governmental departments), and retail commercial establishments in and around Burbank Town Center. The Town Center alone has over one million square feet of floor area. Census Tract 3107.03 also includes the largest IKEA store in the United States, as well as Car Max and Home Depot. City staff has indicated that Census Tract 3107.03 is approximately one mile from Disney Imagineering and DreamWorks Animation in the adjacent City of Glendale, which provide job opportunities for Burbank residents. Furthermore, residents of Census Tract 3118.02 are within 1.0-1.5 miles of six of the top ten major employment centers in the City (Walt Disney Company, Warner Brothers, Providence St. James Medical Center, ABC Inc., and Nickelodeon Animation -- refer to Housing Element Table 1-5). Census Tract 3106.01 is adjacent to the Downtown District and the Airport District, which is west of I-5. The Airport District includes major retail employment centers such as Lowe's, Target, Walmart, and Costco, as well as Hollywood Burbank Airport, two Marriott Hotels, and entertainment-related businesses.

City staff has identified recently approved commercial and mixed-use projects that will provide additional employment opportunities for Burbank residents, including those in Census Tracts 3106.01, 3107.03, and 3118.02. The following is a list of approved commercial and mixed-use projects:

- **Netflix Animation.** Streaming giant Netflix selected Burbank's Airport District for its worldwide animation headquarters in what was 2020's largest new LA county office lease. The project encompasses 171,000 sq ft on seven stories at 2300 W Empire Avenue. The project permit was issued in 2021.
- **Titmouse.** An animation production company signed a 95,000 sq. ft. deal at 2835 N Naomi Street in Burbank's Airport District. Permits for tenant improvements were finalized in 2021.
- **Warner Bros. Tour Center.** Located at 4000 Warner Boulevard, the 79,800-sq. ft. studio tour center is in the Media District. The project was opened to the public 2021.

- **Providence Saint Joseph ER and Urgent Care.** Located at 501 S Buena Vista Street in the Media District, this project will include a 34,500-sq. ft. 44-bed emergency room and an 8,500-sq. ft. 12-bed urgent care. The permit was issued in 2020 and construction is continuing as of May 2022.
- **Avion Burbank.** Project is located at 3001 N Hollywood Way in the City's Airport District. It includes one million sq. ft. of industrial/space, 142,000 sq. ft. of creative office space, 15,000 sq. ft. of retail/restaurant space, and a 150-room hotel. The project opened to the public in 2021, with the hotel under construction as of May 2022.
- **Warner Bros. Second Century.** An 800,000-sq. ft. office space project designed by Frank Gehry. It is to be located on West Olive Avenue in the Media District. Anticipated opening in 2023.
- **First Street Village Mixed-Use.** Located on First Street between Magnolia Boulevard and Palm Avenue in Downtown. The project will include 275 apartments and 18,876 sq. ft. of retail space, with an anticipated opening in 2023.
- **La Terra.** 777 Front Street in Downtown Burbank. It includes 573 residential units, 1,067 sq. ft. of retail space, and a 307-room hotel. Anticipated opening in 2023-2025
- **Airport Replacement Terminal.** 2627 N Hollywood Way is 355,000 sq. ft. and includes 14 gates, new parking structures, and taxiway extensions. Anticipated opening in 2025.
- **South San Fernando Mixed-Use.** Located at 624-628 S San Fernando Boulevard in Downtown Burbank, includes 42 residential rental units with ground floor retail/ office. Approved by the Planning Board in 2020
- **AC Hotel.** This 196-room AC Hotel will be located at 550 N Third Street in the Downtown District. As of May 2022, the project is in City Plan check.

In comparison to the region, economic opportunities in Burbank are similar to those available to Glendale and Pasadena residents, but higher than in the communities in eastern San Fernando Valley, including the City of San Fernando.

Exhibit B-14, Jobs Proximity map, clearly shows that all of Burbank is in close proximity to jobs, that there is a high degree of access to employment opportunities for its residents. The Census ACS 2014-2018 data indicates 56 percent of Burbank resident workers 16 years and over that do not work at home commute less than 30 minutes to work as compared to 49 percent of countywide worker. While Burbank has good access to job opportunities and is considered jobs-rich, it still needs more housing at varied income levels to balance the number of jobs. Exhibit B-14 also illustrates that from a regional perspective, areas that are highlighted in red with an index score of less than 20 are located in Los Angeles City communities of Highland Park/El Sereno (southeast of Glendale), Sunland/Tujunga (north of Burbank), and Pacoima/Panorama City/Van Nuys in eastern San Fernando Valley, including the City of San Fernando.

Economic opportunity indicators based on the HUD indices presented in Table B-6 include low poverty, labor market engagement, and jobs proximity. The low poverty index captures poverty in a given neighborhood. The poverty rate is determined at the census tract level. A high score indicates less exposure to poverty in a neighborhood. The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood, based on the level of employment, labor force participation, and educational attainment in a census tract. Higher scores indicate higher labor force participation and human capital in a neighborhood. The third economic opportunity indicator is jobs proximity, which quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region/Core-Based Statistical Area (CBSA), with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood.

Table B-6 shows that the index values for the three economic opportunity indicators are significantly higher for Burbank residents than for those in the Los Angeles-Long Beach-Anaheim region. This applies to all race and ethnic groups of the total population and the population below the federal poverty line. The difference between Burbank and the region is most evident by the job proximity indicator. For the total population of Burbank, the job proximity index is about 96 for all race/ethnic groups, which indicates the presence of large employment centers in close proximity to residential neighborhoods, and that job proximity appears not to be tied to race and ethnicity. In comparison, the regional job proximity scores range from 41 (non-Hispanic Blacks) to 55 (non-Hispanic Whites). The labor market indicator (labor force participation and human capital) shows that while the index value for non-Hispanic Whites is higher than the region, the gap is relatively small -- 69 for Burbank and 67 for the region. However, the difference between Burbank and the region is more pronounced for the minority groups, and especially for the population in poverty.

With an educated labor force, a network of efficient public transit, and an established entertainment industry, Burbank will continue to attract employment-generating businesses to the City as evident by the recent approval of major commercial projects.

### ***Transportation***

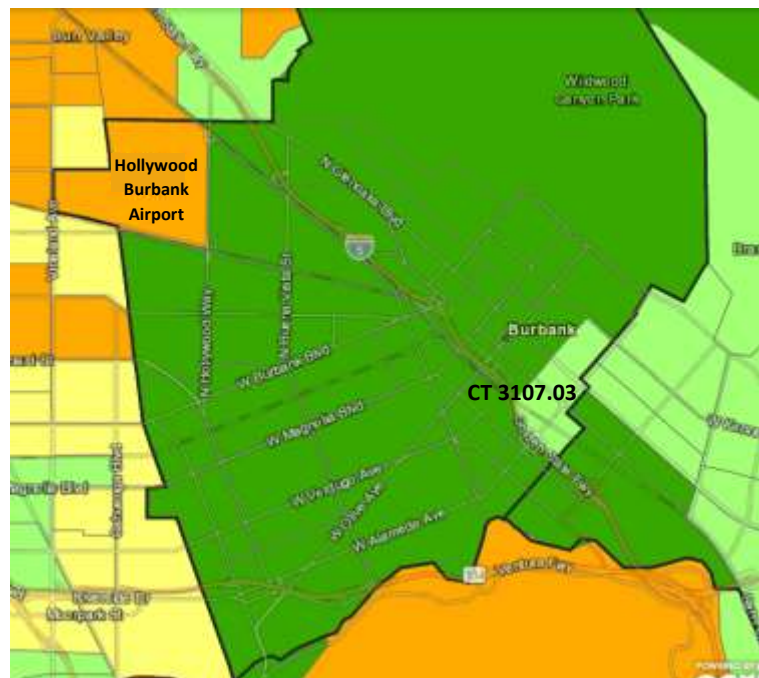
The availability of efficient, accessible, and affordable transit is critical to the social and economic well-being of Burbank residents, especial to lower-income households that must use public transit to commute to work, and the elderly and persons with disabilities that require transportation to medical and other public social services, as well as for routine activities such as shopping. Currently, Burbank residents have access to the local and regional bus and rail transit systems within the City and to other parts of the region. The City is served by Burbank Bus, a commuter-oriented service that provides local connections to regional Metrolink rail service. In addition to Burbank Bus, Los Angeles County Metropolitan Transportation Authority (MTA) operates a number of bus routes that serve local destinations. Other important bus service providers include the City of Glendale Beeline, Los Angeles Department of Transportation Commuter Express Service, and Santa Clarita Transit. In addition, Burbank is located along the proposed California High Speed Rail Corridor, with a station proposed adjacent to the Hollywood Burbank Airport.

The Southern California Association of Governments (SCAG) developed a mapping tool for High Quality Transit Areas (HQTAs) as part of the Connect SoCal 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). SCAG defines HQTAs as areas within one-half mile from a major transit stop and a high-quality transit corridor. Exhibit B-15 shows that most of Burbank is located within an HQTA. Additionally, all of the opportunity sites, entitled projects, and pending entitlement projects identified in the Housing Element site inventory are an HQTA. The HQTA graphically shows Burbank's transit connects and options throughout the City and the rest of the region.



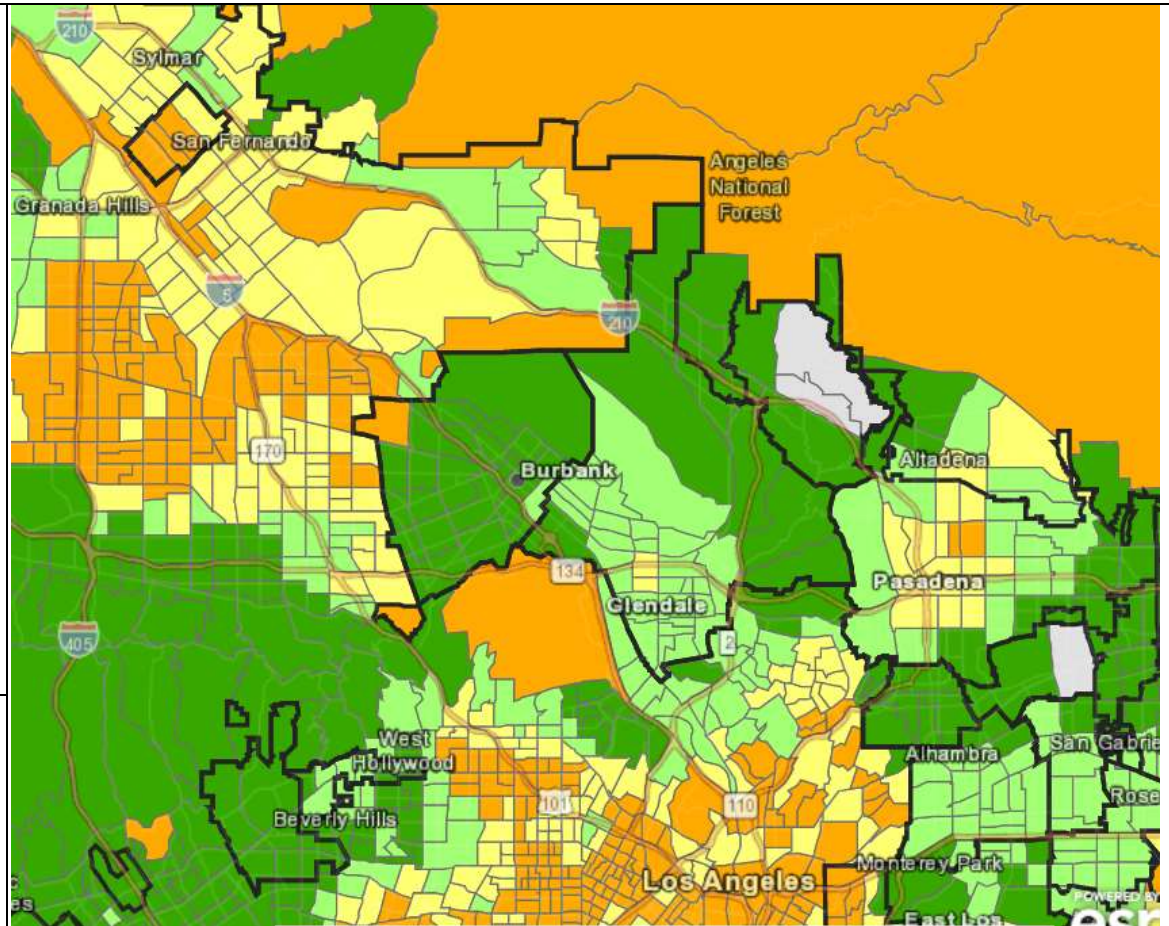
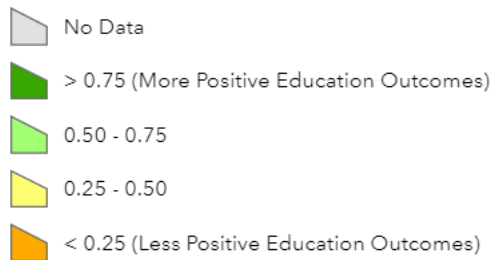
## Exhibit B-12

### Access to Educational Opportunities



#### (R) TCAC Opportunity Areas (2021) - Education Score - Tract

Education Domain Score (by region)

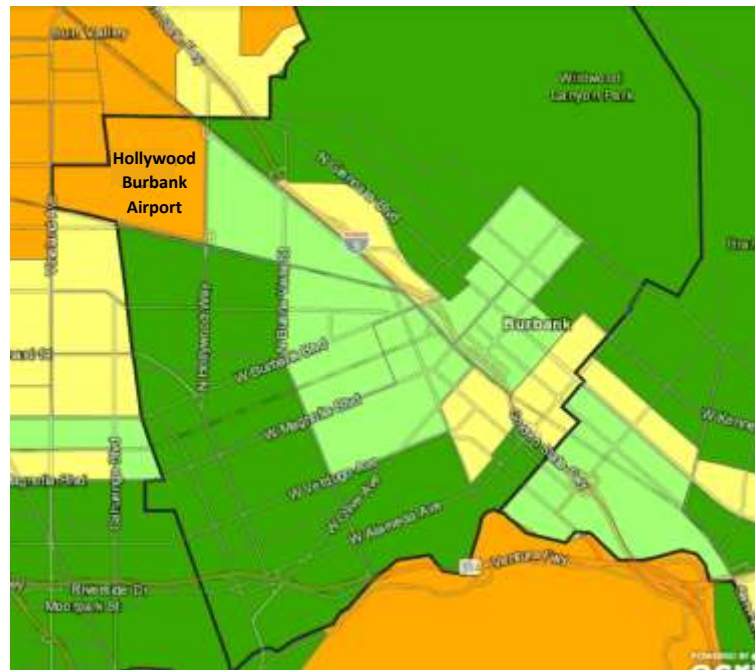


Source: HCD AFFH Data Viewer (2021)

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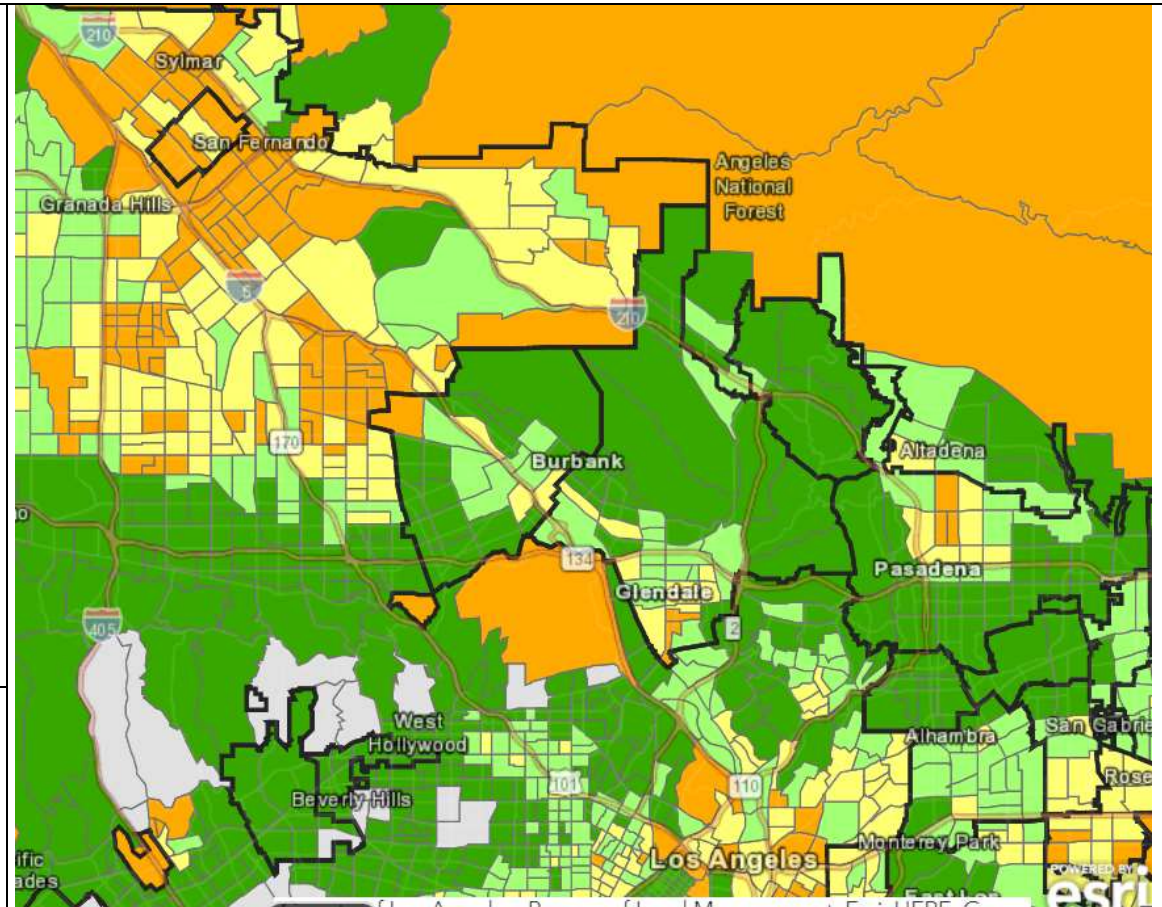
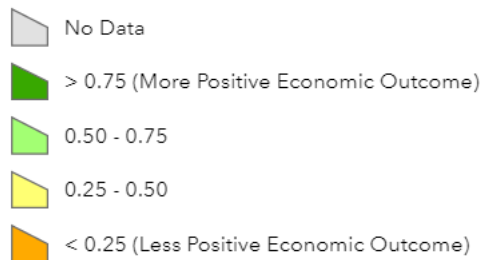


**Exhibit B-13**  
**Access to Economic Opportunities**



**(R) TCAC Opportunity Areas (2021) - Economic Score - Tract**

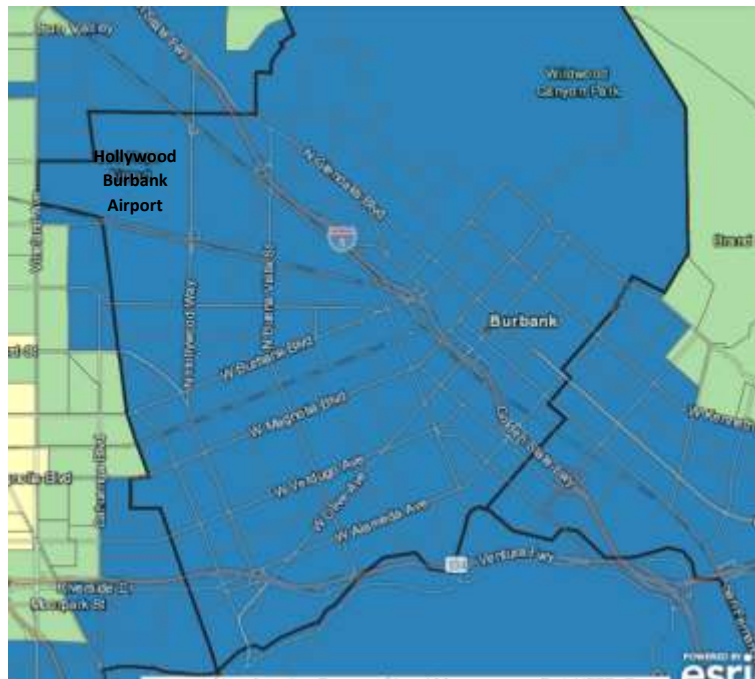
Economic Domain Score (by region)



Source: HCD AFFH Data Viewer (2021)

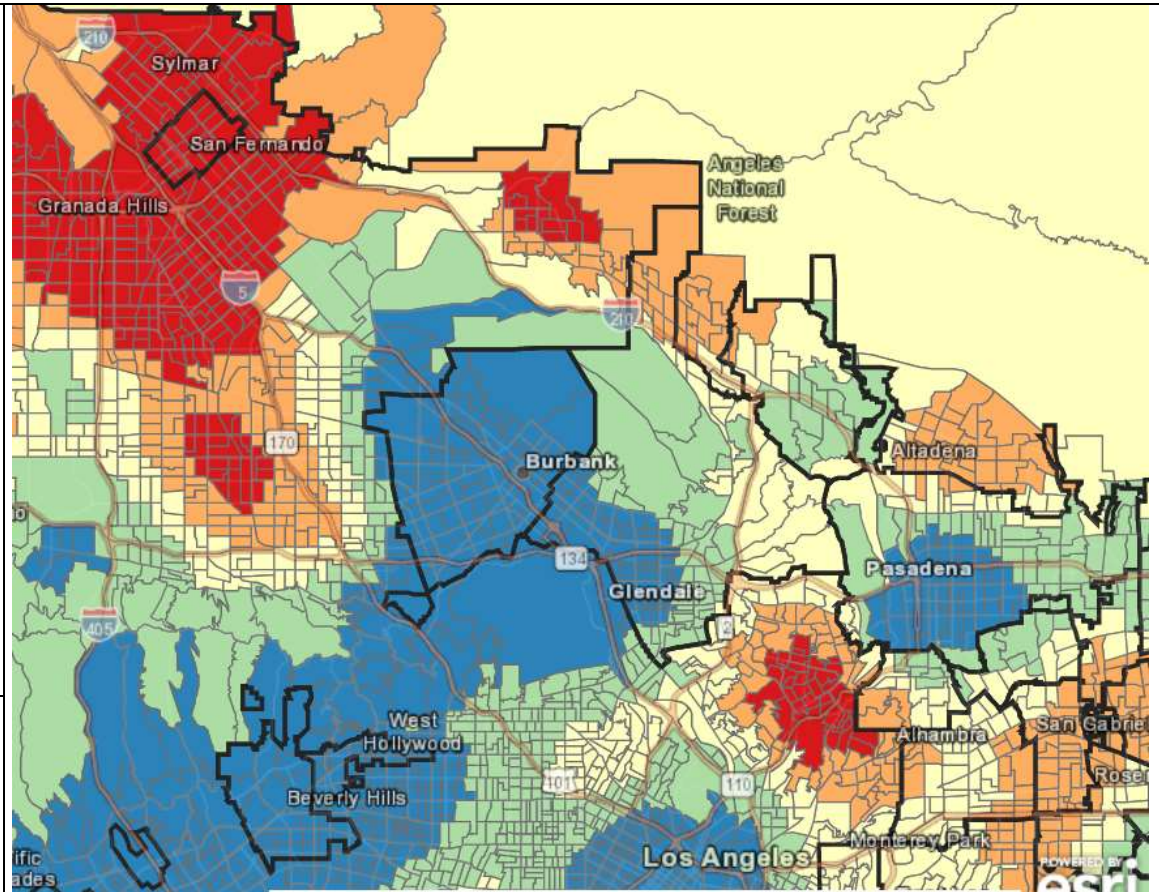
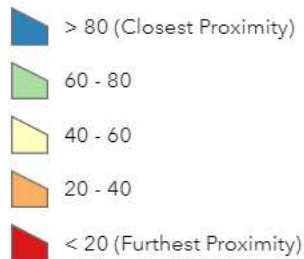
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# Exhibit B-14 Job Proximity



(A) Jobs Proximity Index (HUD, 2014 - 2017) - Block Group

Index Score

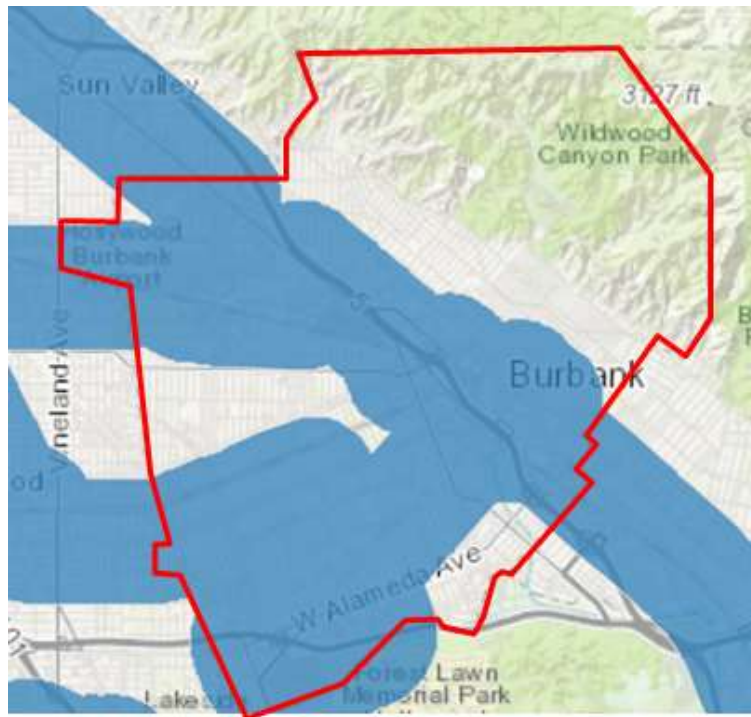


Source: HCD AFFH Data Viewer (ACS 2014-2017)

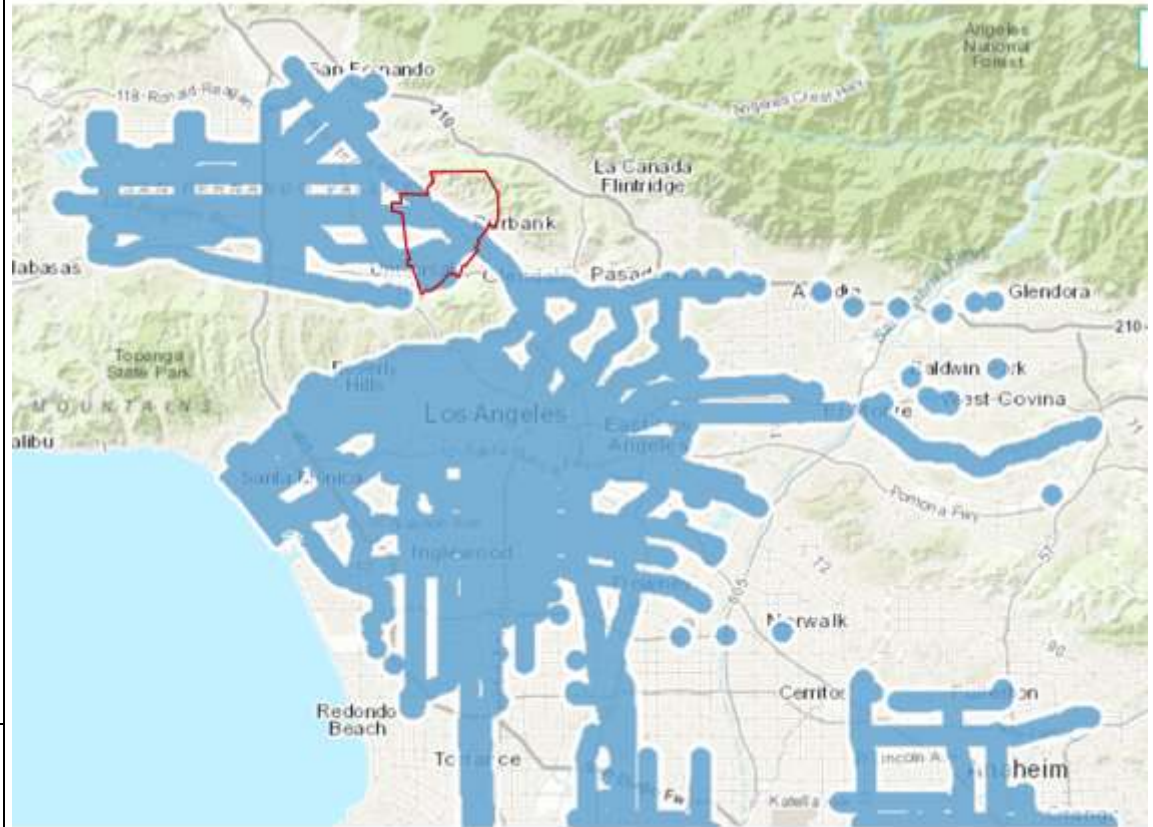
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**Exhibit B-15**  
**High Quality Transit Area**



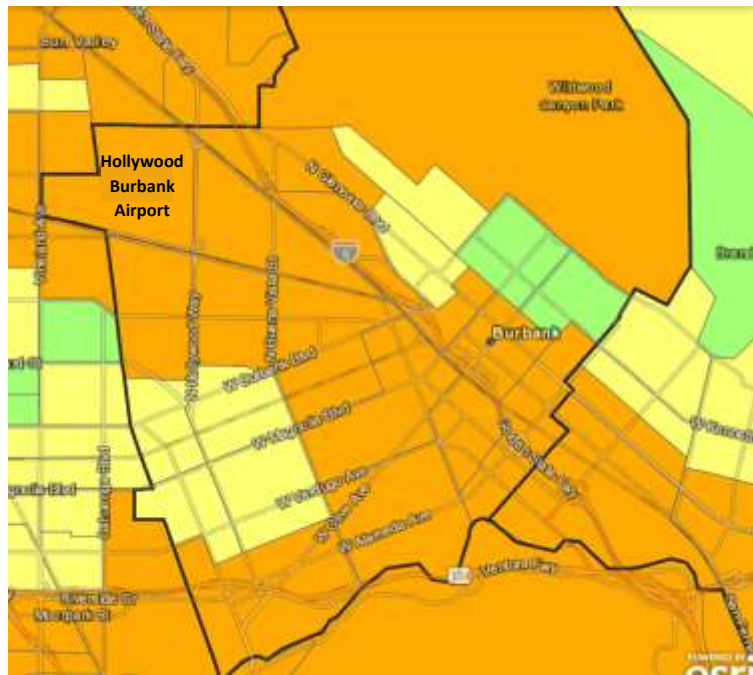
- Burbank
- High Quality Transit Area



Source: SCAG (2016)

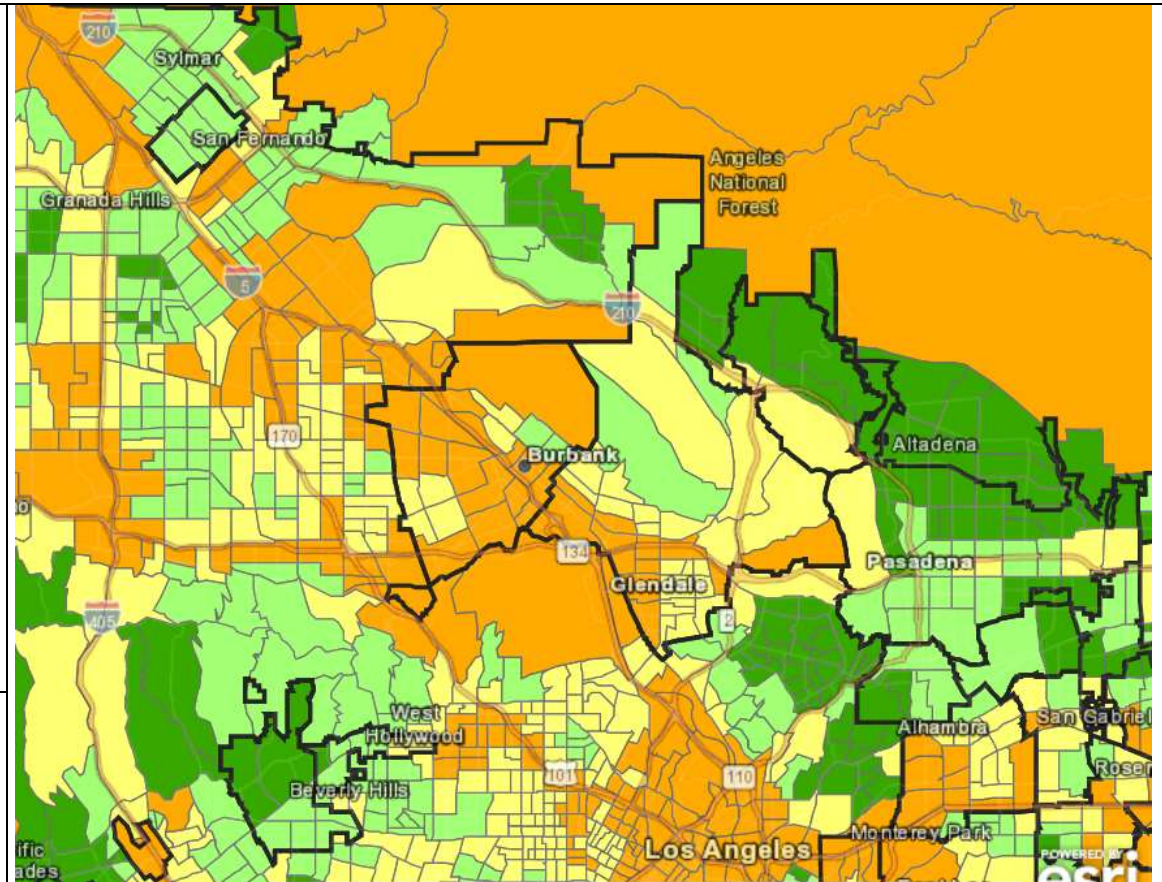
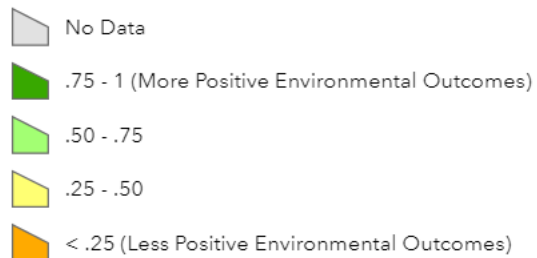
[https://gisdatascaq.opendata.arcgis.com/datasets/1f6204210fa9420b87bb2e6c147e85c3\\_0/explore?location=34.056609%2C-118.278249%2C10.00](https://gisdatascaq.opendata.arcgis.com/datasets/1f6204210fa9420b87bb2e6c147e85c3_0/explore?location=34.056609%2C-118.278249%2C10.00)

**Exhibit B-16**  
**Environmental Opportunities**



**(R) TCAC Opportunity Areas (2021) - Environmental Score -Tract**

Environmental Domain Score



Source: HCD AFFH Data Viewer (2021)

<https://www.arcgis.com/apps/webappviewer/index.html?id=4d43b384957d4366b09aeeae3c5a1f60>

The HUD-based transportation opportunity indicators shown in Table B-6 include transit trips and low transportation cost. The transit trip index is based on estimates of transit trips taken by a family that meets the following description: a three-person, single-parent family with income at 50 percent of the median income for renters for the region/CBSA. The higher the transit trips index, the more likely residents in that neighborhood utilize public transit. The low transportation cost index is based on estimates of transportation costs for a family that meets the following description: a three-person, single-parent family with income at 50 percent of the median income for renters for the region/CBSA. Therefore, the higher the index, the lower the cost of transportation in that neighborhood.

Similar to other opportunity indicators, transit trips and low transportation cost index values are higher for Burbank residents than residents of the Los Angeles-Long Beach-Anaheim region. All residents of Burbank have very high access to public transit and low transportation costs with index values in the 90s and 80s, respectively. At the regional level, scores are 70/80s for access to transit and the 70s for lower transportation cost. Another pattern is that minority residents tend to have slightly higher values than non-Hispanic Whites for both Burbank and the region.

While Burbank residents overall tend to have higher transit use and lower transportation costs than the rest of the region, female-headed households with children, the elderly, persons with disabilities, and those with incomes below the poverty level need even more public transit. These groups of residents are concentrated in the following census tracts: female-headed household with children (CT 3118.02); the elderly (CTs 3107.01 and 3107.02); persons with disabilities (CT 3107.01); and, residents in poverty (CT 3107.03). All of the identified census tracts are located along the I-5 corridor in the southeastern portion of Burbank. All four census tracts are located within the High Quality Transit Area and are serviced by various local and regional bus transit lines. But, for more curb-to-curb transportation service for Burbank's seniors and persons with disabilities, there is the BurbankBus Senior and Disabled (BBS&D) Transit that allows these residents to maintain healthy and active lifestyles. To be eligible for the BBS&D Transit service, Burbank residents must be 60 years of age or older or qualify by nature of a disability. In addition, MTA has a new on-demand rideshare service known as Metro Micro, which offer trips within several zones in LA County, including the North Hollywood/Burbank service zone. All four of the above mentioned census tracts are within this service zone. This rideshare service is for short local trips and uses small vehicles (seating up to 10 passengers). The Metro Micro service is meant to be a fast, safe and convenient option for quick trips around town.

MTA is also preparing the plans for the North Hollywood to Pasadena Bus Rapid Transit (NoHo-Pasadena BRT) Project. The 18-mile high-quality regional transit project will connect the Metro North Hollywood Red Line Station, the Burbank Media District, Downtown Burbank, Glendale, Eagle Rock, and Pasadena. A bus rapid transit is a bus corridor that operates like a light rail line, and includes rail-like stations, frequent bus service, and roadway improvements to include bus lanes and traffic signal priority that allows the bus to bypass congestion. This transit line traverses or is in close proximity to the four census tracts (CTs 3107.01, 3107.02, 3107.03, and 3118.02).

### **Environment**

The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening tool (known as CalEnviroScreen 3.0) to identify communities disproportionately burdened by multiple sources of pollution and with population characteristics that make them more sensitive to pollution. The CalEnviroScreen 3.0 was used in the TCAC/HCD AFFH Data Viewer map shown in Exhibit B-16 to measure environmental opportunities within Burbank and the region. Low scoring census tracts (less than 0.25) tend to be more burdened by pollution from multiple sources and are most vulnerable to its effects, taking into account their socioeconomic characteristics and underlying health status, and high scoring census



tracts (0.75 to 1.0) having more positive environmental outcomes. Overall, the majority of Burbank census tracts score in the low range, with two census tract (CT 3102.01 and CT 3102.02) in the northeast portion of the City along the Verdugo Mountain foothills having moderate high scores (0.50-0.75). From a regional perspective, more positive environment outcomes occur away from Burbank, closer to areas along the foothills of the San Gabriel Mountains and Santa Monica Mountains, area southeast of Glendale, and areas of northeastern San Fernando Valley.

Senate Bill 1000 (SB 1000) requires cities with identified disadvantaged communities to include environmental justice goals and policies in the General Plan. Per SB 1000, the California EPA uses CalEnviroScreen, a mapping tool to identify disadvantaged communities throughout the state. The model scores each of the indicators using percentiles and combines the scores for individual indicators to determine an overall CalEnviroScreen score for a given census tract relative to others in the state. As shown in Exhibit B-17, there are a total of five census tracts identified as disadvantaged communities: two census tracts (CTs 3105.01 and 3106.01) in Burbank identified as disadvantaged communities, located along the I-5 northeast of Burbank Boulevard; and three census tracts (CTs 3107.03, 3118.01, and 3118.02) also along the I-5 in southeast Burbank at the border with Glendale. As mandated under SB 1000, the City of Burbank is updating the Safety Element and other General Plan Elements in conjunction with the Housing Element to include policies to address environmental justice through reducing health risks to disadvantaged communities, promoting civil engagement, and prioritizing the needs of these communities.

## Disproportionate Housing Needs and Displacement Risk

### Overpayment

Housing affordability problems occur when housing costs become so high in relation to income that households are faced with paying an excessive portion of their income for housing, leaving less income remaining for other basic essentials. Housing overpayment occurs when a household spends more than 30 percent of its income on housing costs; severe overpayment refers to spending more than 50 percent of income on housing.

As presented in Table B-7, the majority (56%) of total renter households in Burbank pay more than 30 percent of their income on housing costs, which is slightly less than the 58 percent countywide. Almost one-third (31%) of renter households are severely cost burdened and paying more than 50 percent of their income on housing costs, which is about the same rate as the County.

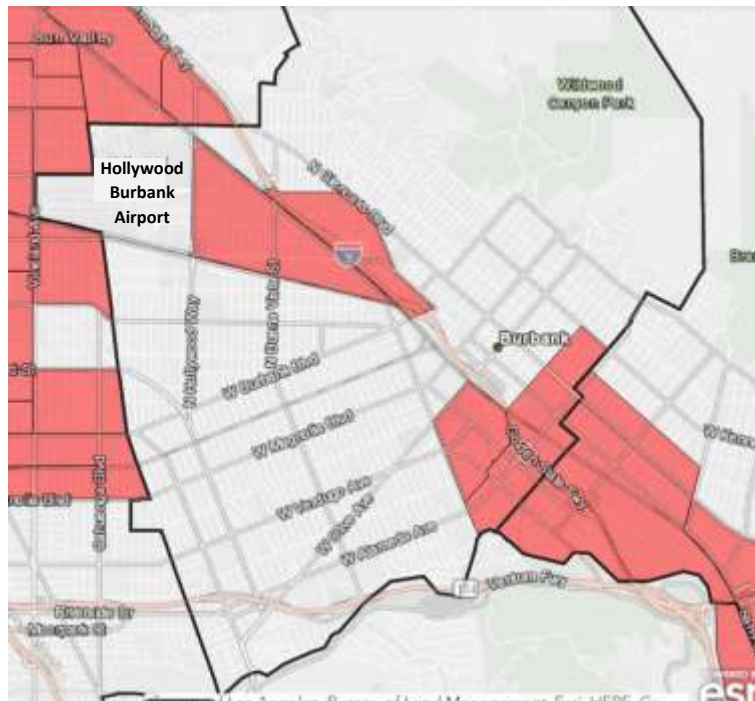
<b>Table B-7</b> <b>Housing Overpayment 2018</b>			
Overpayment	Burbank		Los Angeles Co.
	Households	Percent	Percent
<b>Renters</b>			
Overpayment (30%-50% Household Income)	5,861	25.3%	27.3%
Severe Overpayment (>50% Household Income)	7,207	31.1%	31.0%
Total Overpayment-Renters (>30% Household Income)	13,068	56.4%	58.3%
<b>Owners*</b>			
Overpayment (>30%-50% Household Income)	3,053	17.6%	19.8%
Severe Overpayment >50% Household Income	2,403	13.9%	16.6%
Total Overpayment- Owners (>30% Household Income)	5,456	31.5%	36.3%

Source: ACS 2014-2018 (B25091)

\*Owner household includes with and without mortgage



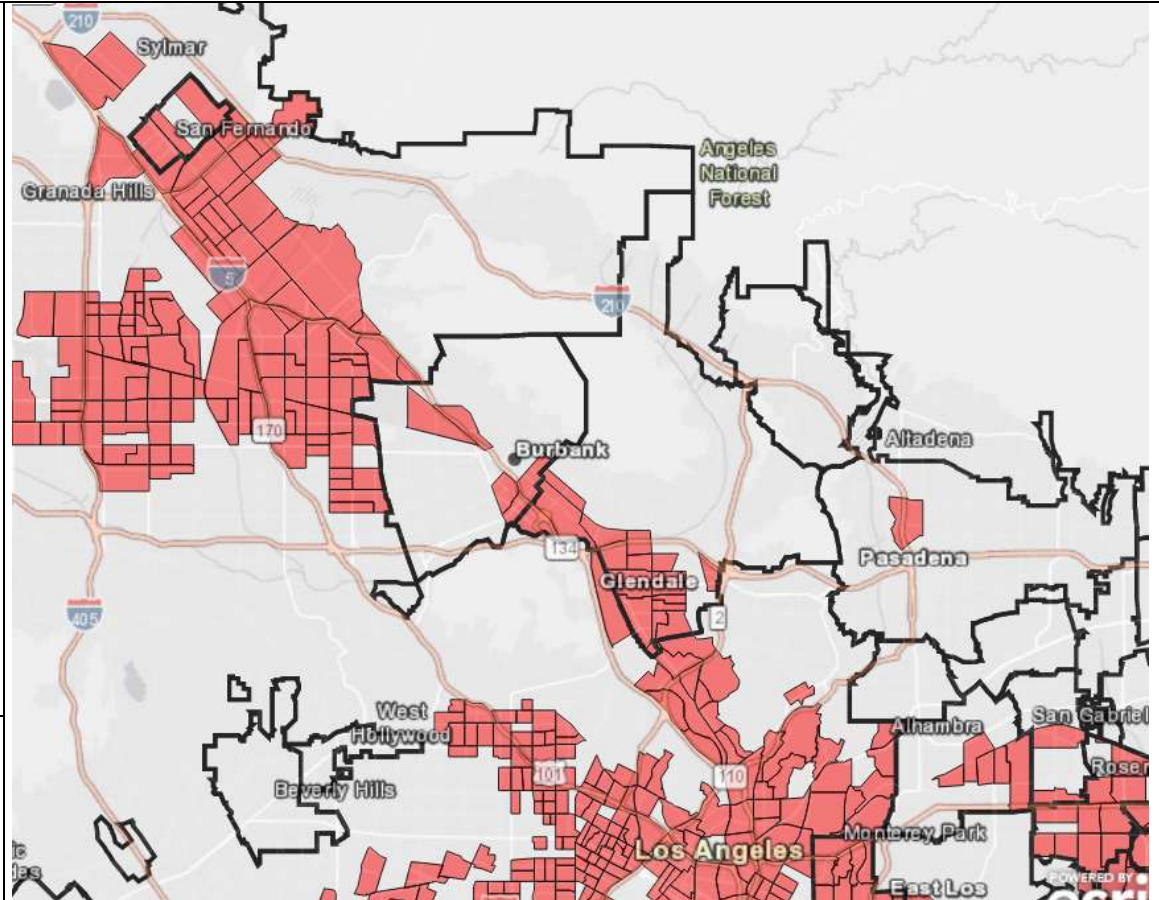
**Exhibit B-17**  
**Disadvantaged Communities**



City/Town Boundaries



(A) SB 535 Disadvantaged Communities



Source: HCD AFFH Data Viewer (2021)

<https://www.arcgis.com/apps/webappviewer/index.html?id=4d43b384957d4366b09aeeae3c5a1f60>

As shown in Table B-8 overpayment is most pronounced among lower income renter households. A significant majority of renter households earning less than \$50,000 in Burbank face either overpayment or severe overpayment, and the highest percentage (95%) of overpayment are renter household in the \$20,000 to \$34,999 income range. Therefore, the impact of housing overpayment on Burbank's lower income households is significant, with the community's special needs populations – seniors, persons with disabilities, and female-headed households with children – being the most vulnerable to losing their housing due to an inability to pay. For these reasons, housing overpayment is considered a significant issue in Burbank.

**Table B-8**  
**Renter Overpayment by Income 2018**

Income Level	Overpayment (30-50% HH Income)		Severe Overpayment (>50% HH Income)		Total (>30% HH Income)	
	Households	% Renter Income Level	Households	% Renter Income Level	Households	% Renter Income Level
Less than \$20,000	579	13.1%	3,571	80.6%	4,150	90.7%
\$20,000-\$34,999	593	19.0%	2,374	75.9%	2,967	94.9%
\$35,000 to \$49,999	1,724	58.1%	854	28.8%	2,578	86.9%
\$50,000 to \$74,999	1,809	47.0%	408	10.6%	2,217	57.6%
\$75,000 to \$99,999	825	26.7%	0	0	825	26.7%
\$100,000 or more	331	5.8%	0	0	331	5.8%
Total	5,861	25.3%	7,207	31.1%	13,068	56.4%

Source: SCAG Pre-Certified Local Housing Data, August 2020; ACS 2014-2018.

### **Overcrowding**

The State defines an overcrowded housing unit as one occupied by more than 1.0 person per room (excluding kitchen, porches, and hallways). A unit with more than 1.5 occupants per room is considered severely overcrowded. The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units.

Housing overcrowding impacts Burbank renters more than homeowners in the City. Of the total renter households in the City, seven percent were living in overcrowded conditions (more than 1 person per room), while only two percent of total owner households were living under these conditions. Burbank's overcrowding percentages were one-half those of Los Angeles County (17% for renters and 6% for owners).

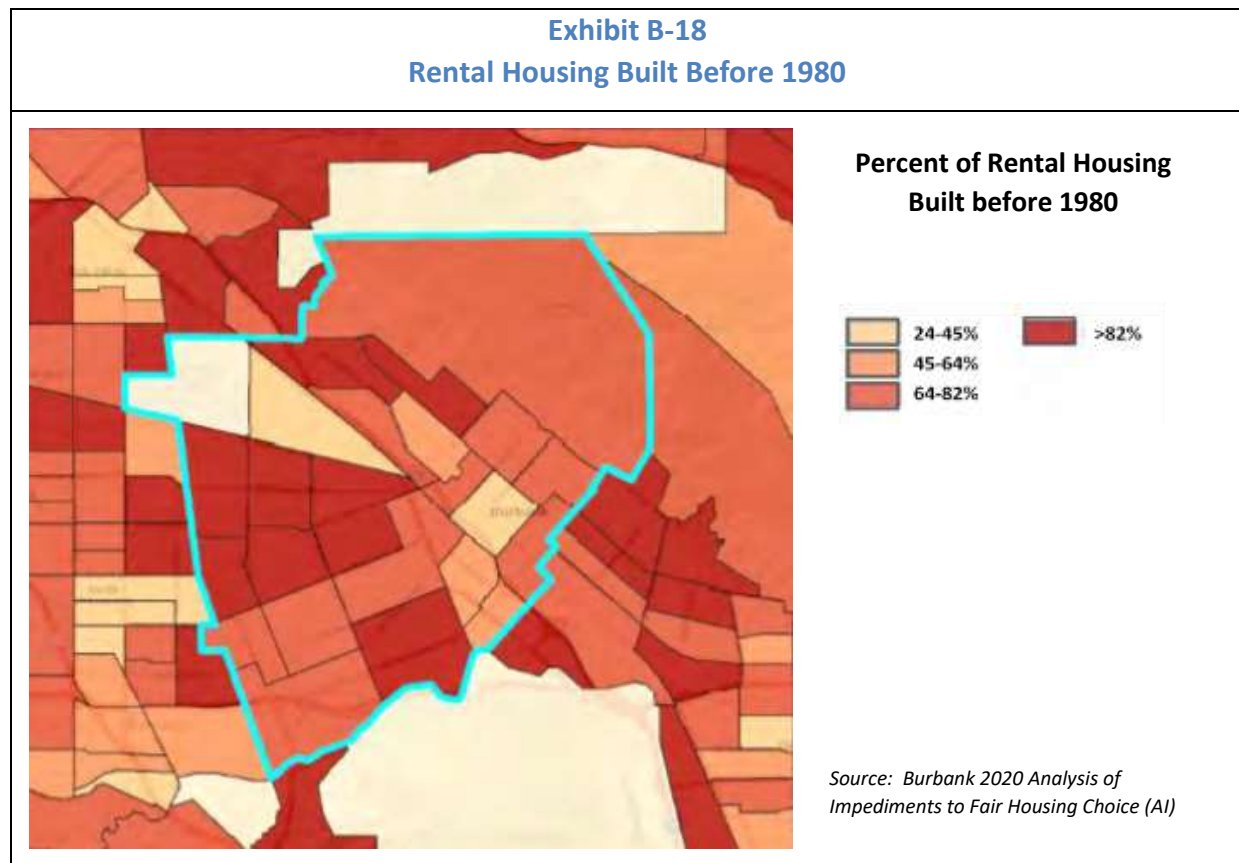
While overcrowding in general is not considered a significant housing issue in Burbank, there is a disparity in the supply and demand for large rental units among lower income households, with 940 lower-income large family renter households and only 590 adequately sized and affordable units. This imbalance between supply and demand contributes to nearly one-fifth of the City's renter households residing in overcrowded conditions, and demonstrates the need for larger apartment units consisting of three or more bedrooms.

## Housing Conditions

For many low-income families, substandard housing is the only housing available at an affordable price. One indicator of substandard housing is the age of a City's housing stock. The age of housing is commonly used by State and federal agencies as a factor in estimating rehabilitation needs. Typically, most homes begin to require major repairs or have significant rehabilitation needs at 30 to 40 years of age. In addition, housing built prior to 1980 may have lead paint, asbestos, and other hazardous materials, which are now banned in the construction of homes. Also, since the Sylmar Earthquake of 1971, stringent seismic safety standards were developed to ensure that structures could withstand seismic activity of similar magnitude.

According to the Census ACS 2014-2018 data, approximately three-quarters (74%) of Burbank's housing stock consists of units built before 1980. In comparison, the age of Los Angeles County's housing stock is similar to Burbank, with 75 percent of its housing units built prior to 1980.

As shown in Exhibit B-18, rental housing built before 1980 is located in the darkest shaded areas, which include census tracts located in: western Burbank south of the Hollywood Burbank Airport and Vanowen Street; northwest Burbank north of the I-5 Freeway; and in the vicinity of the southeast boundaries of the City. As previously shown in Exhibit B-3: TCAC/HCD Opportunity Areas, these census tracts are identified as "highest" or "high" areas of resources and opportunities and relatively "low" areas of poverty. However, it is of interest for the City to monitor all housing built prior to 1980 for lead paint and other hazardous or structurally unsafe housing issues.



Another measure of substandard housing condition in a jurisdiction is the lack of adequate plumbing and kitchen facilities in a housing unit. Estimates from the Census ACS 2014-2018 data shows that only 62 occupied housing units in Burbank lacked complete plumbing facilities or 0.1 percent of the total occupied units in the City. There were more units lacking complete kitchen facilities, with 532 units or 1.3 percent of the City's total occupied units. At the countywide level, estimates were higher than Burbank in both cases. According to the Census estimates, 0.5 percent of the County's total occupied housing units lacked complete plumbing facilities and 1.5 percent lacked complete kitchen facilities.

### ***Severe Housing Problems***

Exhibit B-19 shows the percentage of households experiencing any one of four severe housing problems (lack of complete plumbing, lack of complete kitchen, severe over-crowding, and severe cost-burden). The exhibit shows Burbank and other nearby cities and unincorporated communities were in the 20-40 percent range of households facing a severe housing problem. For Burbank, 27 percent of households faced severe housing problems. Other areas that experienced higher percentages than Burbank included the Cities of San Fernando (39%), Los Angeles (37%), and Glendale (36%), while the City of Pasadena was the same as Burbank. Cities with lower percentages than Burbank include the Cities of South Pasadena (20%), San Marino (20%), La Canada-Flintridge (19%). The highest percentage in the area was the unincorporated community of East Los Angeles at 40 percent.

### ***Homelessness***

According the 2020 Greater Los Angeles Homeless Count released by the Los Angeles Homeless Services Authority (LAHSA), the January 2020 "point in time" count enumerated 66,439 homeless individuals in Los Angeles County, reflecting an increase of 13 percent over the previous 2019 count. Other Southern California counties have experienced even higher increases in homelessness between 2019 and 2020, with Kern at 19 percent and San Bernardino at 20 percent. Only San Diego County witnessed a decrease in homelessness of minus six percent. Within Los Angeles County, the largest number of homeless were counted in Metro Los Angeles (Service Planning Area 4), which includes the Los Angeles City downtown area and its vicinity, with a count of 17,121 or 26 percent of the countywide homeless total. San Fernando Valley (Service Planning Area 2), which includes the City of Burbank, had a count of 9,274 homeless or 14 percent of the countywide homeless total.

A closer look at LAHSA's homeless data indicate that in Los Angeles County, about one-quarter of homeless families were sheltered and about three-quarters unsheltered. Between 2019 and 2020, the number of homeless families increased by 46 percent. The demographic data also indicate that the homeless population in Los Angeles County is mostly Hispanic/Latino at 36 percent, then Black/African American at 34 percent, followed by White at 26 percent. Asian/Pacific Islanders represent only 1.5 percent of the countywide homeless population. Of the racial/ethnic groups, Black/African Americans are disproportionately represented. This group represents 34 percent of the total homeless, while only accounting for eight percent of the total county population. The Hispanic/Latino's share of the total county population is 49 percent and White's 26 percent.

Other LAHSA 2020 homeless data for Los Angeles County show:

- 6,290 homeless seniors (62+), accounting for nine percent of the total county homeless -- an increase of 20 percent since 2019.
- 19 percent increase of transitional age youth households and unaccompanied minors in one year.
- 54 percent increase in chronic homelessness in one year (HUD defines chronic as homeless for more than one year and has a disabling condition).

- Two-thirds of people experiencing homelessness identify as male.
- One half of unsheltered cisgender females (18+) have a history of domestic, intimate partner and other sexual violence.
- 59 percent of newly homeless cite economic hardship as the main reason for their homelessness.

Within Burbank, LAHSA's 2020 point in time count identified a total of 291 homeless individuals (207 unsheltered and 84 sheltered homeless), an increase of only three percent from the previous year, but almost doubling since 2016. The City's sheltered homeless included the following: 65 individuals in transitional housing; 19 individuals in the emergency shelter who reported they were from Burbank; 47 persons living in the street; 146 homeless persons living in a car, van, or RV/camper; and nine persons living in a makeshift shelter.

Demographic information provided for the San Fernando Valley (Service Planning Area 2) shows that three-fourths of the homeless population are individuals and not in a family household. About one third of total homeless persons identify as female. Six percent of the total homeless in San Fernando Valley are seniors (62+). Also, the homeless identifying as Hispanic/Latino account for 43 percent of the total homeless population in San Fernando Valley, which is followed by Whites at 30 percent and Black/African Americans at 22 percent.

Working together with local, County, and City of Los Angeles partners, the City of Burbank adopted a comprehensive Homeless Plan for 2011-2021, scheduled to be updated in spring of 2022. The Homeless Plan provides a proactive approach to homelessness by: 1) creating action-oriented solutions that address the ongoing systemic social issues of homelessness impacting our community; 2) coordinating efforts to address homelessness with City Departments, public and private entities, businesses, and community involvement; and 3) identifying funding, barriers, and measurable outcomes.

As previously discussed in Housing Element's Special Needs Populations of the Housing Needs Assessment, there are numerous agencies and organizations that are currently providing programs and services to help the homeless in Burbank. Examples of a few of the homeless resources include:

- Burbank Housing Corporation (BHC), in partnership with service providers including Family Services Agency (FSA) and Family Promise of the Verdugos, owns and operates five transitional/supportive housing facilities within Burbank.
- Burbank Housing Authority (BHA) and the Los Angeles Homeless Services Authority offer a form of tenant-based rental assistance to chronically homeless individuals and families.
- Burbank Temporary Aid Center (BTAC) administers a motel voucher program for homeless individuals and families to stay at local motels.
- Family Promise of the Verdugos provides temporary shelter and supportive services to families that are "situationally" homeless.
- Ascencia Emergency Housing provides Burbank homeless with 60-90 days of emergency and transitional housing and permanent supportive housing.
- Street Plus - Downtown Burbank Hospitality and Social Outreach Ambassador Program dedicated to homeless outreach in downtown Burbank by providing homeless individuals receive housing, housing support, or transportation back to their families.
- Safe Storage and Help Center (SAFE) was completed in August 2021. The Salvation Army assists homeless individuals with safely storing their personal belongings at the center while also providing case management and referrals to services.



A complete list of homeless resources and additional information are included in the Housing Element's Special Needs Populations section and on the City of Burbank website.

### ***Displacement Risk***

There are no affordable units currently at-risk of converting to market-rate within the 2021-2029 planning period. The three projects identified as at-risk in the City's 2014-2021 Housing Element included Pacific Manor, Wesley Tower, and Harvard Plaza. All three have extended their affordability requirements beyond the 2021-2029 planning period.

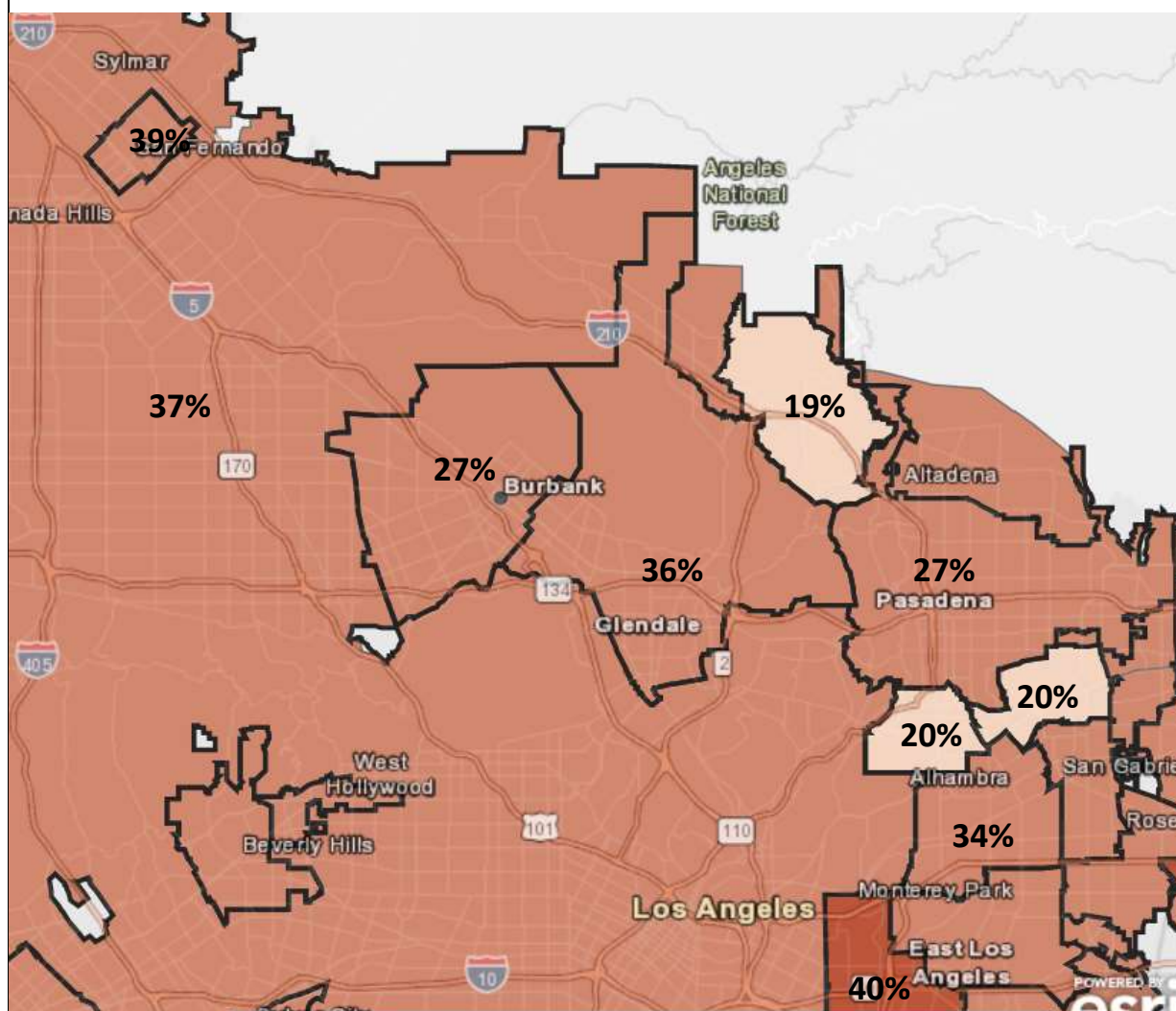
A mapping tool developed by the UCLA Urban Displacement Project using 2018 Census ACS data provides stakeholder a better understand where neighborhoods are changing and are vulnerable to gentrification and displacement in Los Angeles, Orange, and San Diego Counties<sup>6</sup>. As illustrated in Exhibit B-20, a vast majority of Burbank census tracts are identified as Stable Moderate/Mixed Income. However, areas most susceptible to displacement include three connecting census tracts (CT 3107.01, CT 3107.02, and CT 3107.03) located southeast of Burbank Boulevard in downtown Burbank to the border with the City of Glendale. These census tracts are identified as Low-Income/Susceptible to Displacement or Ongoing Displacement of Low-Income Households and are mostly lower-income areas or have experienced an absolute loss of low-income households between 2000 and 2018. With a strong housing market for both owner homes and rental units in Burbank and a shortage of housing statewide, the average apartment rent in Burbank have increased by 40 percent since 2013. The information on rents in Burbank is based on surveys conducted in 2013 and 2020. As a result, many lower income households have been priced out of the ownership and rental housing market and must look elsewhere for housing. Also, the majority of lower income renters face overpayment. The burden of higher housing cost is supported by data from the Census ACS 2015-2019 estimates that show CT 3107.02 and CT 3107.3 continue to have the highest proportion of cost-burdened renters in the City (more than 30% of household income going towards housing). At the other end of the scale are three census tracts: CT 3111 located south of the Hollywood Burbank Airport is designated Becoming Exclusive; and CT 3101 and CT 3103 in the northern part of the City are designated Stable/Advance Exclusive. The location of the census tracts and the criteria used to define the designations are presented in Exhibit B-20.

While most of Burbank is stable with moderate and mix income, the areas immediately to the west of the City and portions of southern Glendale are susceptible to displacement and gentrification. At the county level, the UCLA Urban Displacement Project data show Los Angeles County exhibiting the highest rates of gentrification among the three counties of Southern California, with 10 percent of census tracts classified as At Risk of Gentrification, Early/Ongoing Gentrification, or Advanced Gentrification. In addition, five percent of census tracts in Los Angeles County are not gentrifying but experiencing Ongoing Displacement of Low-Income Households.

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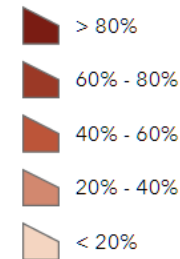
<sup>6</sup> UCLA Urban Displacement Project, <https://www.urbandisplacement.org/los-angeles/los-angeles-gentrification-and-displacement>

**Exhibit B-19**  
**Severe Housing Problems**



(A) Percent of all households with any of the 4 severe housing problems (lacks complete kitchen, lacks complete plumbing, severely overcrowded, severely cost-burdened) - (ACS, CHAS) - City Level

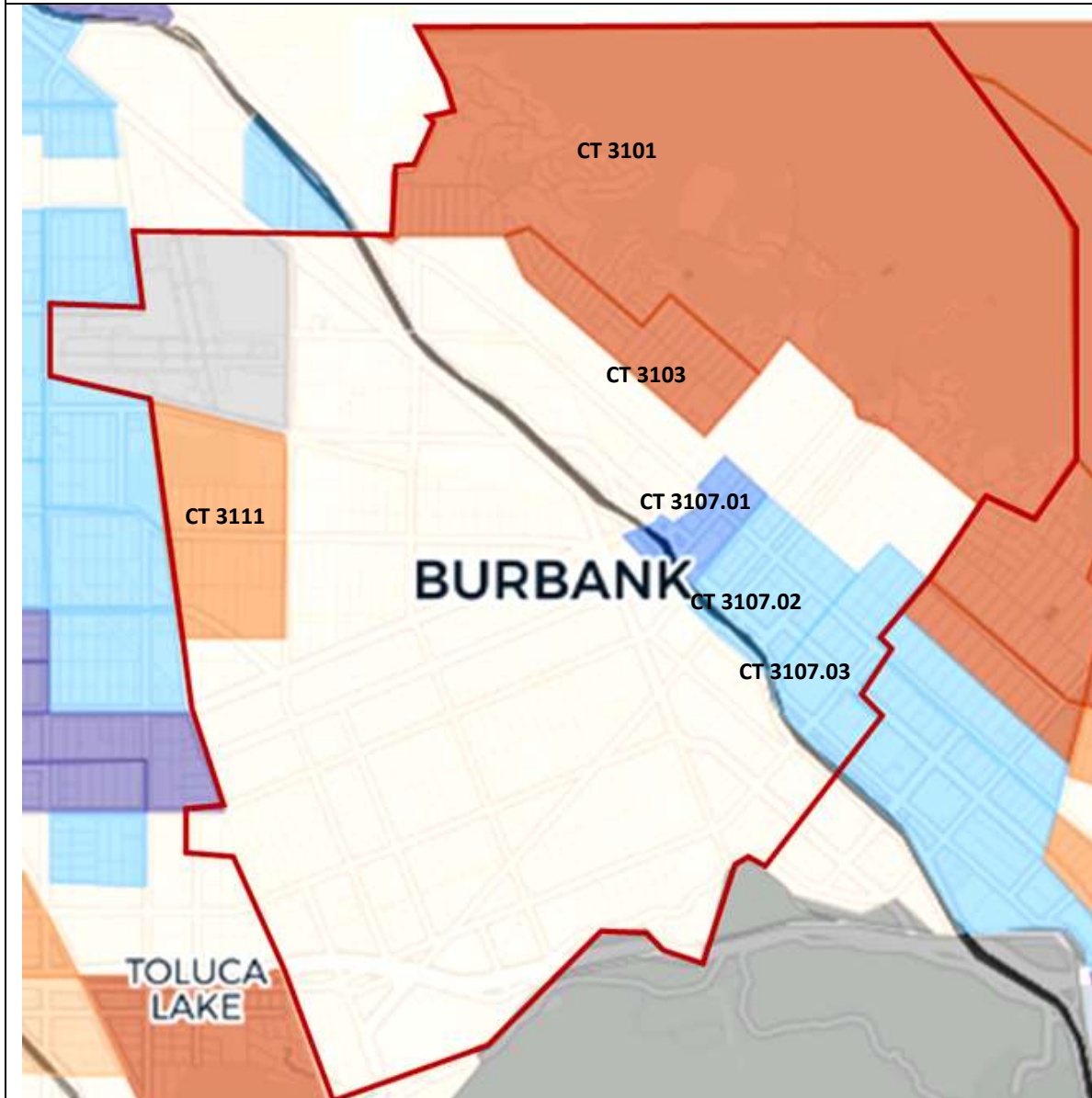
Percent of all households with any of the 4 severe housing problems



Source: HCD AFFH Data Viewer (HUD CHAS 2014-2018)  
<https://www.arcgis.com/apps/webappviewer/index.html?id=4d43b384957d4366b09aeeae3c5a1f60>



## Exhibit B-20 Displacement Risk



MODIFIED TYPES	CRITERIA
LOW-INCOME/SUSCEPTIBLE TO DISPLACEMENT	<ul style="list-style-type: none"> <li>Low or mixed low-income tract in 2018</li> </ul>
ONGOING DISPLACEMENT OF LOW-INCOME HOUSEHOLDS	<ul style="list-style-type: none"> <li>Low or mixed low-income tract in 2018</li> <li>Absolute loss of low-income households, 2000-2018</li> </ul>
AT RISK OF GENTRIFICATION	<ul style="list-style-type: none"> <li>Low-income or mixed low-income tract in 2018</li> <li>Housing affordable to low or mixed low-income households in 2018</li> <li>Didn't gentrify 1990-2000 OR 2000-2018</li> <li>Marginal change in housing costs OR Zillow home or rental value increases in the 90th percentile between 2012-2018</li> <li>Local and nearby increases in rent were greater than the regional median between 2012-2018 OR the 2018 rent gap is greater than the regional median rent gap</li> </ul>
EARLY/ONGOING GENTRIFICATION	<ul style="list-style-type: none"> <li>Low-income or mixed low-income tract in 2018</li> <li>Housing affordable to moderate or mixed moderate-income households in 2018</li> <li>Increase or rapid increase in housing costs OR above regional median change in Zillow home or rental values between 2012-2018</li> <li>Gentrified in 1990-2000 or 2000-2018</li> </ul>
ADVANCED GENTRIFICATION	<ul style="list-style-type: none"> <li>Moderate, mixed moderate, mixed high, or high-income tract in 2018</li> <li>Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018</li> <li>Marginal change, increase, or rapid increase in housing costs</li> <li>Gentrified in 1990-2000 or 2000-2018</li> </ul>
STABLE MODERATE/MIXED INCOME	<ul style="list-style-type: none"> <li>Moderate, mixed moderate, mixed high, or high-income tract in 2018</li> </ul>
AT RISK OF BECOMING EXCLUSIVE	<ul style="list-style-type: none"> <li>Moderate, mixed moderate, mixed high, or high-income tract in 2018</li> <li>Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018</li> <li>Marginal change or increase in housing costs</li> </ul>
BECOMING EXCLUSIVE	<ul style="list-style-type: none"> <li>Moderate, mixed moderate, mixed high, or high-income tract in 2018</li> <li>Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018</li> <li>Rapid increase in housing costs</li> <li>Absolute loss of low-income households, 2000-2018</li> <li>Declining low-income in-migration rate, 2012-2018</li> <li>Median income higher in 2018 than in 2000</li> </ul>
STABLE/ADVANCED EXCLUSIVE	<ul style="list-style-type: none"> <li>High-income tract in 2000 and 2018</li> <li>Affordable to high or mixed high-income households in 2018</li> <li>Marginal change, increase, or rapid increase in housing costs</li> </ul>

Source: Urban Displacement Project, UC Berkeley (ACS 2014-2018)  
<http://www.urbandisplacement.org/>

## 5. Summary of Housing Issues and Contributing Factors

The Burbank AI evaluated a wide range of housing issues and potential barriers to fair housing. In general, Burbank is becoming a more racial/ethnically diverse community and the evidence of segregation is low in comparison to Los Angeles County as defined by HUD. The City does not have an identified R/ECAP census tract. Furthermore, the City's census tracts are designated as highest or high opportunity areas under the TCAC/HCD Opportunity Areas, with the exception of two moderate opportunity census tracts located in the southeastern portion of the City. Most of the City's residents have access and are in close proximity to local and regional transit, health care facilities, education, and other services. However, there are fair housing issues that still need to be addressed in the City. The following summarizes the key contributing factors or impediments to fair housing:

### Housing Issues: Affordable housing of various types for Burbank's residents

- **Housing Cost Burden.** Of the total renter households in the City, 56 percent were paying over 30 percent of their total household income on housing. This compares to 58 percent countywide.
- **Large Households.** Disparity in the supply and demand for large rental units, especially among lower income households, with 940 lower-income large family renter households and only 590 adequately sized and affordable units. This imbalance between supply and demand contributes to nearly one-fifth of the City's renter households residing in overcrowded conditions, and demonstrates the need for larger apartment units consisting of three or more bedrooms.
- **Senior Population.** Seniors (65+ years) have experienced a steady proportional increase in population. As of 2018, 15 percent of Burbank residents are seniors as compared to 13 percent in 2000. The median age of Burbank residents in 2018 was 40 years as compared to 36 years for Los Angeles County residents. Senior citizens face housing needs related to housing maintenance, accessibility, and cost. Seniors also experience high housing cost burdens, with almost one-third of senior households overpaying (more than 30% of income) for housing.
- **Lower-Income Households.** Overpayment is most pronounced among lower income renter households. A significant majority of renter households earning less than \$50,000 in Burbank face either overpayment or severe overpayment.
- **Housing Cost.** Median rental rates in Burbank are beyond the level affordable to lower income (80 percent of AMI) households. A three-person low-income household can afford to pay up to \$1,423 in monthly rent (excluding utilities), whereas the median two-bedroom apartment rent in Burbank is \$1,685 -- an affordability gap of \$262. Moderate income (110 percent of AMI) households are still priced out of Burbank's homeownership market. The maximum affordable purchase price ranges from \$267,000 for a three-person household to \$300,900 for a four-person household, rendering both condominiums and single-family homes in Burbank beyond the reach of moderate-income households.
- **Displacement Risk.** Areas most susceptible to displacement include four census tracts (CT 3107.01, CT 3107.02, and CT 3107.03) within the City. These census tracts are identified as "Low-Income/Susceptible to Displacement" or "Ongoing Displacement" and are mostly lower-income areas where the increase in rents may cause a risk of displacement.

### **Housing Issues: Public education of fair housing services and fair housing rights**

- **Racial/Ethnic Diversity.** Burbank is continuing to become more ethnically and racially diverse, which often brings changes in terms of different income levels, family types, and languages spoken. While the majority of Burbank's residents are non-Hispanic White (57%), the Hispanic (24%), Asian (12%), and Black (3%) populations are increasing in their proportion of the citywide total. In Los Angeles County, non-Hispanic White residents only account for 26 percent and Hispanics 26 percent. In addition, English proficiency may affect housing needs and opportunities, and the residents' understanding of their fair housing rights. Among people at least five years old living in Burbank between 2014 and 2018, 45 percent spoke a language other than English at home. Spanish was spoken by 17 percent of people at least five years old; 16 percent reported that they did not speak English "very well."

### **Housing Issues: Fair housing for the special needs population**

- **Persons with Disabilities.** Approximately 11 percent of Burbank's population has some type of disability, encompassing physical, mental, and developmental disabilities. The living arrangements for persons with disabilities depends on the severity of the condition, and ranges from independent living to specialized care environments (group housing).
- **Housing for Persons with Physical Disabilities.** Special need groups experience a high incidence of discrimination complaints. Housing available for persons with physical disabilities continues to be the top discrimination complaint in Burbank, which is consistent with other areas in Los Angeles served by the HRC. In addition, there are discriminatory complaints pertaining to requests for a property manager to make a reasonable modification to accommodate a tenant's disability.
- **Familial Status and Person with Mental Disabilities.** Families with children and persons with mental disabilities are the other protected classes facing alleged discrimination in Burbank.
- **Homeless.** The 2020 point-in-time homeless count identified a total of 291 homeless individuals in Burbank.

### **Housing Issues: Availability of accessible housing**

- **ADU Design Standard.** Public comments from Housing Element community workshops indicated that the need for new ADU design guidelines and standards to accommodate persons with disabilities.

### **Housing Issues: Neighborhood revitalization**

- **Moderate Resource Opportunity Areas.** Although the TCAC/HCD Opportunity Area maps indicate that most of Burbank residents have a high level of access to resources and opportunities, there are two census tracts (CT 310703 and CT 311802) that are identified as moderate resource opportunity areas in the eastern portion of the City along the I-5.
- **Housing Conditions.** Majority of the multi-family housing in Burbank are older than 40 years and require maintenance.

## Site Inventory

As presented in the Housing Element, Burbank's future housing growth need is based on the SCAG RHNA (6th cycle) that forecasts the need to accommodate 2,553 very-low (29.1%), 1,418 low (16.2%), 1,409 moderate (16.1%), and 3,392 above moderate income units (38.7%) within the 2021-2029 planning period. The full Sites Inventory of the Housing Element presented in **Appendix D** and summarized in Table B-9 shows the City's ability to accommodate its fair share of existing and future housing needs for all income groups. Based on approved and pending housing projects, opportunity sites identified in the Burbank Downtown TOD and Golden State specific plans, projected development of accessory dwelling units, and committed assistance to convert market rate units to affordable, the City is able to accommodate the level of housing growth determined in the RHNA.

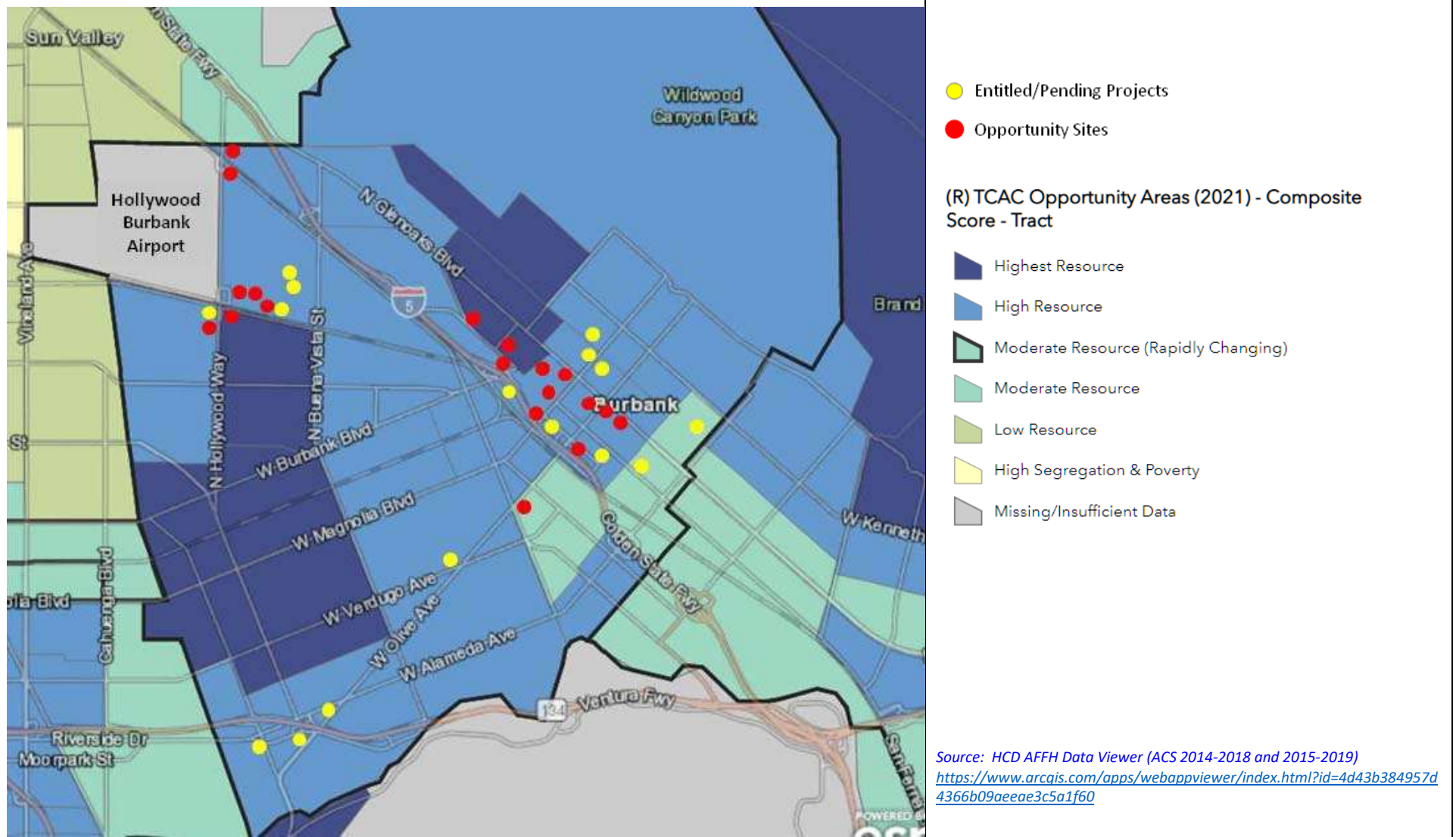
The higher-density housing sites identified in the Housing Element sites inventory (**Appendix D**) are primarily located in the highest and high resource areas as shown in Exhibit B-21 of the TCAC/HCD Opportunity Areas and sites identified in the Site Inventory. Entitled and pending housing projects are located in high resource areas, with two projects in moderate resource areas. ADUs are distributed throughout the City, with additional opportunities for lot splits and duplexes in high resource single-family neighborhoods through implementation of SB 9. Overall, the sites inventory helps to expand housing options and promotes a pattern of interspersed multi-family residential uses rather than in concentrated locations. The analysis below illustrates that Burbank's sites inventory: (1) improves areas of opportunity for all Burbank residents; (2) does not exacerbate racially or ethnically concentrated areas of poverty; (3) improves integration; and (4) does not exacerbate displacement risk for Burbank's residents.

**Table B-9**  
**Burbank's Future Housing Estimates 2021-2029**

Sites/Projects	TCAC/HCD Opportunity Areas	General Plan Net Units	Specific Plan Net Units
Downtown TOD	Highest, High Mod. Resources	2,788	3,415
Golden State SP	Highest and High Resources	836	2,651
Media District	High Resources	--	--
Entitlement Projects	High and Moderate Resources	1,845	
Pending Entitlement	High and Moderate Resources	490	
ADUs	Citywide	1,600	
Committed Assistance	High Resources	10	
<b>Total</b>		<b>7,569</b>	<b>10,011</b>
RHNA		8,772	8,772
Difference		(1,203)	1,239

# Exhibit B-21

## TCAC Opportunity Areas and Site Inventory





### ***Access to Opportunity***

As presented in previous Table B-4 and illustrated in Exhibit B-21, 34 of the total 37 sites in the Site Inventory are located in the highest and high resource areas of the City. Resources include access to education, economic, transportation, and environmental opportunities. Of the total number of potential lower-income units, 90 percent are located in the highest/high resources areas and only 10 percent in the moderate resource areas. This pattern is similar for moderate/above moderate income units where 87 percent are located in highest and high resource areas and 13 percent in moderate resources areas. Among all the sites in the highest and high resources areas, the TOD 6-Burbank Town includes the largest number of lower income units with a potential of 1,020 units.

AB 686 requires that all sites identified in the Housing Element to meet the RHNA to be consistent with its duty to affirmatively further fair housing. Additionally, the HCD AFFH guidance memo states that sites must be identified and evaluated relative to socio-economic patterns. This is to ensure that the sites for lower-income housing are located equitably across the city with fair access to opportunities and resources, and that the sites are not concentrated in a single geographic area that could exacerbate segregated living patterns. To address this requirement, Table B-10 presents the distribution of lower income units and moderate/above moderate income units relative to: access to resource opportunities; racial/ethnic concentrated areas; persons with disabilities; familial status; low/moderate income; poverty; and displacement risk areas. Exhibits B-22 to B-27 show the locations of entitled and pending projects and opportunity sites identified in the Site Inventory. It should be noted that ADUs have been approved throughout the City, and therefore, the distribution of projected ADUs are assumed citywide.

### ***Racial/Ethnic Concentrated Areas of Poverty***

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) are areas that have both racial/ethnic concentrations and high levels of poverty. As shown previously in Exhibit B-2, there are no census tracts in Burbank that are designated as R/ECAP. Furthermore, Table B-3 presents the 2010 dissimilarity index, which indicates that Burbank was considered relatively integrated with an index of 27.7 for Hispanics as compared to a county index of 63.9 (lower index scores indicate higher levels of integration).

### ***Segregation and Integration***

AB 686 requires that jurisdictions identify sites not only to accommodate the levels of housing needs in the RHNA, but also in a manner that is consistent with affirmatively furthering fair housing. This analysis must address whether the site inventory decreases any existing segregated living patterns and promotes integration among the protected classes. The following analysis discusses the levels of segregation and integration in relation to race/ethnicity, persons with disabilities, familial status, seniors, and income groups.

- **Minority Concentration.** The White population accounts for 57 percent of the total population of Burbank, and the Hispanic population, which is the largest minority group, accounts for 24 percent. As shown in Exhibit B-22, most census tracts in the City are predominantly White, though as previously noted, persons of Armenian descent comprise an estimated 15 percent of Burbank's population and fall within the White racial category. It shows the Hispanic population concentrated in the triangular census tract (CT 3105.01) located east of Hollywood Burbank Airport and CT 3118.02 located south of the I-5 and southeast of Olive Avenue. Table B-10 shows that 85 percent of lower income units in the sites inventory are located in census tracts that are predominantly White, with the remaining 15 percent of the lower income units in predominantly

Hispanic tracts. There is a slightly larger proportion (19%) of moderate and above moderate income units in predominantly Hispanic area.

- **Persons with Disabilities.** According to the ACS 2018 data, an estimated 11,216 Burbank residents (10.8%) have some type of disability. As illustrated in Exhibit B-23, no census tracts are identified as having a high concentration (over 30%) of persons with disabilities. Only one census tract (CT 3107.01), located near Downtown Burbank north of the I-5 has a moderate (20-30%) concentration of persons with disabilities. Since most of Burbank is identified as highest and high resource areas, including CT 3107.01, persons with disabilities have access to social and medical services, retail establishments, and public transportation. Table B-10 shows that almost two-thirds (64%) of the lower income units in the Housing Element sites inventory are in census tracts with less than 20 percent of the population with some form of disability and the remaining one-third of the lower income units are in census tracts with greater than 20 percent disabled. The percentage of moderate and above moderate income units are even higher (85%) in census tracts with less than 20 percent of the population disabled.
- **Familial Status.** Familial status for this analysis refers female-headed households with children under the age of 18. Approximately four percent of the households in Burbank are female-headed households with children. As previously mentioned, these households require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. In addition, families with children sometimes face housing discrimination related to property owner fears of excessive noise and property damage. Exhibit B-24 shows the location of proposed housing sites relative to census tracts with a percentage of households with children in single parent female-headed households. It shows that the highest concentration is in CT 3118.02, which is located in the eastern portion of the City, south of the I-5 and includes the TOD 11-Victory/Olive opportunity site. In addition, Table B-10 shows that over one-half (53%) of the lower income units identified in the site inventory are in census tracts with greater than 20 percent of children of single female-head of households.
- **Seniors (65+).** Burbank's older residents, persons 65 years of age or older, have experienced a steady proportional increase in population, and represent approximately 15 percent of the total population of Burbank. Based on Census 2019 ACS data, senior residents are concentrated in Downtown Burbank in CT 3107.01 and CT 3107.02. Approximately one-third of the residents of CT 3107.01 and almost one-fourth of the residents of CT 3107.02 are seniors. Table B-10 shows that 57 percent of the total lower income units in the site inventory are located in these two census tracts (CT 3107.01 and CT3207.02). The remaining 43 percent of lower income units are located in census tracts with less than 20 percent seniors.
- **Low - Moderate Income.** As illustrated in Exhibit B-25, census tracts with a high percentage (50-75%) of low - moderate income households are concentrated along the I-5 corridor. These generally coincide with the transit and jobs-rich areas that are proposed for future investment and new development of residential and commercial uses with the adoption and implementation of the Burbank Downtown TOD Specific Plan and Golden State Specific Plan. Table B-10 shows that almost three-fourths (72%) of the lower income units in the site inventory are in areas with greater than 50 percent low - moderate income households.
- **Poverty.** Exhibit B-26 shows that only one census tract (CT3107.03) located in the eastern portion of Burbank and north of I-5, has a poverty status of 20-30 percent of the population of that census tract whose income is below poverty level. Table B-10 also shows that less than one percent or 13 units of the City's lower income units in the site inventory are located in CT 3107.03 and over 99 percent of the lower income units are in census tracts where less than 10 percent of the



population live below the poverty level. It should be noted that HUD uses greater than 40 percent poverty as one of its criteria for designating an R/ECAP census tract -- a poverty level not witnessed in any census tract within the Burbank.

**Table B-10**  
**Fair Housing Assessment of Sites Inventory**

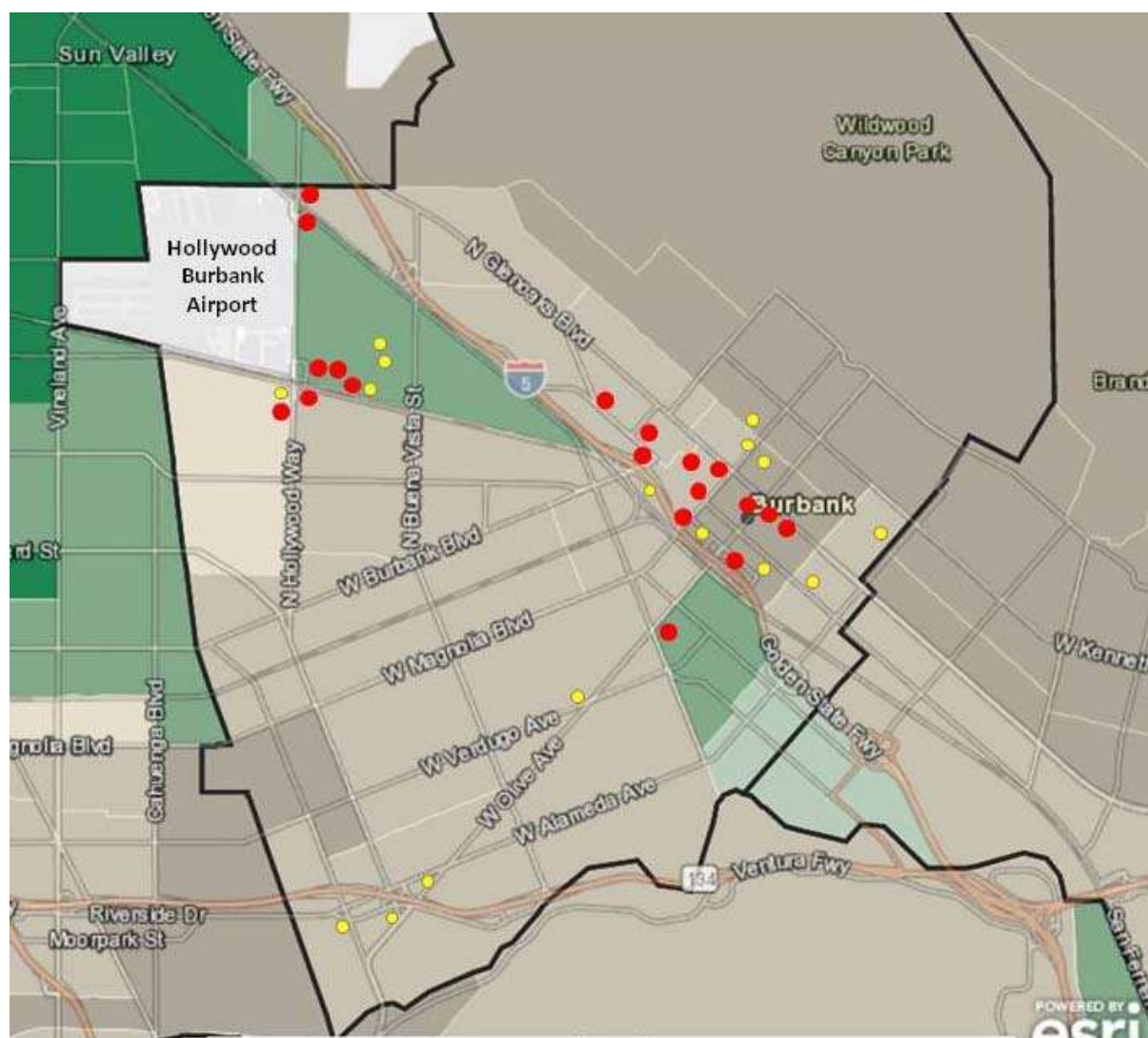
Census Tract Areas	Categories	Lower Income Units	Moderate and Above Mod. Income Units
Racial/Ethnic Concentration	Predominantly White	85%	81%
	Predominantly Hispanic	15%	19%
TCAC/HCD Opportunity Areas	Moderate Resources	10%	13%
	Highest/High Resource	90%	87%
Persons with Disabilities	Less than 20% of Pop. Disabled	64%	85%
	Greater than 20% of Pop. Disabled	36%	15%
Familial Status	Less than 20% of Children of Single Female Head of HH	47%	59%
	Greater than 20% of Children of Single Female Head of HH	53%	41%
Seniors (65+)	Less than 20% of Pop. Seniors	43%	69%
	Greater than 20% of Pop. Seniors	57%	31%
Low-Moderate Income	Less than 50% Pop. Low/Mod. Inc.	28%	47%
	Greater than 50% Pop. Low/Mod. Inc.	72%	53%
Poverty	Less than 20% of Pop. in Poverty	>99%	99%
	Greater than 20% of Pop. in Poverty	<1%	1%
Displacement Risk	Susceptible/Ongoing Displacement	54%	33%
	Stable Mod./Mixed Income	29%	48%
	Becoming Exclusive, and Stable/Advanced Exclusive	17%	19%

Source: HCD AFFH Data Viewer (ACS 2015-2019)

Note: HUD defines lower income as less than 50% of AMI and moderate incomes as 51-80% of AMI.

## Exhibit B-22

### Predominant Racial/Ethnic Population and Housing Element Sites



● Entitled/Pending Projects

● Opportunity Sites

#### (R) Predominant Population - White Majority Tracts

Dominance Value

■ Predominant (gap > 50%)

■ Sizeable (gap 10% - 50%)

■ Slim (gap < 10%)

#### (R) Predominant Population - Hispanic Majority Tracts

Dominance Value

■ Predominant (gap > 50%)

■ Sizeable (gap 10% - 50%)

■ Slim (gap < 10%)

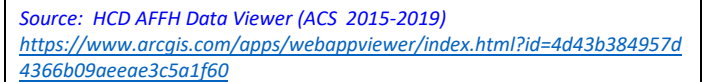
Source: HCD AFFH Data Viewer (ACS 2014-2018 and 2015-2019)  
<https://www.arcgis.com/apps/webappviewer/index.html?id=4d43b384957d4366b09aeeae3c5a1f60>

## Population with a Disability and Housing Element Sites



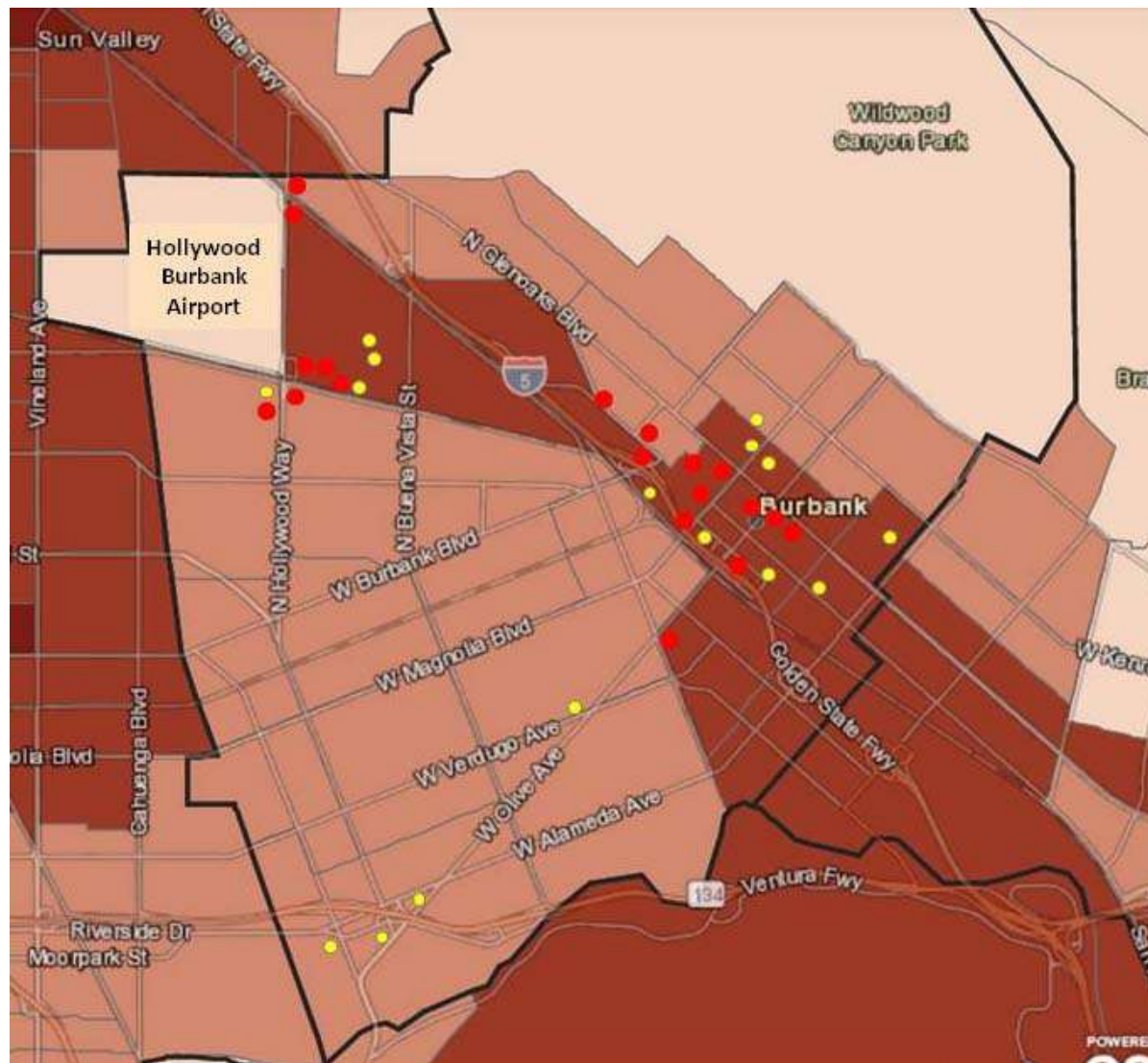


### Children with Female Householder, No Spouse/Partner and Housing Element Sites



## Exhibit B-25

### Low-Moderate Income Population and Housing Element Sites

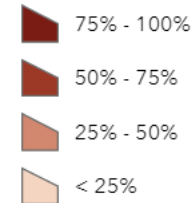


● Entitled/Pending Projects

● Opportunity Sites

#### (A) Low to Moderate Income Population (HUD) - Tract

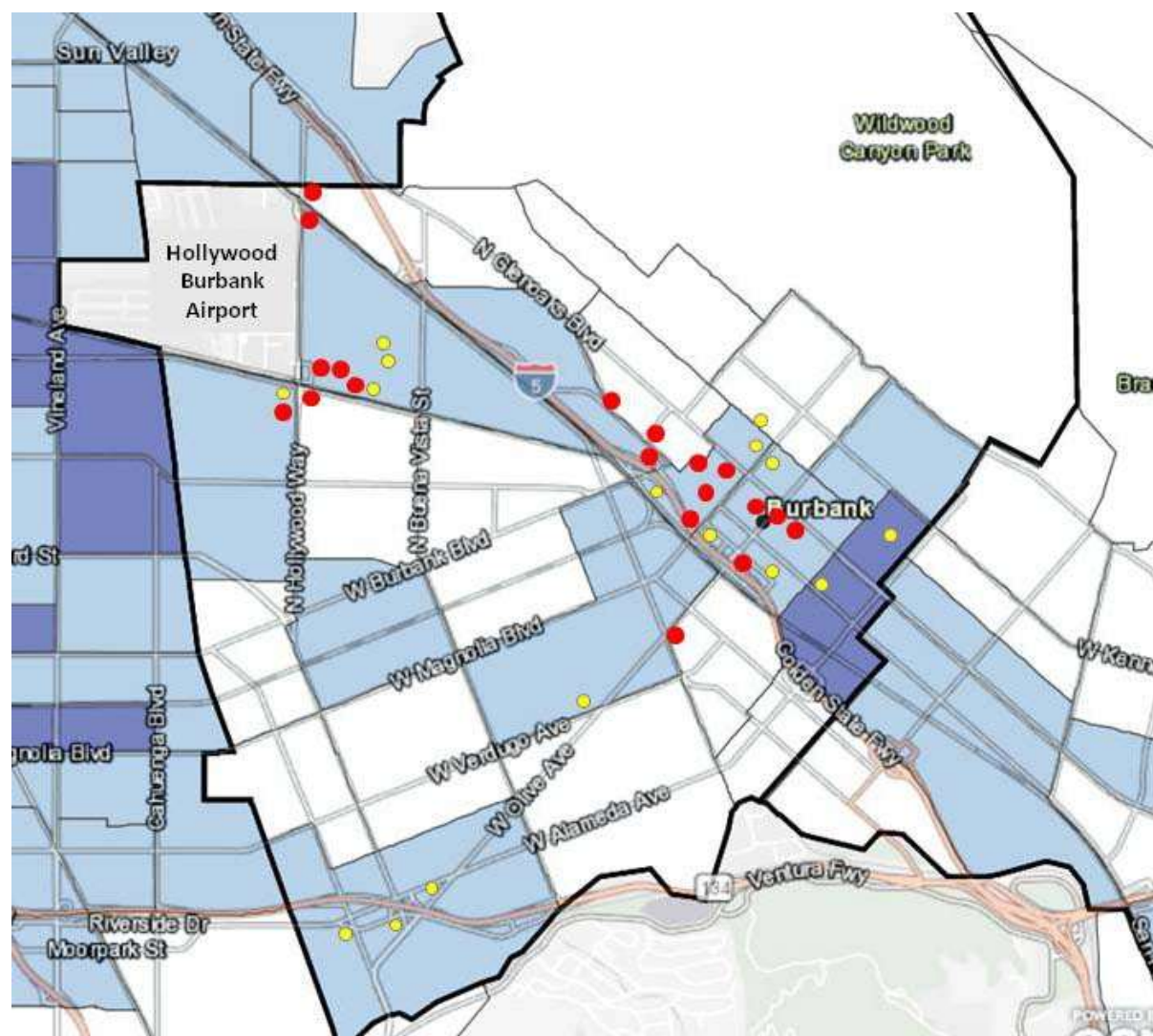
Percent Low-Moderate Income Population



Source: HCD AFFH Data Viewer (ACS 2015-2019)

<https://www.arcgis.com/apps/webappviewer/index.html?id=4d43b384957d4366b09aeeae3c5a1f60>

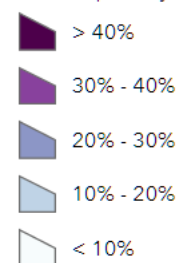
## Poverty and Housing Element Sites



- Entitled/Pending Projects
- Opportunity Sites

## (R) Poverty Status (ACS, 2015 - 2019) - Tract

Percent of Population whose income in the past 12 months is below poverty level



Source: HCD AFFH Data Viewer (ACS 2015-2019)  
<https://www.arcgis.com/apps/webappviewer/index.html?id=4d43b384957d4366b09aeae3c5a1f60>



## **Displacement Risk**

A mapping tool was developed by the UCLA Urban Displacement Project using Census ACS 2018 data to help stakeholders better understand where neighborhoods are changing and are vulnerable to gentrification and displacement in Los Angeles, Orange, and San Diego Counties<sup>7</sup>. As illustrated in the following Exhibit, a vast majority of Burbank census tracts are identified as Stable Moderate/Mixed Income. However, areas most susceptible to displacement include three connecting census tracts (CT 3107.01, CT 3107.02, and CT 3107.03) located southeast of Burbank Boulevard in downtown Burbank to the border with the City of Glendale. These census tracts are identified as Low-Income/Susceptible to Displacement or Ongoing Displacement of Low-Income Households and are mostly lower-income areas or have experienced an absolute loss of low-income households between 2000 and 2018.

The Downtown TOD Specific Plan accommodates 3,415 new units on Housing Opportunity sites, with 85 percent of these units affordable to lower income households. The Specific Plan area includes portions of Census Tracts 3107.01, 3107.02, and 3107.03 (identified as vulnerable to displacement), and also have disproportionate numbers of lower income and minority households, persons with income below the poverty level, the elderly, and persons with disabilities, and therefore, would be affected by the redevelopment of the downtown area. There are seven TOD Housing Opportunity sites located within the three census tracts. In 2019, the total number of units in the three census tracts totaled approximately 7,000 units with a population of 13,500 residents. The projected increase in housing units of the seven TOD opportunity sites in the displacement-risk census tracts is approximately 2,600 units of which approximately 2,300 units or 88 percent will be available to lower income households. Assuming the area's current persons per dwelling unit of 2.0, the population is estimated to increase by 5,200 residents. Development of these sites will not directly cause significant displacement as they are currently developed with predominately non-residential uses – only eight existing units. However, new market rate development in areas already at-risk of displacement may place upward pressure on rents, resulting in the potential displacement of existing lower income residents. Locating lower income sites in these areas can help to protect vulnerable residents from being displaced under changing market pressures.

With a strong housing market for both owner homes and rental units in Burbank and a shortage of housing statewide, the average apartment rent in Burbank have increased by 40 percent since 2013. The information on rents in Burbank is based on surveys conducted in 2013 and 2020. As a result, many lower income households have been priced out of the ownership and rental housing market and must look elsewhere for housing. Also, the majority of lower income renters face overpayment. The burden of higher housing cost is supported by data from the Census ACS 2015-2019 estimates that show CT 3107.02 and CT 3107.03 continue to have the highest proportion of cost-burdened renters in the City (more than 30% of household income going towards housing). At the other end of the scale are three census tracts: CT 3111 located south of the Hollywood Burbank Airport is designated Becoming Exclusive, which is part of the Golden State Specific Plan areas that also included census tracts designated Stable Moderate/Mixed Income; and CT 3101 and CT 3103 in the northern part of the City are designated Stable/Advance Exclusive. The location of the census tracts and the criteria used to define the designations are presented in Exhibit B-27.

Program objectives being considered in the Specific Plan and include programs to provide greater access to these units for current lower income households in these at-risk areas, and therefore, reduce the potential for displacement of lower-income residents. Moreover, it is anticipated that the opportunity sites identified within the boundaries of the Specific Plan would request density bonus approval and would

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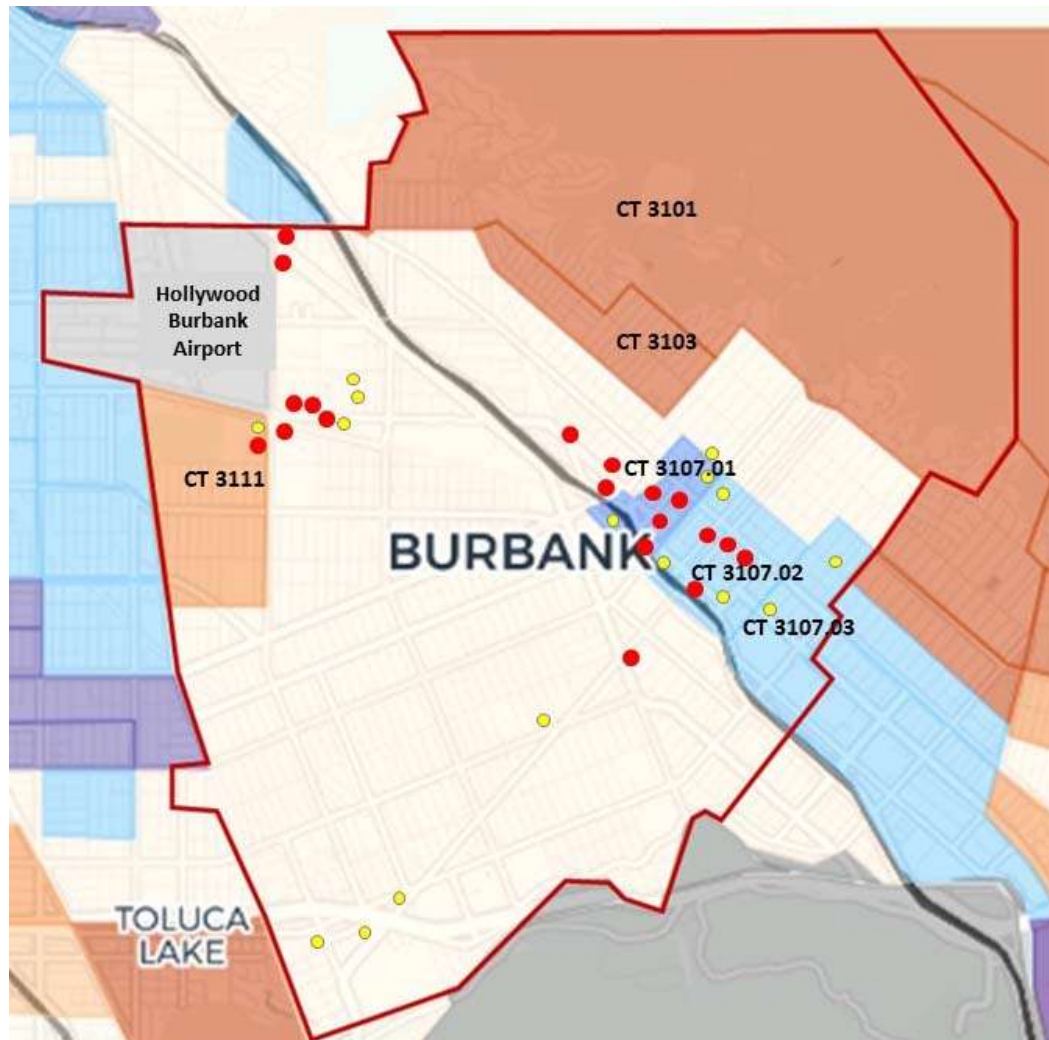
<sup>7</sup> UCLA Urban Displacement Project, <https://www.urbandisplacement.org/los-angeles/los-angeles-gentrification-and-displacement>



therefore be subject to State Density Bonus law that limits the displacement of units as well as calling for replacement units.

In addition, Burbank carries out several anti-displacement programs including limits on rent increases and prohibiting evictions without just cause for tenants that have resided in their units for more than 12 months; providing relocation fees when state or federal funds are utilized; and offering existing households an opportunity to return to the new development. The Burbank Housing Authority continues to administer and expand the use of Federal vouchers offering tenant assistance for lower income residents, allowing tenants to remain in their units and providing preference on the wait list for residents spending more than half their incomes on rent (at-risk of displacement). Furthermore, beginning in July 2022, the Housing Authority will be partnering with a local service provider to administer the Lifting People Up program for very low-income residents at-risk of homelessness and will assist such households in increasing income, securing employment and maintaining their housing. Finally, the City implements the requirements of Government Code Sec. 65583.2(g)(3), which requires that for any proposed development on a site that has had residential uses within the past five years that are or were subject to lower income affordability restrictions, or are or were occupied by lower income households, the City shall require the replacement of all affordable units at the same or lower income level as a condition of development on the site. Thus, the level of housing growth affordable to lower income households and the displacement programs will not exacerbate displacement in at-risk areas.

**Exhibit B-27**  
**Displacement Risk and Site Inventory**



● Entitled/Pending Projects

● Opportunity Sites

MODIFIED TYPES	CRITERIA
LOW-INCOME/SUSCEPTIBLE TO DISPLACEMENT	<ul style="list-style-type: none"> <li>Low or mixed low-income tract in 2018</li> </ul>
ONGOING DISPLACEMENT OF LOW-INCOME HOUSEHOLDS	<ul style="list-style-type: none"> <li>Low or mixed low-income tract in 2018</li> <li>Absolute loss of low-income households, 2000-2018</li> </ul>
AT RISK OF GENTRIFICATION	<ul style="list-style-type: none"> <li>Low-income or mixed low-income tract in 2018</li> <li>Housing affordable to low or mixed low-income households in 2018</li> <li>Didn't gentrify 1990-2000 OR 2000-2018</li> <li>Marginal change in housing costs OR Zillow home or rental value increases in the 90th percentile between 2012-2018</li> <li>Local and nearby increases in rent were greater than the regional median between 2012-2018 OR the 2018 rent gap is greater than the regional median rent gap</li> </ul>
EARLY/ONGOING GENTRIFICATION	<ul style="list-style-type: none"> <li>Low-income or mixed low-income tract in 2018</li> <li>Housing affordable to moderate or mixed moderate-income households in 2018</li> <li>Increase or rapid increase in housing costs OR above regional median change in Zillow home or rental values between 2012-2018</li> <li>Gentrified in 1990-2000 or 2000-2018</li> </ul>
ADVANCED GENTRIFICATION	<ul style="list-style-type: none"> <li>Moderate, mixed moderate, mixed high, or high-income tract in 2018</li> <li>Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018</li> <li>Marginal change, increase, or rapid increase in housing costs</li> <li>Gentrified in 1990-2000 or 2000-2018</li> </ul>
STABLE MODERATE/MIXED INCOME	<ul style="list-style-type: none"> <li>Moderate, mixed moderate, mixed high, or high-income tract in 2018</li> </ul>
AT RISK OF BECOMING EXCLUSIVE	<ul style="list-style-type: none"> <li>Moderate, mixed moderate, mixed high, or high-income tract in 2018</li> <li>Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018</li> <li>Marginal change or increase in housing costs</li> </ul>
BECOMING EXCLUSIVE	<ul style="list-style-type: none"> <li>Moderate, mixed moderate, mixed high, or high-income tract in 2018</li> <li>Housing affordable to middle, high, mixed moderate, and mixed high-income households in 2018</li> <li>Rapid increase in housing costs</li> <li>Absolute loss of low-income households, 2000-2018</li> <li>Declining low-income in-migration rate, 2012-2018</li> <li>Median income higher in 2018 than in 2000</li> </ul>
STABLE/ADVANCED EXCLUSIVE	<ul style="list-style-type: none"> <li>High-income tract in 2000 and 2018</li> <li>Affordable to high or mixed high-income households in 2018</li> <li>Marginal change, increase, or rapid increase in housing costs</li> </ul>

Source: Urban Displacement Project, UC Berkeley, <https://www.urbandisplacement.org/>

### ***Existing Deed-Restricted Affordable Housing***

The description of deed-restricted affordable rental housing is presented in Table 1-25 of the Housing Element. The opportunity sites are in close proximity to existing deed-restricted affordable rental housing in the City, while others are in areas of the City with fewer existing deed-restricted affordable housing. The affordable rental housing sites are in areas with access to resources and opportunities such as education, services, jobs, and transit, and they provide additional lower income housing to those susceptible to displacement.

### **Local Information and Knowledge**

In the preparation of the City's 2021-2029 Housing Element and the Burbank Analysis of Impediments to Fair Housing Choice, the City consulted with various stakeholders regarding housing needs and fair housing issues. During the initial stages of developing the Housing Element, the City conducted two virtual stakeholder consultation workshops. First workshop was for housing developers. The second workshop was for housing service providers and housing advocates that serve the lower income community and special needs groups. In addition, as part of the Burbank AI, the City implemented a community outreach program that included consultation with housing service providers. The following local housing needs and fair housing issues were highlighted during the Housing Element and AI outreach efforts:

- Available housing for Burbank's growing low and moderate income workforce is not being produced in the market.
- Cost burden has significant impacts on the special needs population.
- Continuing need for public awareness of available housing services and knowledge of fair housing laws for both tenants and landlords/property owners.
- Certain special needs groups experienced a high incidence of discrimination complaints. Housing for persons with physical disabilities continues to be the top discrimination complaint in Burbank.
- Shortage of housing designed to accommodate persons with disabilities. Building Code requirements (Title 24) for accessibility in new construction are insufficient to meet the need for accessible housing in the community, particularly with the City's aging population.
- Neighborhoods in Burbank require revitalization to improve the existing housing and economic conditions of the area; especially with the limited funds available for redevelopment.
- Details of the complete Housing Element public participation program are included as **Appendix F** of the Housing Element.

## Fair Housing Actions

Burbank is committed to furthering fair housing through the implementation of Housing Element policies and programs, Burbank AI actions, proposed City actions in this AFFH as they relate to factors contributing to fair housing issues. Table B-11 that follows presents: the five primary fair housing issues in Burbank; evidence and factors that contribute to these issues; priority of addressing the issues, and identifying meaningful actions by the City.

Table B-11

## Housing Issues, Contributing Factors and City Actions

<b>FAIR HOUSING ISSUES</b>  <i>Condition that restricts fair housing choice or access to opportunity</i>	<b>CONTRIBUTING FACTORS/ EVIDENCE AND PATTERNS</b>  <i>Factors that create, contribute to, perpetuate, or increase the severity of fair housing issues</i>	<b>PRIORITY</b>	<b>CITY ACTIONS</b>  <i>City's commits to addressing the fair housing issue during the Housing Element planning period of 2021-2029</i>	<b>TARGETS</b>  <i>Measure of performance</i>	<b>CORRESPONDING HE PROGRAMS</b>  <i>Implements HE Program</i>
<b>Need for Affordable Housing of Various Types and Sizes</b>  <b>(Housing Mobility, New Housing Choices, Displacement Protection)</b>	<b>1. Lack of affordable housing in affluent areas</b> <ul style="list-style-type: none"> <li><b>Affordable housing in affluent areas.</b> No new lower income units are proposed in affluent census block groups (median income greater than \$125,000) and approximately one-quarter of new lower income housing in area with median incomes between \$87,100 - \$125,000. Only 16 percent of new lower income units proposed in predominantly White areas.</li> </ul>	<b>High</b>	<ul style="list-style-type: none"> <li>In 2022, incorporate <u>incentives provisions</u> in the Downtown TOD Specific Plan, <u>including streamlined land use entitlement procedures, design guidelines</u> for accessible units <u>beyond the state required minimums</u> and universal design in new developments <u>which ensures housing can be used by residents throughout their lifespan, and incentives for the development of accessible units.</u></li> <li><u>Initiate a policy to provide developers with State HCD's New Home Universal Design Checklist and encourage them to offer Universal Design features to interested buyers.</u></li> </ul>	Adopt the Downtown TOD Specific Plan with design guidelines and incentives for accessible units <u>and housing designed according to universal design principles.</u> <u>Require all new units in multi-story buildings to be adaptable (readily modifiable for accessibility), and seek to achieve at least 6% of units in buildings with public funding to be fully accessible (estimated 23 accessible units in the TOD Specific Plan).</u>	<b>HE 5-Housing Opportunity Sites</b>
			<ul style="list-style-type: none"> <li>Starting in January 2022, <u>expand the housing supply in High Resource single-family zones by allowing for lot splits and duplexes under the parameters of SB 9</u></li> </ul>	Through <u>implementation of the City's SB 9 ordinance,</u> <u>seek to integrate at least five units annually in high resource single-family districts.</u>	<b>New State Housing Law signed in 2021</b>

			<ul style="list-style-type: none"> <li>In 2023, provide a streamlined approval process for affordable housing projects that qualify for tax credits and/or other grant funds.</li> </ul>	Adopt the Downtown TOD and Golden State Specific Plans with streamlined approval processes.	HE 5-Housing Opportunity Sites HE 8-Public/ Private Partnership HE 9- Affordable Housing Development Assistance HE 17-Objective Development Standards
			<ul style="list-style-type: none"> <li>In 2023, develop pre-approved/prototype accessory dwelling unit (ADU) plans to streamline the approval process and lower the cost for developers.</li> </ul>	Develop at least three (3) pre-approved/ prototype ADUs, including one smaller sized, lower cost option. <u>Seek to issue permits for 200 ADUs annually, including 80% in high and highest resource neighborhoods (see Exhibit B-21) to foster a more inclusive community.</u>	HE 6a-Promote ADUs
			<ul style="list-style-type: none"> <li>In 2023, begin promoting first-time homebuyer opportunities in high resource neighborhoods through both regulatory and financial incentives. <u>Conduct affirmative marketing to promote equal access to homeownership opportunities.</u></li> </ul>	Adopt regulatory tools, including a small lot subdivision ordinance, zoning for missing middle housing, and an updated Inclusionary Ordinance to increase affordable homeownership options by 10%.	HE 12 – Affordable Homeownership Program

<p><b>2. Lack of affordable rental housing for large households</b></p> <ul style="list-style-type: none"> <li>▪ <b>Large Households.</b> Disparity in the supply and demand for large rental units which contributes to nearly one-fifth of the City's renter households residing in overcrowded conditions.</li> </ul>	<p><b>High</b></p>	<ul style="list-style-type: none"> <li>▪ Continue to work with the City's non-profit housing partner, the Burbank Housing Corporation (BHC) for the development of two plus- bedroom units.</li> <li>▪ Continue to provide regulatory incentives such as a density bonus and/or concessions to private developers to increase the supply of affordable housing throughout the community for the development of two plus-bedroom units.</li> <li>▪ Continue to utilize landlord financial incentives such as lease signing bonuses, vacancy holding fees, and security deposit assistance to assist large households with a housing voucher to access rental units.</li> </ul>	<p>Develop 10 two plus-bedroom units through non-profit housing partners and BHC. To date BHC has acquired and rehabilitated 178 two plus bedroom units.</p> <p>Increase the use of density bonuses by 10%.</p> <p>Increase the use of landlord financial incentives by 10%.</p>	<p>HE 21-Zone Text Amendments for Special Needs Housing</p>
<p><b>3. Displacement of residents due to economic pressure</b></p> <ul style="list-style-type: none"> <li>▪ <b>Housing Cost Burden.</b> 56 percent of total renters pay over 30 percent of their total household income on housing.</li> <li>▪ <b>Senior Population.</b> Seniors experience high housing cost burdens, with almost one-third of senior households overpaying for housing.</li> </ul>	<p><b>High</b></p>	<ul style="list-style-type: none"> <li>▪ Annually partner with Burbank Housing Authority (BHA) to administer the Rental Assistance Voucher program, including targeted vouchers for VASH (Veterans Affairs Supportive Housing), Emergency Housing Vouchers and Permanent Supportive Housing.</li> <li>▪ <u>Utilize the Landlord Incentive Program to assist qualifying Permanent Supportive Housing (PSH), Veterans Affairs Supportive Housing (VASH), and Emergency Housing Voucher (EHV) holders with moving expenses (on a case-by-case basis) and security deposits.</u></li> </ul>	<p>Continue to administer an average of 1,116 vouchers per year. <u>To ensure vouchers are utilized throughout the City, provide voucher holders with a map delineating higher resourced areas to encourage leasing in these areas.</u> Furthermore, <u>annual notice will be provided</u></p>	<p>HE 4 -Rental Assistance Vouchers</p>



	<ul style="list-style-type: none"> <li>▪ <b>Lower-Income Households.</b> Majority of renter households earning less than \$50,000 in Burbank face overpayment.</li> <li>▪ <b>Housing Cost.</b> Median rental rates in Burbank exceed affordability levels for lower income households.</li> <li>▪ <b>Displacement Risk.</b> Three census tracts where the increase in rents may cause a risk of displacement.</li> </ul>		<ul style="list-style-type: none"> <li>▪ <b>In 2022</b>, update and implement the Inclusionary Housing Ordinance and Density Bonus Ordinance to effectively integrate affordable units in market rate projects.</li> </ul>	<p>to landlords in higher resource areas about source of income protections under the FEHA<sup>8</sup> and to educate them that housing incentive funds may be available if a unit is leased to a voucher holder<sup>9</sup> (2023). Provide preference to residents spending more than half their incomes on rent (at-risk of displacement).</p> <p>Adopt an updated Inclusionary Housing Ordinance and Density Bonus Ordinance in 2022. Seek to achieve at least 15% very low, low and moderate income units in developments with 5 or more units, including 90% of these affordable units in high and highest resource neighborhoods (see Exhibit B-21). Increase the use of density bonuses by 10%.</p>	<p>HE 9-Affordable Housing Development Assistance</p> <p>HE 10-Inclusionary Housing Ordinance</p> <p>HE 11-Density Bonus Ordinance</p>
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<sup>8</sup> As of January 2020, the California Fair Employment and Housing Act (FEHA) protects tenants from housing discrimination based on source of income, including Section 8 Housing Choice Vouchers.

<sup>9</sup> Landlord incentives are targeted to disabled households with a permanent supportive housing voucher.

			<ul style="list-style-type: none"> <li>In 2022/2023, develop and adopt the Downtown TOD, Golden State, and Media District Specific Plans to provide the necessary zoning, objective development standards, and processing procedures to facilitate the production of higher density and affordable housing opportunities near employment transit centers.</li> </ul>	Adopt the Downtown TOD, Golden State, and Media District Specific Plans.	HE 5-Housing Opportunity Sites
			<ul style="list-style-type: none"> <li>Annually partner with BHA to selectively acquire and rehabilitate property to expand unit sizes, improve unit conditions, and add necessary community facilities in focus neighborhoods using CDBG and HOME funds. Continue to provide gap financing for affordable housing projects, with special consideration for projects that set aside units for extremely low-income households and persons with disabilities.</li> </ul>	Acquire and rehabilitate three units annually and 24 units over the 2021-2029 planning period. BHC has acquired and rehabbed over 300 units in Burbank.	HE 1-Neighborhood Revitalization/Community Building
			<ul style="list-style-type: none"> <li>Through 2023, provide rapid-rehousing and transitional housing to assist extremely low income individuals or households using Permanent Local Housing Allocation (PLHA) funds.</li> </ul>	<p>Assist 44 households with rapid rehousing assistance in the first program year.</p> <p>Assist 40 individuals with navigation service in the first program year.</p> <p>Over the 2021-2029 planning period, provide 130 rapid-rehousing units and 480 individuals housing navigation service.</p>	HE 27-Housing for Extremely Low Income Households

			<ul style="list-style-type: none"> <li>Pursue state funding and other funding as available, to provide housing for individuals and/or families who are experiencing homelessness or who are at risk of homelessness. Utilize HOME-ARP funding by September 30, 2030 to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by providing possible housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability across the country.</li> </ul>	<p>Develop 26 modular homes for the homeless. Currently there are no modular homes for the homeless in the city.</p> <p>Annually apply for Measure H funding and prioritize 100% of the funds, as available, for ongoing interim housing operations</p>	HE 25 Homeless Housing and Services
			<ul style="list-style-type: none"> <li>Starting in 2022 seek opportunities to master lease residential rental units/recuperative care for at-risk and homeless adults and special needs populations in an effort to prevent and divert people from becoming homeless.</li> </ul>	As a new program, partner up with program operators/developers to negotiate master lease agreements.	HE 25 Homeless Housing and Services
			<ul style="list-style-type: none"> <li>In 2022 develop and adopt the Downtown TOD, Specific Plan to provide the necessary zoning, objective development standards, and processing procedures to facilitate the production of higher density and affordable housing opportunities in the three displacement risk areas of Burbank.</li> </ul>	Adopt the Downtown TOD Specific Plan.	HE 5-Housing Opportunity Sites
			<ul style="list-style-type: none"> <li>Continue anti-displacement programs including: limits on rent increases and prohibiting evictions without just cause for tenants that have resided in their units for more than 12 months; providing rent mediation and other conflict resolution services through the Landlord-Tenant Commission; providing relocation fees when state or federal funds are utilized; offering existing households an opportunity to return to the new development; and prioritizing rental assistance to households spending &gt;50% of</li> </ul>	<p>Implement programs to protect existing residents from displacement <u>and expand awareness in the community of available protections by increasing outreach and provision of informational materials through the Housing</u></p>	<p>HE 3-Preserve and Protect Existing Tenants and Housing</p> <p>HE 24-Landlord-Tenant Services and Mediation</p>

			income on housing costs.	Authority and Landlord Tenant Commission. <sup>10</sup> Increase the supply of deed-restricted affordable housing to allow low and moderate income residents options to remain in the community, including requiring 15% affordable units in projects with 5+ units; acquiring and rehabilitating 24 units for long-term affordable housing; purchasing of affordability covenants on 10 market rate units; and establishing a goal to achieve at least 400 affordable units through SB 35 projects.	
			<ul style="list-style-type: none"> <li>In 2022, the Housing Authority will partner with a local service provider to administer the Lifting People Up (LPU) program for very low-income residents at-risk of homelessness and will assist such households in increasing income, securing employment and maintaining their housing.</li> </ul>	Help stabilize at-risk households through the LPU program, and utilize available City locations, including BHC activity centers located in low and moderate income neighborhoods, for programming	HE 25-Homeless Housing Services

<sup>10</sup> This will be achieved by: 1) continuing two social media posts a month and adding 2-3 posts in the year to highlight new information and laws; 2) continuing to post new information, laws and updates on the City's website (homepage); and 3) continuing to place Ads in printed media available through the Burbank Water and Power (BWP) and Parks and Recreation Department. The BWP "CURRENTS" Newsletter is also available digitally, and the information is streamed daily both on monitors in the BWP lobby and on Burbank Channel 6.

<p>Need Public Education of Fair Housing Services and Fair Housing Rights</p> <p>(Housing Mobility, Displacement Protection)</p>	<p>1. Lack of fair housing information due to language barriers</p> <ul style="list-style-type: none"> <li>▪ <b>Racial/Ethnic Diversity.</b> As Burbank becomes more ethnically and racially diverse, changes occur in terms of different income levels, family types, and languages spoken. English proficiency may affect housing needs and opportunities, and the residents' understanding of their fair housing rights.</li> </ul>	<p>Moderate</p>	<ul style="list-style-type: none"> <li>▪ Annually partner with Housing Rights Center (HRC) to promote fair housing practices, and provide multi-language (Armenian, English, and Spanish) educational information on fair housing to the public through distribution of fair housing brochures, training sessions, workshops, and press releases/public service announcements.</li> <li>▪ Annually distribute multi-lingual fair housing mailings to buildings with concentrations of immigrant tenants based on statistical and demographic information collected by the City, HRC, and BHC. Continue to provide tenants and landlords with resources on fair housing, procedures on filing a complaint, information on the Burbank Landlord-Tenant Commission, and provide copies of HCD's Landlord/Tenant Rights booklet in multi-languages.</li> <li>▪ Annually partner with BHA in distributing multi-lingual information on housing opportunities throughout the City, providing landlord apartment listings as available, as well as informational brochures to encourage landlords to participate in the housing choice voucher program.</li> <li>▪ Annually partner with BHA in monitoring of the racial and ethnic make-up of Section 8 voucher holders and waiting list by the BHA, and provide applications in multi-languages.</li> </ul>	<p>Conduct at least two fair housing informational workshop per year and increase education and outreach via social and print media including printed materials to Burbank Water and Power, the Libraries, Senior Centers and Activity Centers. Through these steps, the City will increase the distribution fair housing material by at least 25% and increase the number of Burbank residents counseled annually through the HRC from an average of 85 to 90.</p>	<p>HE 23-Fair Housing/AFFH</p> <p>HE 24-Landlord-Tenant Services and Mediation</p>
<p>Need Fair Housing for the Special Needs Population</p>	<p>1. Significant special needs population needing fair housing services</p> <ul style="list-style-type: none"> <li>▪ <b>Persons with Disabilities.</b> Approximately 11 percent of</li> </ul>	<p>High</p>	<ul style="list-style-type: none"> <li>▪ Annually coordinate with BHA, Landlord-Tenant Commission, and HRC to provide landlord-tenant conflict mediation involving property maintenance, repairs, and lease disagreements, unjust rent increases, and evictions.</li> </ul>	<p>Annual monitoring of the number and outcome of illegal housing discrimination cases and landlord-</p>	<p>HE 23-Fair Housing/AFFH</p> <p>HE 24-Landlord-Tenant Services and</p>

(Housing Mobility, New Housing Choices, Displacement Protection)	<p>Burbank's population has some type of disability, encompassing physical, mental and developmental disabilities.</p> <ul style="list-style-type: none"> <li>▪ <b>Fair Housing for Families with Children and Persons with Disabilities.</b> Special need groups experience a high incidence of discrimination complaints. Housing available for families with children and person with physical and mental disabilities continues to be the top discrimination complaint in Burbank.</li> <li>▪ <b>Homeless.</b> The 2020 point-in-time homeless count identified a total of 291 homeless individuals in Burbank.</li> </ul>		<ul style="list-style-type: none"> <li>▪ Continue to provide investigations and response to allegations of illegal housing discrimination through HRC. For cases that cannot be resolved, defer to the Department of Fair Housing and Employment, HUD, small claims court, or to a private attorney, as warranted.</li> </ul>	tenant conflict mediations.	Mediation
			<ul style="list-style-type: none"> <li>▪ In all affordable housing developments that utilize federal, state or local funds, owners/developers will be required to meet the accessibility requirements of the Fair Housing Act and Section 504 of Rehabilitation Act of 1973</li> </ul>	Annual compliance monitoring of Fair Housing Act and Section 504 of Rehabilitation Act.	HE 23-Fair Housing/AFFH HE 26-Housing for Persons with Disabilities
			<ul style="list-style-type: none"> <li>▪ Continue to require affirmative fair housing, non-discrimination and equal access in all federally assisted projects.</li> </ul>	Annual compliance monitoring of Fair Housing Act.  Update the AI in 2025	HE 23-Fair Housing/AFFH
			<ul style="list-style-type: none"> <li>▪ Through 2023 provide rapid-rehousing and transitional housing to assist extremely low income households through the Permanent Local Housing Allocation (PLHA) funds as stated in the PLHA 5-Year Plan.</li> </ul>	Assist 44 households with rapid rehousing assistance in the first program year.  Over the 2021-2029 planning period, provide 130 rapid-rehousing units and 120 unhoused households will receive move-in assistance	HE 27-Housing for Extremely Low Income Households
			<ul style="list-style-type: none"> <li>▪ Pursue state funding and other funds as available, to provide housing for individuals and families who are experiencing homelessness or who are at risk of homelessness.</li> </ul>	Develop 26 modular homes for the homeless. Currently there are no	HE 25 Homeless Housing and Services

			<ul style="list-style-type: none"> <li>Annually pursue Measure H funding for interim housing operations.</li> </ul>	modular homes for the homeless in the city.	
			<ul style="list-style-type: none"> <li>Annually, implement the Homelessness Plan by funding utilization of Section 8 and Emergency Housing Vouchers (EHV) for families at-risk of homelessness.</li> </ul>		
			<ul style="list-style-type: none"> <li>Continue to collaborate on regional efforts to develop supportive housing and affordable housing projects in Burbank, which includes collaboration with the San Fernando Valley Council of Governments, Los Angeles County Homeless Initiative, and Los Angeles Homeless Services Authority</li> </ul>	Attend regional homeless coordination meetings each month.	HE 25 Homeless Housing and Services
<p><b>Need Accessible Housing</b></p> <p><i>(Housing Mobility, New and Accessible Housing Choices)</i></p>	<p>1. <b>Lack of assistance to modify housing to accommodate the elderly and persons with disabilities</b></p> <ul style="list-style-type: none"> <li><b>ADU Design Standard.</b> Public comments indicate the need for new ADU design guideline and standards to accommodate persons with disabilities.</li> <li><b>Persons with Disabilities.</b> One census tract located in the</li> </ul>	<b>Moderate</b>	<ul style="list-style-type: none"> <li>By 2023, incentivize ADU developers to incorporate accessibility features by establishing and promoting a program to reduce building permit and planning fees. In 2025 conduct a mid-cycle review to evaluate if ADU production levels are achieved.</li> </ul>	<p>Establish accessible design guidelines for ADUs. Reduce building permit and planning fees by up to 50% for qualifying ADUs. <u>Seek to issue permits for 200 ADUs annually, including 80% in high and highest resource neighborhoods (see Exhibit B-21) to foster a more inclusive community.</u></p>	<p>HE 6a-Promote ADUs</p> <p>HE6b-Track and Monitor ADUs</p>



	northwestern portion of Downtown Burbank shows moderate concentration (20-30%) of persons with disabilities and over one-half of this census tract's disabled population is over the age of 65 years.		<ul style="list-style-type: none"> <li>Continue to expedite the permit processing by providing technical assistance and pre-application consultation for housing that sets aside units to persons with physical and developmental disabilities. The City will continue to coordinate housing near transit centers and door-to-door transit services for persons with disabilities.</li> </ul>	Adopt the Downtown TOD and Golden State Specific Plans with accessibility design guidelines, incentives, and streamlined approval processes.	HE 5-Housing Opportunity Sites HE 26-Housing for Persons with Disabilities
			<ul style="list-style-type: none"> <li>Continue to require owners/developers to meet the accessibility requirements the Fair Housing Act and Section 504 of Rehabilitation Act of 1973 in all affordable housing developments that utilize federal, state or local funds. Also, continue to pursue competitive federal grants offered by the Office of Lead Hazard Control and Healthy Homes through the Healthy Homes Initiative to obtain funding for modifying homes to accommodate elderly and persons with disabilities.</li> </ul>	Annual compliance monitoring of Fair Housing Act and Section 504 of Rehabilitation Act. Annually apply for grants offered by the Office of Lead Hazard Control and Healthy Homes and prioritize 100% of the funds, as available for modifying homes for the elderly and persons with disabilities. <u>If funds are received, program funding will be marketed to landlords in low- and moderate-income neighborhoods to help improve conditions in these vulnerable areas.</u>	HE 23-Fair Housing/ AFFH HE 26-Housing for Persons with Disabilities
			<ul style="list-style-type: none"> <li>Continue to require affirmative fair housing, non-discrimination and equal access in all federally assisted projects.</li> </ul>	Annual compliance monitoring of Fair Housing Act and Section	HE 23-Fair Housing/ AFFH HE 26-Housing for

				504 of Rehabilitation Act.	Persons with Disabilities
			<ul style="list-style-type: none"> <li>As funding permits, continue to provide gap financing for affordable housing projects, with special consideration for projects that set aside units for extremely low-income households and persons with disabilities</li> </ul>	Develop 26 modular homes for the homeless. Currently there are no modular homes for the homeless in the city.	HE 27-Housing for Extremely Low Income Households
<b>Need Neighborhood Revitalization and Resources</b>  <b>(Housing Mobility, Place-based Strategies for Community Preservation and Revitalization)</b>	<b>1. Moderate levels of public investments in specific neighborhoods</b> <ul style="list-style-type: none"> <li><b>Moderate Resource Opportunity Areas.</b> Two census tracts (CT 3107.03 and CT 3118.02) are identified as moderate resource opportunity areas in the City.</li> </ul>	<b>Moderate</b>	<ul style="list-style-type: none"> <li>Continue to provide federal assistance funds (CDBG and HOME) for economic growth, infrastructure, and community services to areas of moderate resources.</li> </ul>	Provide 65% of CDBG funds for community facilities and infrastructure and 100% percent of HOME funds for creating new affordable units via new construction or acquisition/rehab in moderate resources opportunity areas.	HE 1-Neighborhood Revitalization/ Community Building  HE 1a-committed Assistance
			<ul style="list-style-type: none"> <li>Continue to work with the City's non-profit housing partner the BHC to develop affordable housing units in identified census tracts and continue incorporating community serving uses such as childcare, after school care and family programs.</li> </ul>		
	<b>2. Substandard housing conditions</b> <ul style="list-style-type: none"> <li><b>Deferred Maintenance.</b> Majority of the multi-family housing in Burbank are older than 40 years and require maintenance.</li> </ul>	<b>Moderate</b>	<ul style="list-style-type: none"> <li>Continue to partner with the BHC to develop or acquire and rehabilitate housing units as part of the Neighborhood Revitalization program.</li> </ul>	Construct or acquire and rehabilitate an average of three (3) units per year, a total of 24 units over the 2021-2029 planning period.  Convert ten (10) market rate units to permanent affordable units by October 2024.	HE 1-Neighborhood Revitalization/ Community Building  HE 1a-Committed Assistance
			<ul style="list-style-type: none"> <li>By October 2024, provide financial assistance of \$5.0 million toward the conversion of market rate units to permanent affordable housing units. (See HE program 1a). Report to HCD on the status of purchasing affordability covenants no later than July 1, 2025</li> </ul>		

			<ul style="list-style-type: none"><li>Continue to support acquisition and rehabilitation activities with an emphasis on community revitalization, integration, and permanent affordable housing.</li></ul>	BHC has acquired and rehabilitated over 300 units in the city.	
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# Appendix C

Evaluation of 2014-2021 Housing Element Programs

## Appendix C: Evaluation of Accomplishments Under Adopted Housing Element

Under State Housing Element law, communities are required to assess the achievements under their adopted housing programs as part of the update to their housing elements. These results should be quantified where possible (e.g. the actual number of units rehabilitated), but may be qualitative where necessary (e.g. mitigation of governmental constraints). The results should then be compared with what was projected or planned in the earlier element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences must be discussed.

The City of Burbank 2014-2021 Housing Element sets forth 18 separate program components, which are directed at a variety of housing needs. This section reviews the City's progress to date in implementing these housing programs and their continued appropriateness for the 2021-2029 Housing Element. Table C-1 that follows summarizes the City's housing program accomplishments. The results of this analysis will provide the basis for developing the comprehensive housing program strategy presented in Housing Plan of this section.

**Table C-1**  
**Evaluation of 2014-2021 Housing Element Programs**

Programs/Objective	Accomplishments
<b>Existing Housing and Neighborhood Conditions</b>	
<p><b>1. Focus Neighborhood Revitalization/Community Building</b></p> <p><b>Objective:</b> Acquire and rehabilitate rental units. Achieve an average of ten housing units annually, for a total of 80 units over eight years (20 extremely low-, 20 very low-, and 40 low-income units).</p>	<p><b>Progress:</b> After the end of Redevelopment in 2012, the Burbank Housing Corporation (BHC), which implements Burbank's Affordable Housing Program, expanded its efforts beyond the Focus Neighborhoods. During the 2014-2020 period, BHC acquired, rehabilitated, and/or developed the following:</p> <ul style="list-style-type: none"> <li>▪ <b>Jerry's Promise</b> (1932 N. Ontario Street) - acquired, rehabilitated, and created three transitional housing units for homeless families.</li> <li>▪ <b>Elmwood Preservation Project Phase II (Elmwood Focus Neighborhood)</b> -- completed rehabilitation improvements on ten affordable units.</li> <li>▪ <b>Fairview Cottages (2300 N. Fairview Street)</b> -- acquired a three-unit property in the Golden State Neighborhood to provide affordable housing for extremely low-income households.</li> <li>▪ <b>Veterans Bungalows</b> (1101 W. Verdugo/1108 West Angelino Avenue) -- rehabilitated and furnished 11 deed-restricted very low-income units for homeless veterans.</li> </ul> <p>In total, BHC rehabilitated 27 affordable units during the seven-year period</p> <p><b>Effectiveness:</b> This program continues to provide a multi-faceted approach to improving neighborhoods, providing a service-enriched environment, and providing affordable rental housing.</p>

	<p>Implementation of this program achieved one-third of its objective of 80 units.</p> <p><b>Appropriateness:</b> This program continues to be appropriate for the Housing Element Update, providing needed affordable units even though the high cost of housing, limited funds and available properties have constrained program implementation.</p>
<p><b>2. Code Enforcement</b></p> <p><b>Objective:</b> Conduct proactive neighborhood improvement activities within designated CDBG target areas.</p>	<p><b>Progress:</b> As part of the City's Building and Safety Division, Code Enforcement is responsible for the enforcement of property maintenance, zoning, unpermitted construction and business license regulations throughout the City. In 2019, there were 1,141 code enforcement cases (residential and non-residential) recorded Citywide. Of this total, 957 cases were completed, 77 cases were pending, and in 107 cases the permit expired. Many of the residential code enforcement cases were related to property maintenance, zoning compliance, and health and safety issues.</p> <p><b>Effectiveness:</b> The Code Enforcement program is effective in addressing housing and property maintenance issues, especially properties in the CDBG target areas.</p> <p><b>Appropriateness:</b> This is an ongoing program that is an important part of preserving the City's aging housing stock. Code Enforcement continues to be appropriate for the Housing Element Update.</p>
<p><b>3. Preservation of Assisted Housing</b></p> <p><b>Objective:</b> Preserve existing "at-risk" affordable housing stock.</p> <ul style="list-style-type: none"> <li>▪ Monitor At-Risk Units</li> <li>▪ Support for Refinancing</li> <li>▪ Rental Assistance</li> <li>▪ Tenant Education</li> </ul>	<p><b>Progress:</b> There are currently (March 2021) 1,373 deed-restricted affordable rental units in Burbank. The City monitors these affordable units on an annual basis by: maintaining contact with owners/management to ensure long-term affordability covenants are met; maintaining and updating the list of all assisted housing developments; communicating with Section 8 tenants regarding status of HUD contract renewal; providing tenant education for Section 8 recipients in the event of property owner withdrawal from Section 8 program; and promoting fair housing opportunities through owner/tenant workshops.</p> <p>Three projects were identified in the 2014-2021 Housing Element as being at potential risk of losing their long-term affordability status: Wesley Towers, Pacific Manor and Harvard Plaza. All three projected have extended their affordability covenants and are no longer considered at risk of conversion.</p> <p><b>Effectiveness:</b> The City was effective in having the affordability controls extended on all three at-risk projects.</p>

	<p><b>Appropriateness:</b> This is an ongoing program that is an important part of preserving the City’s long-term affordable housing units and aging housing stock. Preservation of Assisted Housing continues to be appropriate for the Housing Element Update.</p>
<p><b>4. Housing Choice Vouchers (Section 8 Rental Assistance)</b></p> <p><b>Objective:</b> Maintain current levels of Section 8 funding and apply for additional funds as available. Encourage landlords to register units with the Burbank Housing Authority and undergo education on the Section 8 program</p>	<p><b>Progress:</b> The Burbank Housing Authority (BHA) has increased its Section 8 allocation of 1,014 vouchers to a total of 1,049 vouchers, including targeted vouchers for VASH (Veterans Affairs Supportive Housing) and Permanent Supportive Housing. Staff applied for funding and was awarded the additional allocation to assist homeless veterans and persons needing supportive housing in the community.</p> <p>The majority of the vouchers are utilized by seniors and persons with disability. Nearly 29,000 households are on the waiting list for Section 8 rental assistance, although just 12% are current Burbank residents.</p> <p><b>Effectiveness:</b> The BHA has been effective in increasing its voucher levels and adjusting program standards to maximize utilization.</p> <p><b>Appropriateness:</b> It is the goal of the 2020/21-2024/25 Consolidated Plan to provide Section 8 rental assistance to 1,029 households annually (including 15 VASH vouchers); and with about 29,000 residents on the waiting list for assistance, the Section 8 Rental Assistance program continues to be appropriate for the Housing Element Update.</p>
<p><b>5. Condominium Conversion Program</b></p> <p><b>Objective:</b> Consider amending the Inclusionary Housing Ordinance to include condominium conversion projects.</p>	<p><b>Progress:</b> Between 2014 and 2020, there were no applications for condominium conversions and no inclusionary housing requirements imposed on condominium conversions.</p> <p><b>Effectiveness:</b> Burbank’s condominium conversion regulations are effective in facilitating the creation of quality entry-level ownership housing. Existing regulations help to mitigate impacts on tenants of the units undergoing conversion by regulating noticing procedures and mandating relocation payments to cover the costs of moving.</p> <p><b>Appropriateness:</b> The City’s condominium conversion regulations remain an appropriate mechanism to ensure the safety and quality of units and to help mitigate the impacts on displaced tenants. While there were no conversions during the period, the City is still considering extending the affordability requirements under the City’s Inclusionary Housing Ordinance to condominium conversions. Changes to this program will be addressed under the</p>



	Inclusionary Housing Program (#9), so a separate program is no longer necessary.
<b>Variety of Housing Sites</b>	
<p><b>6. Land Use Element and Zoning Code</b></p> <p><b>Objective:</b> Facilitate and encourage the creation of residential mixed-use development in the Downtown area and other appropriate locations citywide. Update the Zoning Code to include development standards for residential mixed-use and small-lot development.</p>	<p><b>Progress:</b> The City approved three mixed use developments in the Downtown: Talaria, First Street Village and 777 N Front Street, providing 1,089 new apartments, which included 82 deed-restricted rental units for qualified moderate income households.</p> <p>The City initiated and/or adopted the following Land Use and Zoning Code changes impacting residential uses:</p> <ul style="list-style-type: none"> <li>▪ <b>Elimination of R-5 Very High Density Residential Zone and MDR-5 Media District Very High Density Residential Zone</b> (adopted January 2015, Ord. No. 15-3,860). This Ordinance removes references to the R5 and MDR-5 zones from the Zoning Code and changed the zoning to R-4 and MDR-4, respectively. These zone changes have been reflected on the City's Zone Map.</li> <li>▪ <b>Single-Family Development Standards and Design Guidelines</b> (adopted January 2017, Ord. No. 17-3,890 and Reso. No. 17-28,906). This ordinance regulates bulk and mass of residential development in single-family neighborhoods.</li> <li>▪ <b>Accessory Dwelling Unit</b> (adopted urgency interim ordinance in April 2017 and adopted an ADU ordinance in April 2018, Ord. No. 18-3,901). The ordinance amended the zoning definitions and establish development controls to allow ADUs in all residential zones consistent with State Law. Allowed ADUs to a maximum size of 500 square feet.</li> <li>▪ <b>Urgency Ordinance Extending the Residential Growth Management Provisions of Measure One Until 2030</b> (adopted December 2019, Ord. No. 19-3,929). This urgency ordinance extends the growth control measure originally approved by Burbank voters in 1989 for an additional 10 years. Measure One caps the maximum number of residential dwelling units at the maximum build out identified in the 1988 Land Use Element, consistent with infrastructure capacities. The Burbank2035 General Plan has a maximum build out less than the Measure One maximum build out.</li> <li>▪ <b>Accessory Dwelling Unit</b> (adopted Interim Development Control Ordinance December 2019, Ord. No. 19-3,928 and subsequent ADU Ordinance in February 2020, Ord. No. 20-3932). This ordinance updates development standards for new ADUs and Junior ADUs consistent with recent changes in State law. Changes include allowance for ADUs of up to 850 square feet with one-bedroom and up</li> </ul>

	<p>to 1,000 square feet for two-bedrooms, and exemption from FAR and lot coverage requirements.</p> <ul style="list-style-type: none"> <li>▪ <b>Golden State Specific Plan and Burbank Center Plan Update.</b> The City initiated the Golden State and Downtown Burbank Metrolink Station Transit Oriented Development (TOD) Specific Plans. These Plans will introduce significant additional housing in the area, and will establish development standards and design guidelines to enable compact, well designed, higher-density and mixed-use projects.</li> </ul> <p><b>Effectiveness:</b> The General Plan Land Use Element and Zoning Ordinance continue to provide opportunities for a mix of housing types -- small lot development, live-work units, and mixed-use development.</p> <p><b>Appropriateness:</b> The potential for residential mixed-use development within the existing and proposed Specific Plan areas and the continued increase of ADU development make this program appropriate for the Housing Element Update.</p>
<p><b>7. Second Dwelling Units (“Accessory Dwelling Units”)</b></p> <p><b>Objective:</b> Promote development of second units and monitor ADU development trends annually to evaluate if modifications are needed for City requirements.</p>	<p><b>Progress:</b> New State Accessory Dwelling Unit (ADU) laws (AB 2299 and SB 1069) took effect in January 2017. These state laws made parts of the City’s secondary dwelling unit requirements null and void and established new regulations regarding on-site parking, type and size of dwelling units, setbacks, and water and sewer utility requirements for all new ADUs. In April 2018, the City’s Zoning Code was updated to incorporate new ADU regulations in compliance with State ADU laws. In February 2020 the City adopted Ord. No. 19-3,932 which established development standards regulating new ADUs and Junior ADUs in the City’s single-family and multi-family residential zones in compliance with 2020 State ADU law.</p> <p><b>Effectiveness:</b> Burbank has been highly successful in producing ADUs, having issued over 280 building permits for ADUs between 2017 and 2020. A February 2020 rent survey shows that 46% of ADU rents were within the level affordable to low-income households, 10% were affordable to moderate-income households, and 44% were at levels affordable to above moderate-households.</p> <p><b>Appropriateness:</b> With the new 2020 State ADU laws and the City's ADU Ordinance No. 20-3,932 designed to further facilitate production, applications for ADUs and Junior ADUs are anticipated to remain robust. This program will continue in the Housing Element Update, and pursuant to new State law, will incorporate</p>

	provisions to promote ADUs that provide affordable rents to low and moderate income households.
<b>Development of Affordable Housing</b>	
<p><b>8. Affordable Housing Development Assistance</b></p> <p><b>Objective:</b> Provide regulatory incentives and financial assistance for affordable housing projects, especially for extremely low-income households and persons with disabilities. Also, disseminate information on sites with potential for development, inclusionary housing requirements, density bonuses, and other available incentives and concessions.</p>	<p><b>Progress:</b> In 2017, the City adopted the Burbank Affordable Housing Analysis and Strategy, which describes some of the causes of the affordable housing crisis and suggests strategies/solutions to be considered by the City. The results from the Strategy helped the City Council to formulate a citywide housing goal to facilitate the building of 12,000 dwelling units during the next 15 years, focused primarily in the Downtown Burbank/Burbank Center Plan/North San Fernando Blvd. Specific Plan area, Airport District (Golden State Specific Plan) area, and parts of the Media District Specific Plan area.</p> <p>Projects with affordable housing units that received planning entitlements and/or financial assistance during the planning period included:</p> <ul style="list-style-type: none"> <li>▪ <b>601-615 East Cedar Avenue</b> - 46 unit multi-family project provided 35% density bonus and waiver from certain development standards in exchange for eight deed-restricted very low- and low-income rental units.</li> <li>▪ <b>First Street Village</b> – Mixed use project encompassing 261 apartments and over 21,000 square feet of retail, and including 13 moderate-income units.</li> <li>▪ <b>777 Front Street (La Terra)</b> – Mixed use project including 573 rental units, a 300+ room hotel, and 1,000+ square feet of retail. 69 of the units will be provided at affordable rents to moderate-income households.</li> </ul> <p>In addition to these projects, the City provided funding assistance to BHC to acquire and rehabilitate 17 long-term affordable housing units and 10 additional units owned by BHC were also rehabilitated. The City has also entitled a 42-unit mixed-use project at 624 S. San Fernando Boulevard that will provide affordable units as part of a density bonus request and in compliance with the City’s inclusionary requirements.</p> <p><b>Effectiveness:</b> The City has provided incentives to facilitate the development of 90 new affordable rental units. It is anticipated that 8 of these units will come on line during the 5<sup>th</sup> Housing Element cycle, with the balance coming on line during the 6<sup>th</sup> cycle.</p> <p><b>Appropriateness:</b> As funding permits, continue to provide gap financing, regulatory incentives and concessions to private developers and non-profits to increase the supply of affordable</p>

	housing. This program continues to be appropriate for the Housing Element Update.
<p><b>9. Inclusionary Housing Ordinance</b></p> <p><b>Objective:</b> Continue to implement the Inclusionary Housing Ordinance.</p> <ul style="list-style-type: none"> <li>▪ Monitor the effectiveness of the Ordinance</li> <li>▪ Develop parameters for expending the in-lieu fee revenues</li> <li>▪ Consider amending the Inclusionary Housing Ordinance to include condominium conversion projects</li> </ul>	<p><b>Progress:</b> Burbank’s existing Inclusionary Housing Ordinance, adopted in 2006, requires income and affordability covenants to be imposed on 15% of the units included in new residential developments with five or more units. The ordinance had been suspended for rental housing since 2009 due to the <i>Palmer</i> decision, but with the passage of AB 1505 (the “<i>Palmer Fix</i>”), was re-instated in January 2018. In 2019, an Inclusionary Housing Study prepared by Keyser Marston Associates focused on the impacts created by the imposition of affordable housing requirements; and estimated the fee amounts that can be supported for projects that are permitted to pay a fee in lieu of producing affordable housing. Updated regulations will be considered by the Burbank City Council in 2021. While no inclusionary units were produced during the planning period, numerous projects are in the pipeline that will provide on-site inclusionary units. Smaller projects, such as the recently entitled eight-unit housing project on Naomi Avenue, are more likely to contribute an in-lieu affordable housing fee. to the requested four very low income density bonus units.</p> <p><b>Effectiveness:</b> The City continues to apply its existing inclusionary housing regulations for applicable rental and ownership projects.</p> <p><b>Appropriateness:</b> The Inclusionary Housing Ordinance and Program can provide an important tool for increasing the number of affordable housing units in the City, and continues to be appropriate for the Housing Element Update.</p>
<p><b>10. Housing for Persons with Disabilities</b></p> <p><b>Objective:</b> Support construction and rehabilitation of housing targeted for persons with disabilities.</p>	<p><b>Progress:</b> The City provided financial support to BHC to develop Burbank Veteran Bungalows. This 11-unit property offers formerly homeless veterans affordable housing and supportive services provided through New Directions for Veterans (NDVets). Two units were redesigned for full ADA accessibility.</p> <p><b>Effectiveness:</b> City has implemented its reasonable accommodation ordinance (adopted in 2009) and has complied with ADA requirements.</p> <p><b>Appropriateness:</b> This program continues to be appropriate for the Housing Element Update.</p>
<p><b>11. Sustainability and Green Building</b></p>	<p><b>Progress:</b> The City has adopted the 2019 California Building Standards Code, including the California Energy Code and the CALGreen Code. Each of these codes have increased measures for</p>

<p><b>Objective:</b> Implement Sustainability Action Plan and Greenhouse Gas Reduction Plan and encourage green building practices in new construction and rehab projects.</p>	<p>energy efficiency, resource conservation, green building, and sustainability. Large development projects, such as the mixed-use projects being developed at Avion Burbank and the 777 N. Front Street include project design features that involve energy efficiency and green building design. Single-family residential homes continue to install solar photovoltaic systems and electric vehicle charging units, which are processed through building permits.</p> <p><b>Effectiveness:</b> The Building and Safety Division has implemented CALGreen and provided information to the public about green building via the website and brochures handed out at the public counter.</p> <p><b>Appropriateness:</b> CAL Green (Title 24) building code standards continue to be implemented through the Burbank Building and Safety Division. This program continues to be appropriate for the Housing Element Update.</p>
<p><b>Remove Constraints to Housing</b></p>	
<p><b>12. Transitional and Supportive Housing</b></p> <p><b>Objective:</b> To comply with State law, the City will amend the Zoning Ordinance for transitional and supportive housing to be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.</p>	<p><b>Progress:</b> The City has updated its Zoning Ordinance consistent with State law to treat transitional and supportive housing as a residential use, and to allow supportive housing as a use by right in all zones where multi-family and mixed use is permitted.</p> <p>Between 2014-2020, the Burbank Housing Corporation (BHC) created a total of 17 transitional housing units for adults, youth, and families with children. In 2017, the City entered into a new partnership with Hope of the Valley by adding 38 beds of transitional congregate housing for transitional aged youth experiencing homelessness. Supportive services are offered through Village Family Services in order to stabilize the persons housing needs.</p> <p><b>Effectiveness:</b> The City has been highly effective in expanding its supply of transitional and supportive housing.</p> <p><b>Appropriateness:</b> The City, in cooperation with the Burbank Housing Corporation (BHC), remains committed to expanding transitional and supportive housing opportunities to persons experiencing homelessness or at-risk of becoming homeless.</p>
<p><b>13. Development Standards and Procedures</b></p> <p><b>Objectives:</b> Encourage mixed use developments through implementation of</p>	<p><b>Progress:</b> With funds from the Southern California Association of Governments (SCAG) in 2016, the City initiated the preparation of development standards for mixed-used places. After City staff conducted a number of public workshops and City Council/ Planning Board study sessions on mixed-use design standards, the</p>

<p>mixed use development standards and revisions to the Zoning Ordinance. Review the City's development review and approval process.</p>	<p>City will now consider incorporating these standards in the Burbank Center Plan Update and the Golden State Specific Plan.</p> <p>The City also approved the following mixed-use projects within the planning period:</p> <ul style="list-style-type: none"> <li>▪ <b>First Street Village Mixed-Use Development Project</b> - This project consists of three six-story mixed-use development retail commercial space and 261 multifamily apartments.</li> <li>▪ <b>777 Front Street "La Terra"</b> - The Project includes retail and hotel uses and 573 residential (rental) units on a vacant seven-acre site.</li> <li>▪ <b>Talaria Mixed Use Development at 3401 W. Olive Avenue</b> - This mixed-use project includes 241 residential rental units, a 42,950 square foot supermarket, and 760 parking spaces on 3.86 acres of land.</li> </ul> <p><b>Effectiveness:</b> Three mixed-use projects, totaling 1,075 rental units have been approved by the City since the beginning of 2014.</p> <p><b>Appropriateness:</b> With the Burbank Center Plan Update and the Golden State Specific Plan considering these mixed-use development standards, this program continues to be relevant for the Housing Element Update.</p>
<p><b>14. Fair Housing</b></p> <p><b>Objective:</b> Continue to contract with a qualified fair housing service, provide information on fair housing to Burbank residents and property owners, and promote fair housing practices.</p>	<p><b>Progress:</b> Beginning in 2017, the City entered into a contract with the Housing Rights Center (HRC) to provide housing discrimination assistance and tenant/landlord information. HRC also offers fair housing education and outreach; fair housing investigation and enforcement; monitoring of real estate and lending activities; and assistance in implementation of Burbank's Fair Housing Plan.</p> <p>During 2017-2019, HRC handled 40 discrimination complaint inquiries in Burbank, just three of which rose to the level of a discrimination case. During this same three-year period, HRC handled complaints or requests for assistance involving 220 Burbank tenants or landlords. HRC has been able to resolve roughly 65% of the complainant's issues, with the remainder of complainants referred to an outside agency such as Legal Aid. Burbank is currently updating its Fair Housing Plan ("Analysis of Impediments to Fair Housing Choice") which will guide the City's fair housing activities for the ensuing five years.</p> <p><b>Effectiveness:</b> The City's fair housing program is effective in providing services and education regarding housing discrimination and tenant/landlord rights and responsibilities.</p>

	<p><b>Appropriateness:</b> The Fair Housing Program provides an important service to residents and landlords in the community, and remains appropriate for the Housing Element Update.</p>
<p><b>15. Landlord/Tenant Mediation</b></p> <p><b>Objective:</b> Offer conflict mediation services through Landlord-Tenant Commission.</p>	<p><b>Progress:</b> The Landlord-Tenant Commission meets on the first Monday of each month to educate and assist in resolving issues between landlords and tenants. During 2019, the Commission held various public information meetings on the State’s AB 1482 rent control regulations that took effect on January 1, 2020.</p> <p>In addition, due to the Covid-19 pandemic, the City approved an Urgency Ordinance on March 17, 2020 prohibiting the evictions of residential and commercial tenants for non-payment of rent caused by the Corona virus. The eviction moratorium was extended through July 31<sup>st</sup> with amendments; including certain qualified commercial tenants. Furthermore, the City Council approved a Rent Repayment Ordinance in April 2020 that allows the repayment of back due rent, late fees/penalties to November 30, 2020, unless further extended by action of the City Council.</p> <p><b>Effectiveness:</b> The Landlord-Tenant Commission is effective in helping to mediate the disputes brought before it, and serves an important role in promoting the rights of both tenants and landlords in the Burbank community.</p> <p><b>Appropriateness:</b> The Landlord-Tenant Mediation Program provides a critical service to residents and landlords, especially with rising homelessness and the potential issues resulting from the current Covid-19 pandemic. This program continues to be appropriate for the Housing Element Update.</p>
<p><b>16. Emergency Shelter and Emergency Services</b></p> <p><b>Objective:</b> Explore opportunities for supportive services programs and partnerships to leverage funds; provide funding support to agencies offering homeless services to Burbank's homeless and at-risk population.</p>	<p><b>Progress:</b> During the Housing Element planning period, the City participated in the following activities addressing homelessness:</p> <ul style="list-style-type: none"> <li>▪ The regional Winter Shelter Program operated by Hope of the Valley in Pacoima from December - March, which provides a shuttle van pick-up and drop-off at the Downtown Burbank Metrolink Station.</li> <li>▪ Working together with local, County, and City of Los Angeles partners, the City of Burbank adopted a comprehensive Homeless Plan for 2018-2021. The Homeless Plan provides a proactive approach to homelessness by: 1) creating action oriented solutions that address the ongoing systemic social issues of homelessness impacting our community; 2) coordinating efforts to address homelessness with City Departments, public and private entities, businesses, and community involvement; and 3) identifying funding, barriers, and measurable</li> </ul>



	<p>outcomes. The City has implemented multiple strategies identified in the Homeless Plan, including:</p> <ul style="list-style-type: none"> <li>✓ Preparing a feasibility study for interim or permanent housing;</li> <li>✓ Preparing a feasibility study for the acquisition and conversion of a commercial space into an access center and shelter;</li> <li>✓ Conducting a study of City-owned plots of land for potential use as a safe storage facility;</li> <li>✓ Hiring a Homeless Services Liaison to educate the public regarding the City’s Homelessness efforts and engaging with the homeless; and</li> <li>✓ Extending the partnership with Hope of the Valley to provide a winter shelter pick-up/drop-off from December 1, 2019 to March 30, 2020.</li> </ul> <ul style="list-style-type: none"> <li>▪ The City of Burbank, along with several other cities, advocated for future Measure H Homelessness grants to implement homelessness plans. These efforts led to the release of a Cities’ Homelessness Plan Implementation - Request for Funding Proposal (RFP). Los Angeles County and Home For Good Funder’s Collaborative (HFG) released an RFP soliciting proposals for city-specific projects to increase the supply of interim or permanent supportive housing and to enhance the County service systems for those experiencing homelessness.</li> <li>▪ In 2019, the Downtown Business Improvement District approved a 12-month contract with Streetplus to dedicate homeless outreach in downtown Burbank.</li> </ul> <p><b>Effectiveness:</b> The City has been effective in its support of local homeless service providers, and partnering with other cities in addressing the homelessness issue.</p> <p><b>Appropriateness:</b> According to the 2019 Point-In-Time Homeless Count, the homeless population in the City was estimated to include 282 individuals. This program continues to be important for the Housing Element Update, and will be retitled “Homeless and Housing Services”.</p>
<p><b>17. Accessible Housing and Universal Design</b></p> <p><b>Objective:</b> Explore incentives for residential projects that include universal design features.</p>	<p><b>Progress:</b> The City routinely adopts updates to Uniform Building and Housing Codes to reflect current accessibility requirements in new construction.</p> <p><b>Effectiveness:</b> The City also implements the reasonable accommodation ordinance, which was adopted in 2009.</p> <p><b>Appropriateness:</b> Compliance with accessibility requirements is a standard building code requirement. As part of the Downtown Burbank/Burbank Center Plan Update and Golden State Specific</p>

	<p>Plan development process, the City will consider universal design guidelines and standards. This program will be broadened to encompass housing for person with disabilities in the updated Housing Element.</p>
<p><b>18. Residential Lifeline Program</b></p> <p><b>Objective:</b> Continue to offer reduced utility rates to very low-income seniors and disabled residents.</p>	<p><b>Progress:</b> The Burbank Water and Power’s Lifeline Program offers an exemption from the monthly customer service charge, the utility users tax, and a reduced rate on electric service to income-qualified seniors and persons with disabilities. Description and application for the Lifeline Program is on the Burbank Water and Power website: <a href="https://www.burbankwaterandpower.com/my-home/lifeline-program">https://www.burbankwaterandpower.com/my-home/lifeline-program</a></p> <p><b>Effectiveness:</b> This program is an effective way of reducing the housing costs for Burbank’s special needs populations – low-income seniors and persons with disabilities.</p> <p><b>Appropriateness:</b> The “Opportunities for Energy Conservation” section of the Resources chapter of the Housing Element presents the variety of sustainability programs offered through the City and Burbank Water and Power (BWP). A separate program for BWP’s Residential Lifeline Program is no longer necessary for the Housing Element update.</p>

The Table below summarizes the quantified objectives contained in the City's 2014-2021 Housing Element, and compares the City's progress in fulfilling these objectives:

**Table C-2**  
**Progress Towards 2014-2021 Quantified Objectives**

Income Level	New Construction (2014-2020)		Rehabilitation (2014-2020)		Preservation	
	Goal	Progress	Goal	Progress	Goal	Progress
Extremely Low	347	--	--	8	212	212
Very Low	347	--	20	7	212	212
Low	413	115	20	13		
Moderate	443	29	40	--		
Above Moderate	1,134	553	--	--		
Total	2,684	697	80	28	414	414

**New construction** goal reflects Burbank's 2014-2021 RHNA. Of allocation for 694 very low income units, half is allocated to extremely low income and half to very low income households.

**Rehabilitation** goal and progress reflects the Focus Neighborhood Revitalization Program.

**Conservation** goal and progress reflects the City's units at risk of conversion to market rate.

Housing Element statutes now require jurisdictions to evaluate the effectiveness of the Element's programs in meeting the needs of special needs households. Burbank implemented numerous programs during the 5th cycle planning period that assisted special needs populations, including:

- Providing 11 affordable housing units for homeless veterans, 3 transitional housing units for homeless families, a 38 bed shared housing facility for transitional age youth (ages 18-24), 20 dedicated rental vouchers for formerly homeless and 15 dedicated vouchers for veterans, and rapid re-housing through temporary rent assistance and case management
- Continuing to fund a year-round homeless street outreach program
- Dedicating future funds for establishment of a Tiny Home Village of modular homes on public land for approximately 20 homeless households
- Funding counseling services to families fleeing domestic violence and residing in transitional housing programs operated by Family Service Agency
- Funding programs designed to benefit developmentally disabled adults and children by providing access to employment opportunities, life skills, and case management
- Preserving 149 units of affordable senior rental housing at-risk of conversion to market rate
- Providing rental assistance vouchers to approximately 700 very low income seniors
- Adopting an accessory dwelling unit (ADU) ordinance and updates to facilitate the addition of ADUs which can benefit seniors, persons with disabilities and female-headed households
- Funding the addition of six rent-restricted ADUs on BHC affordable housing sites

# Appendix D

## Housing Element Site Inventory

**Table D-1**  
**Housing Element Site Inventory: Housing Opportunity Sites**  
**Current General Plan**

OP Site ID	Address	APN	General Plan	Zone	Current GP Max Density	Gross Acres	Current Use	Realistic Dev Potential %	Realistic GP Net DUs
<b>DOWNTOWN TOD SPECIFIC PLAN SITES</b>									
<b>TOD 1-Carl's Jr</b>		2460010010	High Density Residential	NSFC	43	0.08	Parking lot/patron	70%	2.3
<b>TOD 1-Carl's Jr</b>		2460010011	High Density Residential	NSFC	43	0.08	Parking lot/patron	70%	2.3
<b>TOD 1-Carl's Jr</b>		2460010012	High Density Residential	NSFC	43	0.08	Parking lot/patron	70%	2.3
<b>TOD 1-Carl's Jr</b>		2460010013	High Density Residential	NSFC	43	0.08	Parking lot/patron	70%	2.3
<b>TOD 1-Carl's Jr</b>	1300 N SAN FERNANDO BLVD	2460010014	Corridor Commercial	NSFC	27	0.21	Restaurant	70%	4.0
<b>TOD 1-Carl's Jr</b>	1310 N SAN FERNANDO BLVD	2460010033	Corridor Commercial	NSFC	27	0.13	Restaurant	70%	2.4
<b>TOD 1-Carl's Jr</b>	1320 N SAN FERNANDO BLVD	2460010036	Corridor Commercial	NSFC	27	0.65	Restaurant	70%	11.3
<b>Total</b>						<b>1.29</b>		70%	<b>26.0</b>
<b>TOD 2-Kmart</b>	1000 N SAN FERNANDO BLVD	2460006045	Corridor Commercial	NSFC	27	2.80	Store	60%	45.4
<b>TOD 2-Kmart</b>	1000 N SAN FERNANDO BLVD	2460007036	Corridor Commercial	NSFC	27	3.63	Disc. depart store	60%	58.9
<b>Total</b>						<b>6.43</b>		60%	<b>104.0</b>
<b>TOD 3-Caltrans/IHOP</b>	923 N SAN FERNANDO BLVD	2460021017	Corridor Commercial	NSFC	27	0.26	Parking lot/patron	70%	4.8
<b>TOD 3-Caltrans/IHOP</b>	913 N SAN FERNANDO BLVD	2460021018	Corridor Commercial	NSFC	27	0.17	Restaurant	70%	3.2
<b>TOD 3-Caltrans/IHOP</b>	911 N SAN FERNANDO BLVD	2460021019	Corridor Commercial	NSFC	27	0.17	Restaurant	70%	2.3
<b>TOD 3-Caltrans/IHOP</b>	903 N SAN FERNANDO BLVD	2460021020	Corridor Commercial	NSFC	27	0.30	Prof. building	70%	5.7
<b>TOD 3-Caltrans/IHOP</b>	901 N SAN FERNANDO BLVD	2460021027	Corridor Commercial	NSFC	27	0.26	Full service station	70%	4.9
<b>TOD 3-Caltrans/IHOP</b>	127 W BURBANK BLVD	2460021028	Corridor Commercial	NSFC	27	0.13	Store	70%	2.5
<b>TOD 3-Caltrans/IHOP</b>	CALTRANS PROPERTY	N/A	N/A		0	1.58	Vacant	70%	
<b>Total</b>						<b>2.87</b>		70%	<b>23.0</b>
<b>TOD 4-Old IKEA</b>	600 N SAN FERNANDO BLVD	2460023044	Downtown	PD	87	6.38	Reg. shopping	70%	388.7
<b>TOD 4-Old IKEA</b>	731 N SAN FERNANDO BLVD	2460023045	Downtown	PD	87	0.90	Reg. shopping	70%	55.0
<b>TOD 4-Old IKEA</b>	601 N SAN FERNANDO BLVD	2460023046	Downtown	PD	87	2.81	Reg. shopping	70%	170.9
<b>TOD 4-Old IKEA</b>	600 N 1ST ST	2460023047	Downtown	PD	87	0.29	Reg. shopping	70%	17.9
<b>TOD 4-Old IKEA</b>	230 E BURBANK BLVD	2460023060	Downtown	PD	87	1.67	Reg. shopping	70%	101.8

OP Site ID	Address	APN	General Plan	Zone	Current GP Max Density	Gross Acres	Current Use	Realistic Dev Potential %	Realistic GP Net DUs
TOD 4-Old IKEA	217 GRINNELL DR	2460031007	Downtown	BCC-2	87	0.19	Parking lot/patron	70%	11.5
TOD 4-Old IKEA	215 GRINNELL DR	2460031008	Downtown	BCC-2	87	0.19	Parking lot/patron	70%	11.5
TOD 4-Old IKEA	218 E BURBANK BLVD	2460031016	Downtown	BCC-2	87	0.17	Parking lot/patron	70%	10.1
TOD 4-Old IKEA	212 E BURBANK BLVD	2460031018	Downtown	BCC-2	87	0.19	Parking lot/patron	70%	11.7
TOD 4-Old IKEA	800 N SAN FERNANDO BLVD	2460031019	Downtown	BCC-2	87	0.24	Bank/savings	70%	14.7
TOD 4-Old IKEA	840 N SAN FERNANDO BLVD	2460031029	Downtown	BCC-2	87	0.16	Bank/savings	70%	9.6
TOD 4-Old IKEA		2460031044	Downtown	BCC-2	87	0.16	Vacant	70%	9.8
TOD 4-Old IKEA	800 N SAN FERNANDO BLVD	2460031045	Downtown	BCC-2	87	0.44	Fast food-walkup	70%	26.8
Total						13.80		70%	839.0
TOD 5-Ashley Home/El Pollo	401 N 1ST ST	2460023056	Downtown	PD	87	2.06	Reg. shopping	70%	125.5
TOD 5-Ashley Home/El Pollo	521 N 1ST ST	2460023057	Downtown	PD	87	0.65	Reg. shopping	70%	39.4
Total						2.71		70%	164.0
TOD 6-Burbank Town Ctr	245 E MAGNOLIA BLVD	2460023048	Downtown	PD	87	1.31	Reg. shopping	70%	79.5
TOD 6-Burbank Town Ctr	201 E MAGNOLIA BLVD	2460023049	Downtown	PD	87	5.20	Reg. shopping	70%	316.5
TOD 6-Burbank Town Ctr	111 E MAGNOLIA BLVD	2460023050	Downtown	PD	87	1.41	Reg. shopping	70%	86.2
TOD 6-Burbank Town Ctr	501 N 3RD ST	2460023052	Downtown	PD	87	2.23	Reg. shopping	70%	135.9
TOD 6-Burbank Town Ctr	550 N 1ST ST	2460023054	Downtown	PD	87	2.71	Reg. shopping	70%	165.3
TOD 6-Burbank Town Ctr	200 E CYPRESS AVE	2460023063	Downtown	PD	87	2.35	Reg. shopping	70%	143.3
TOD 6-Burbank Town Ctr	(PRIV STREET AND YARD IMPS)	2460023064	Downtown	PD	87	1.26	Private Street	70%	76.9
TOD 6-Burbank Town Ctr	555 N 3RD ST	2460023996	Downtown	PD	87	0.27	Theater	70%	16.4
Total						16.75		70%	1,020.0
TOD 7-Civic Center		2453008900	Institutional	PD	0	0.08	Parking lot lease	70%	
TOD 7-Civic Center		2453008903	Institutional	PD	0	0.89	Gov't owned	70%	
TOD 7-Civic Center	348 E ORANGE GROVE AVE	2453008905	Institutional	PD	0	0.36	Store/resid combo	70%	
TOD 7-Civic Center	301 E OLIVE AVE	2453008908	Institutional	PD	0	0.53	Bank/savings	70%	
TOD 7-Civic Center	375 E OLIVE AVE	2453008910	Institutional	PD	0	0.17	Parking lot/patron	70%	
TOD 7-Civic Center		2453008911	Institutional	PD	0	0.20	Parking lot/patron	70%	
TOD 7-Civic Center	374 E ORANGE GROVE AVE	2453008912	Institutional	PD	0	0.66	Bank/savings	70%	
TOD 7-Civic Center (City Hall)	275 E OLIVE AVE	2453009902	Institutional	PD	0	1.79	City Hall/Admin Ctr	70%	

OP Site ID	Address	APN	General Plan	Zone	Current GP Max Density	Gross Acres	Current Use	Realistic Dev Potential %	Realistic GP Net DUs
TOD 7-Civic Center	110 N GLENOAKS BLVD	2455021906	Institutional	R-4	0	1.56	Central Library	70%	
<b>Total</b>						<b>6.24</b>		70%	
TOD 8-Olive/Glenoaks	121 S GLENOAKS BLVD	2453014002	Downtown	BCC-3	87	0.08	Prof building	70%	4.9
TOD 8-Olive/Glenoaks	123 S GLENOAKS BLVD	2453014003	Downtown	BCC-3	87	0.04	Store/resid combo	70%	2.4
TOD 8-Olive/Glenoaks	147 S GLENOAKS BLVD	2453014008	Downtown	BCC-3	87	0.09	Store	70%	2.3
TOD 8-Olive/Glenoaks	356 E OLIVE AVE	2453014012	Downtown	BCC-2	87	0.18	Prof building	70%	10.8
TOD 8-Olive/Glenoaks	348 E OLIVE AVE	2453014014	Downtown	BCC-2	87	0.18	Office building	70%	10.9
TOD 8-Olive/Glenoaks	362 E OLIVE AVE	2453014022	Downtown	BCC-2	87	0.06	Store	70%	3.8
TOD 8-Olive/Glenoaks	358 E OLIVE AVE	2453014023	Downtown	BCC-2	87	0.12	Office building	70%	7.0
TOD 8-Olive/Glenoaks	137 S GLENOAKS BLVD	2453014024	Downtown	BCC-3	87	0.16	Restaurant	70%	7.8
TOD 8-Olive/Glenoaks	372 E OLIVE AVE	2453014025	Downtown	BCC-3	87	0.13	Bank/savings	70%	7.8
TOD 8-Olive/Glenoaks	359 E ANGELENO AVE	2453014026	Downtown	BCC-2	87	0.17	Parking lot/patron	70%	10.5
TOD 8-Olive/Glenoaks	353 E ANGELENO AVE	2453014029	Downtown	BCC-2	87	0.35	Office building	70%	20.4
<b>Total</b>						<b>1.55</b>		70%	<b>88.0</b>
TOD 9-Fosters Freeze/Salvation Army	249 S GLENOAKS BLVD	2453021026	Downtown	BCC-3	87	0.19	Auto serv/body	70%	11.8
TOD 9-Fosters Freeze/Salvation Army	249 S GLENOAKS BLVD	2453021027	Downtown	BCC-3	87	0.09	Auto serv/body	70%	5.3
TOD 9-Fosters Freeze/Salvation Army	201 S GLENOAKS BLVD	2453021029	Downtown	BCC-3	87	0.25	Restaurant	70%	15.4
TOD 9-Fosters Freeze/Salvation Army	221 S GLENOAKS BLVD	2453021030	Downtown	BCC-3	87	0.21	Store	70%	12.5
TOD 9-Fosters Freeze/Salvation Army	354 E ANGELENO AVE	2453021032	High Density Residential	BCC-2	43	0.17	Prof building	70%	5.2
TOD 9-Fosters Freeze/Salvation Army	344 E ANGELENO AVE	2453021033	High Density Residential	BCC-2	43	0.17	Prof building	70%	5.3
TOD 9-Fosters Freeze/Salvation Army	336 E ANGELENO AVE	2453021035	High Density Residential	BCC-2	43	0.18	Private school	70%	5.3
TOD 9-Fosters Freeze/Salvation Army	320 E ANGELENO AVE	2453021041	High Density Residential	BCC-2	43	0.17	Church	70%	5.2
TOD 9-Fosters Freeze/Salvation Army	310 E ANGELENO AVE	2453021046	High Density Residential	BCC-2	43	0.35	Parking lot/patron	70%	10.6
TOD 9-Fosters Freeze/Salvation Army	300 E ANGELENO AVE	2453021062	High Density Residential	BCC-2	43	0.15	Church	70%	4.7



OP Site ID	Address	APN	General Plan	Zone	Current GP Max Density	Gross Acres	Current Use	Realistic Dev Potential %	Realistic GP Net DUs
<b>Total</b>						<b>1.94</b>		70%	<b>81.0</b>
<b>TOD-10-BJs/Black Angus</b>	101 S 1ST ST, 400	2453011029	Downtown	BCC-2	87	2.12	Office building	70%	129.3
<b>TOD-10-BJs/Black Angus</b>	235 S 1ST ST	2453018017	Downtown	BCC-2	87	1.71	Restaurant	70%	103.0
<b>Total</b>						<b>3.83</b>		70%	<b>232.0</b>
<b>TOD 11-Victory/Olive</b>	120 S VICTORY BLVD	2451016011	North Victory	BCCM	27	2.14	Office building	70%	37.4
<b>TOD 11-Victory/Olive</b>	272 E OLIVE AVE	2451016012	North Victory	BCCM	27	0.24	Auto serv/body	70%	3.5
<b>TOD 11-Victory/Olive</b>	264 W OLIVE AVE	2451016013	North Victory	BCCM	27	0.19	Auto serv/body	70%	3.7
<b>TOD 11-Victory/Olive</b>	110 S VICTORY BLVD	2451016014	North Victory	BCCM	27	0.31	Auto serv/body	70%	5.8
<b>Total</b>						<b>2.90</b>		70%	<b>50.0</b>
<b>TOD 12-YMCA</b>	353 E SAN JOSE AVE	2460034021	Downtown	BCC-2	87	0.35	Private school	70%	21.0
<b>TOD 12-YMCA</b>	409 N GLENOAKS BLVD	2460035001	Downtown	BCC-3	87	0.11	Parking lot/patron	70%	6.5
<b>TOD 12-YMCA</b>	369 E MAGNOLIA BLVD	2460035003	Downtown	BCC-3	87	0.18	Restaurant	70%	10.8
<b>TOD 12-YMCA</b>	361 E MAGNOLIA BLVD	2460035005	Downtown	BCC-2	87	0.17	Office building	70%	10.5
<b>TOD 12-YMCA</b>	353 E MAGNOLIA BLVD	2460035007	Downtown	BCC-2	87	0.17	Store/resid combo	70%	10.6
<b>TOD 12-YMCA</b>	352 E SAN JOSE AVE	2460035008	Downtown	BCC-2	87	0.18	Parking lot/patron	70%	10.8
<b>TOD 12-YMCA</b>	320 E SAN JOSE AVE	2460035014	Downtown	PD	87	0.28	Parking lot/patron	70%	17.1
<b>TOD 12-YMCA</b>	300 E SAN JOSE AVE	2460035016	Downtown	PD	87	0.33	Parking lot/patron	70%	20.2
<b>TOD 12-YMCA</b>	344 E SAN JOSE AVE	2460035017	Downtown	PD	87	0.36	Private school	70%	21.9
<b>TOD 12-YMCA</b>	321 E MAGNOLIA BLVD	2460035018	Downtown	PD	87	0.53	Club/Lodge Hall	70%	32.4
<b>Total</b>						<b>2.66</b>		70%	<b>161.0</b>
<b>GOLDEN STATE SPECIFIC PLAN SITES</b>									
<b>GSSP-1 Lima/Avon</b>	3075 N LIMA ST	2466001015	Golden State	M-2	27	0.16	Light industrial	70%	3.0
<b>GSSP-1 Lima/Avon</b>	3079 N LIMA ST	2466001016	Golden State	M-2	27	0.16	Light industrial	70%	2.9
<b>GSSP-1 Lima/Avon</b>	3310 COHASSET ST	2466001022	Golden State	M-2	27	0.15	Light industrial	70%	2.9
<b>GSSP-1 Lima/Avon</b>	3094 N AVON ST	2466001023	Golden State	M-2	27	0.15	Light industrial	70%	2.9
<b>GSSP-1 Lima/Avon</b>	3090 N AVON ST	2466001024	Golden State	M-2	27	0.15	Light industrial	70%	2.9
<b>GSSP-1 Lima/Avon</b>	3086 N AVON ST	2466001025	Golden State	M-2	27	0.31	Light industrial	70%	4.8
<b>GSSP-1 Lima/Avon</b>	3080 N AVON ST	2466001026	Golden State	M-2	27	0.18	Light industrial	70%	3.4

OP Site ID	Address	APN	General Plan	Zone	Current GP Max Density	Gross Acres	Current Use	Realistic Dev Potential %	Realistic GP Net DUs
GSSP-1 Lima/Avon	3071 N LIMA ST	2466001029	Golden State	M-2	27	0.15	Light industrial	70%	2.8
GSSP-1 Lima/Avon	3083 N LIMA ST	2466001030	Golden State	M-2	27	0.31	Warehouse, storage	70%	5.8
GSSP-1 Lima/Avon	3059 N CALIFORNIA ST	2466001045	Golden State	M-2	27	0.15	Vacant	70%	2.8
GSSP-1 Lima/Avon	3063 N CALIFORNIA ST	2466001046	Golden State	M-2	27	0.16	Vacant	70%	3.1
GSSP-1 Lima/Avon	3300 N SAN FERNANDO BLVD	2466001063	Golden State	M-2	27	0.51	Warehouse, storage	70%	9.7
GSSP-1 Lima/Avon	3089 N LIMA ST	2466001064	Golden State	M-2	27	0.16	Warehouse, storage	70%	2.9
GSSP-1 Lima/Avon	3099 N LIMA ST	2466001077	Golden State	M-2	27	0.31	Light industrial	70%	6.0
GSSP-1 Lima/Avon	3320 N SAN FERNANDO BLVD	2466001081	Golden State	M-2	27	0.99	Light industrial	70%	18.7
<b>Total</b>						<b>4.00</b>		<b>70%</b>	<b>74.0</b>
GSSP-2 N. Hollywood Way	3333 N SAN FERNANDO BLVD	2466005003	Golden State	M-2	27	0.89	Light industrial	80%	19.1
GSSP-2 N. Hollywood Way	3207 N SAN FERNANDO BLVD	2466005013	Golden State	M-2	27	0.50	Light industrial	80%	10.9
GSSP-2 N. Hollywood Way		2466005017	Golden State	M-2	27	0.20	Parking lot/structure	80%	4.3
GSSP-2 N. Hollywood Way		2466005018	Golden State	M-2	27	0.23	Parking lot/structure	80%	4.9
GSSP-2 N. Hollywood Way	3303 N SAN FERNANDO BLVD	2466005024	Golden State	M-2	27	1.33	Light industrial	80%	28.7
GSSP-2 N. Hollywood Way	3301 N SAN FERNANDO BLVD	2466005025	Golden State	M-2	27	1.26	Light industrial	80%	27.3
GSSP-2 N. Hollywood Way	3024 N HOLLYWOOD WAY	2466006002	Golden State	M-2	27	0.07	Light industrial	80%	0.4
GSSP-2 N. Hollywood Way	3022 N HOLLYWOOD WAY	2466006003	Golden State	M-2	27	0.06	Light industrial	80%	1.4
GSSP-2 N. Hollywood Way	3020 N HOLLYWOOD WAY	2466006004	Golden State	M-2	27	0.06	Light industrial	80%	1.3
GSSP-2 N. Hollywood Way	3018 N HOLLYWOOD WAY	2466006005	Golden State	M-2	27	0.07	Light industrial	80%	1.4
GSSP-2 N. Hollywood Way	3016 N HOLLYWOOD WAY	2466006006	Golden State	M-2	27	0.06	Light industrial	80%	1.4
GSSP-2 N. Hollywood Way	3014 N HOLLYWOOD WAY	2466006007	Golden State	M-2	27	0.06	Light industrial	80%	1.4
GSSP-2 N. Hollywood Way	3012 N HOLLYWOOD WAY	2466006008	Golden State	M-2	27	0.06	Light industrial	80%	1.3
GSSP-2 N. Hollywood Way		2466006009	Golden State	M-2	27	0.06	Parking lot/structure	80%	1.4
GSSP-2 N. Hollywood Way		2466006010	Golden State	M-2	27	0.06	Parking lot/structure	80%	1.4
GSSP-2 N. Hollywood Way	3000 N HOLLYWOOD WAY	2466006011	Golden State	M-2	27	0.30	Warehouse, storage	80%	6.5
<b>Total</b>						<b>5.28</b>		<b>80%</b>	<b>113.0</b>

OP Site ID	Address	APN	General Plan	Zone	Current GP Max Density	Gross Acres	Current Use	Realistic Dev Potential %	Realistic GP Net DUs
GSSP-3 Valhalla	2210 N SCREENLAND DR	2463001005	Golden State	M-1	27	3.04	Light industrial	70%	57.5
GSSP-3 Valhalla	2211 N HOLLYWOOD WAY	2463001006	Golden State	M-1	27	0.34	Light industrial	70%	6.5
GSSP-3 Valhalla	2205 N HOLLYWOOD WAY	2463001007	Golden State	M-1	27	0.34	Light industrial	70%	5.4
GSSP-3 Valhalla	2201 N HOLLYWOOD WAY	2463001008	Golden State	M-1	27	0.34	Light industrial	70%	5.4
GSSP-3 Valhalla	3520 W VALHALLA DR	2463001011	Golden State	M-1	27	2.41	Light industrial	70%	45.5
GSSP-3 Valhalla	2231 N HOLLYWOOD WAY	2463001012	Golden State	M-1	27	1.64	Light industrial	70%	30.9
<b>Total</b>						<b>8.10</b>		<b>70%</b>	<b>151.0</b>
GSSP-4 Logix	2340 N HOLLYWOOD WAY	2463010001	Golden State	M-2	27	<b>4.46</b>	Office building	<b>80%</b>	<b>96.0</b>
GSSP-5 Ontario		2464004036	Regional Commercial	PD	58	<b>1.73</b>	Parking lot/structure	<b>80%</b>	<b>80.0</b>
GSSP-6 Fairview		2464006045	Regional Commercial	M-2	58	<b>0.65</b>	Parking lot/structure	<b>80%</b>	<b>30.0</b>
GSSP-7 Empire	3030 W EMPIRE AVE	2464001002	Regional Commercial	M-2	58	0.39	Light industrial	80%	18.2
GSSP-7 Empire	3020 W EMPIRE AVE	2464001003	Regional Commercial	M-2	58	0.41	Light industrial	80%	18.9
GSSP-7 Empire	2820 W EMPIRE AVE	2464001007	Regional Commercial	M-2	58	0.74	Heavy industrial	80%	34.3
GSSP-7 Empire	3110 W EMPIRE AVE	2464001015	Regional Commercial	M-2	58	0.82	Office building	80%	38.2
GSSP-7 Empire	3000 W EMPIRE AVE	2464001019	Regional Commercial	M-2	58	1.98	Light industrial	80%	91.6
GSSP-7 Empire	2890 W EMPIRE AVE	2464001020	Regional Commercial	M-2	58	0.86	Light industrial	80%	40.0
GSSP-7 Empire	3120 W EMPIRE AVE	2464001021	Regional Commercial	M-2	58	1.13	Warehouse, storage	80%	51.4
GSSP-7 Empire		2464001906	Institutional	RR	0	0.06	Government, public	80%	
<b>Total</b>						<b>6.4</b>		<b>80%</b>	<b>292.0</b>
<b>TOTAL HOUSING OPPORTUNITY SITES</b>						<b>93.70</b>			<b>3,624.0</b>

**Table D-2**  
**Housing Element Site Inventory**  
**Entitlement or Pending Entitlement Projects**

Project ID	Address	General Plan	Zoning	DUs	Net DUs
<b>Entitled Projects</b>					
Former Fry's Site	2311 N. HOLLYWOOD WAY	Regional Commercial	C-3	863	863
La Terra	777 FRONT STREET	Downtown Commercial	PD 17-01	573	573
First Street Village	315 N. FIRST STREET (16 PARCELS)	Downtown Commercial	PD 14-01	275	275
3700 Riverside	3700 RIVERSIDE DR.	Media District Commercial	MDC-3	49	49
S. San Fernando/Cedar	624-628 S. SAN FERNANDO BLVD.	South San Fernando Commercial	BCC-3	42	42
530 E. San Jose Ave.	530 E. SAN JOSE AVE.			4	2
Cedar Ave Apartments	610-615 E. CEDAR AVE.	High Density Residential	R-4	46	32
Naomi Apts	2321-2325 N. NAOMI ST.	Medium Density Residential	R-4	8	6
Cypress	565 E. CYPRESS AVE	High Density Residential	R-4	3	3
214 N. Orchard	214 N. ORCHARD	Low Density Residential	R-2	5	2
<b>Total Entitled Units</b>				<b>1,904</b>	<b>1,845</b>
<b>Pending Projects</b>					
Bob Hope Center Project	3201 W. OLIVE AVE.	Media District Commercial	PD 2001-2	123	123
The Premier on First	103 E. VERDUGO AVE.	Downtown Commercial	BCC-2	154	154
Palm Ave	529-537 E. PALM	High Density Residential	R-4	24	19
4100 Riverside	4100 RIVERSIDE	Media District Commercial	MDC-3	44	44
Thornton Condos	2720 THORNTON AVE.	High Density Residential	R-4	4	2
2814 W. Empire	2814 W. EMPIRE	Regional Commercial	M-2	148	148
<b>Total Pending Units</b>		-		<b>497</b>	<b>490</b>

**Table D-3**  
**Housing Element Site Inventory: Housing Opportunity Sites**  
**Proposed Downtown TOD and Golden State Specific Plans**

OP Site ID	Address	APN	General Plan	Zone	Current GP Max Density	Gross Acres	Current Use	Realistic Dev Potential %	Prop SP Max Density	Realistic SP Net DUs
<b>DOWNTOWN TOD SPECIFIC PLAN SITES</b>										
<b>TOD 1-Carl's Jr</b>		2460010010	High Density Residential	NSFC	43	0.08	Parking lot/patron	70%		
<b>TOD 1-Carl's Jr</b>		2460010011	High Density Residential	NSFC	43	0.08	Parking lot/patron	70%		
<b>TOD 1-Carl's Jr</b>		2460010012	High Density Residential	NSFC	43	0.08	Parking lot/patron	70%		
<b>TOD 1-Carl's Jr</b>		2460010013	High Density Residential	NSFC	43	0.08	Parking lot/patron	70%		
<b>TOD 1-Carl's Jr</b>	1300 N SAN FERNANDO BLVD	2460010014	Corridor Commercial	NSFC	27	0.21	Restaurant	70%		
<b>TOD 1-Carl's Jr</b>	1310 N SAN FERNANDO BLVD	2460010033	Corridor Commercial	NSFC	27	0.13	Restaurant	70%		
<b>TOD 1-Carl's Jr</b>	1320 N SAN FERNANDO BLVD	2460010036	Corridor Commercial	NSFC	27	0.65	Restaurant	70%		
<b>Total</b>						<b>1.29</b>		70%		<b>26.0</b>
<b>TOD 2-Kmart</b>	1000 N SAN FERNANDO BLVD	2460006045	Corridor Commercial	NSFC	27	2.80	Store	60%		
<b>TOD 2-Kmart</b>	1000 N SAN FERNANDO BLVD	2460007036	Corridor Commercial	NSFC	27	3.63	Disc. depart store	60%		
<b>Total</b>						<b>6.43</b>		60%		<b>104.0</b>
<b>TOD 3-Caltrans/IHOP</b>	923 N SAN FERNANDO BLVD	2460021017	Corridor Commercial	NSFC	27	0.26	Parking lot/patron	70%		
<b>TOD 3-Caltrans/IHOP</b>	913 N SAN FERNANDO BLVD	2460021018	Corridor Commercial	NSFC	27	0.17	Restaurant	70%		
<b>TOD 3-Caltrans/IHOP</b>	911 N SAN FERNANDO BLVD	2460021019	Corridor Commercial	NSFC	27	0.17	Restaurant	70%		
<b>TOD 3-Caltrans/IHOP</b>	903 N SAN FERNANDO BLVD	2460021020	Corridor Commercial	NSFC	27	0.30	Prof. building	70%		
<b>TOD 3-Caltrans/IHOP</b>	901 N SAN FERNANDO BLVD	2460021027	Corridor Commercial	NSFC	27	0.26	Full service station	70%		
<b>TOD 3-Caltrans/IHOP</b>	127 W BURBANK BLVD	2460021028	Corridor Commercial	NSFC	27	0.13	Store	70%		
<b>TOD 3-Caltrans/IHOP</b>	CALTRANS PROPERTY	N/A	N/A		0	1.58	Vacant	70%		
<b>Total</b>						<b>2.87</b>		70%		<b>23.0</b>
<b>TOD 4-Old IKEA</b>	600 N SAN FERNANDO BLVD	2460023044	Downtown	PD	87	6.38	Reg. shopping	70%		
<b>TOD 4-Old IKEA</b>	731 N SAN FERNANDO BLVD	2460023045	Downtown	PD	87	0.90	Reg. shopping	70%		
<b>TOD 4-Old IKEA</b>	601 N SAN FERNANDO BLVD	2460023046	Downtown	PD	87	2.81	Reg. shopping	70%		
<b>TOD 4-Old IKEA</b>	600 N 1ST ST	2460023047	Downtown	PD	87	0.29	Reg. shopping	70%		
<b>TOD 4-Old IKEA</b>	230 E BURBANK BLVD	2460023060	Downtown	PD	87	1.67	Reg. shopping	70%		
<b>TOD 4-Old IKEA</b>	217 GRINNELL DR	2460031007	Downtown	BCC-2	87	0.19	Parking lot/patron	70%		
<b>TOD 4-Old IKEA</b>	215 GRINNELL DR	2460031008	Downtown	BCC-2	87	0.19	Parking lot/patron	70%		

OP Site ID	Address	APN	General Plan	Zone	Current GP Max Density	Gross Acres	Current Use	Realistic Dev Potential %	Prop SP Max Density	Realistic SP Net DUs
TOD 4-Old IKEA	218 E BURBANK BLVD	2460031016	Downtown	BCC-2	87	0.17	Parking lot/patron	70%		
TOD 4-Old IKEA	212 E BURBANK BLVD	2460031018	Downtown	BCC-2	87	0.19	Parking lot/patron	70%		
TOD 4-Old IKEA	800 N SAN FERNANDO BLVD	2460031019	Downtown	BCC-2	87	0.24	Bank/savings	70%		
TOD 4-Old IKEA	840 N SAN FERNANDO BLVD	2460031029	Downtown	BCC-2	87	0.16	Bank/savings	70%		
TOD 4-Old IKEA		2460031044	Downtown	BCC-2	87	0.16	Vacant	70%		
TOD 4-Old IKEA	800 N SAN FERNANDO BLVD	2460031045	Downtown	BCC-2	87	0.44	Fast food-walkup	70%		
Total						13.80		70%		839.0
TOD 5-Ashley Home/El Pollo	401 N 1ST ST	2460023056	Downtown	PD	87	2.06	Reg. shopping	70%		
TOD 5-Ashley Home/El Pollo	521 N 1ST ST	2460023057	Downtown	PD	87	0.65	Reg. shopping	70%		
Total						2.71		70%		164.0
TOD 6-Burbank Town Ctr	245 E MAGNOLIA BLVD	2460023048	Downtown	PD	87	1.31	Reg. shopping	70%		
TOD 6-Burbank Town Ctr	201 E MAGNOLIA BLVD	2460023049	Downtown	PD	87	5.20	Reg. shopping	70%		
TOD 6-Burbank Town Ctr	111 E MAGNOLIA BLVD	2460023050	Downtown	PD	87	1.41	Reg. shopping	70%		
TOD 6-Burbank Town Ctr	501 N 3RD ST	2460023052	Downtown	PD	87	2.23	Reg. shopping	70%		
TOD 6-Burbank Town Ctr	550 N 1ST ST	2460023054	Downtown	PD	87	2.71	Reg. shopping	70%		
TOD 6-Burbank Town Ctr	200 E CYPRESS AVE	2460023063	Downtown	PD	87	2.35	Reg. shopping	70%		
TOD 6-Burbank Town Ctr	(PRIV STREET AND YARD IMPS)	2460023064	Downtown	PD	87	1.26	Private Street	70%		
TOD 6-Burbank Town Ctr	555 N 3RD ST	2460023996	Downtown	PD	87	0.27	Theater	70%		
Total						16.75		70%		1020.0
TOD 7-Civic Center		2453008900	Institutional	PD	0	0.08	Parking lot lease	70%	87	4.9
TOD 7-Civic Center		2453008903	Institutional	PD	0	0.89	Gov't owned	70%	87	54.2
TOD 7-Civic Center	348 E ORANGE GROVE AVE	2453008905	Institutional	PD	0	0.36	Store/resid combo	70%	87	21.7
TOD 7-Civic Center	301 E OLIVE AVE	2453008908	Institutional	PD	0	0.53	Bank/savings	70%	87	32.5
TOD 7-Civic Center	375 E OLIVE AVE	2453008910	Institutional	PD	0	0.17	Parking lot/patron	70%	87	10.2
TOD 7-Civic Center		2453008911	Institutional	PD	0	0.20	Parking lot/patron	70%	87	12.2
TOD 7-Civic Center	374 E ORANGE GROVE AVE	2453008912	Institutional	PD	0	0.66	Bank/savings	70%	87	39.2
TOD 7-Civic Center (City Hall)	275 E OLIVE AVE	2453009902	Institutional	PD	0	1.79	City Hall/Admin Ctr	70%	87	109.2
TOD 7-Civic Center	110 N GLENOAKS BLVD	2455021906	Institutional	R-4	0	1.56	Central Library	70%	87	95.1
Total						6.24		70%	87	379.0

OP Site ID	Address	APN	General Plan	Zone	Current GP Max Density	Gross Acres	Current Use	Realistic Dev Potential %	Prop SP Max Density	Realistic SP Net DUs
TOD 8-Olive/Glenoaks	121 S GLENOAKS BLVD	2453014002	Downtown	BCC-3	87	0.08	Prof building	70%		
TOD 8-Olive/Glenoaks	123 S GLENOAKS BLVD	2453014003	Downtown	BCC-3	87	0.04	Store/resid combo	70%		
TOD 8-Olive/Glenoaks	147 S GLENOAKS BLVD	2453014008	Downtown	BCC-3	87	0.09	Store	70%		
TOD 8-Olive/Glenoaks	356 E OLIVE AVE	2453014012	Downtown	BCC-2	87	0.18	Prof building	70%		
TOD 8-Olive/Glenoaks	348 E OLIVE AVE	2453014014	Downtown	BCC-2	87	0.18	Office building	70%		
TOD 8-Olive/Glenoaks	362 E OLIVE AVE	2453014022	Downtown	BCC-2	87	0.06	Store	70%		
TOD 8-Olive/Glenoaks	358 E OLIVE AVE	2453014023	Downtown	BCC-2	87	0.12	Office building	70%		
TOD 8-Olive/Glenoaks	137 S GLENOAKS BLVD	2453014024	Downtown	BCC-3	87	0.16	Restaurant	70%		
TOD 8-Olive/Glenoaks	372 E OLIVE AVE	2453014025	Downtown	BCC-3	87	0.13	Bank/savings	70%		
TOD 8-Olive/Glenoaks	359 E ANGELENO AVE	2453014026	Downtown	BCC-2	87	0.17	Parking lot/patron	70%		
TOD 8-Olive/Glenoaks	353 E ANGELENO AVE	2453014029	Downtown	BCC-2	87	0.35	Office building	70%		
Total						1.55		70%		88.0
TOD 9-Fosters Freeze/Salvation Army	249 S GLENOAKS BLVD	2453021026	Downtown	BCC-3	87	0.19	Auto serv/body	70%	87	11.8
TOD 9-Fosters Freeze/Salvation Army	249 S GLENOAKS BLVD	2453021027	Downtown	BCC-3	87	0.09	Auto serv/body	70%	87	5.3
TOD 9-Fosters Freeze/Salvation Army	201 S GLENOAKS BLVD	2453021029	Downtown	BCC-3	87	0.25	Restaurant	70%	87	15.4
TOD 9-Fosters Freeze/Salvation Army	221 S GLENOAKS BLVD	2453021030	Downtown	BCC-3	87	0.21	Store	70%	87	12.5
TOD 9-Fosters Freeze/Salvation Army	354 E ANGELENO AVE	2453021032	High Density Residential	BCC-2	43	0.17	Prof building	70%	87	10.6
TOD 9-Fosters Freeze/Salvation Army	344 E ANGELENO AVE	2453021033	High Density Residential	BCC-2	43	0.17	Prof building	70%	87	10.6
TOD 9-Fosters Freeze/Salvation Army	336 E ANGELENO AVE	2453021035	High Density Residential	BCC-2	43	0.18	Private school	70%	87	10.7
TOD 9-Fosters Freeze/Salvation Army	320 E ANGELENO AVE	2453021041	High Density Residential	BCC-2	43	0.17	Church	70%	87	10.5
TOD 9-Fosters Freeze/Salvation Army	310 E ANGELENO AVE	2453021046	High Density Residential	BCC-2	43	0.35	Parking lot/patron	70%	87	21.4
TOD 9-Fosters Freeze/Salvation Army	300 E ANGELENO AVE	2453021062	High Density Residential	BCC-2	43	0.15	Church	70%	87	9.4
Total						1.94		70%	87	118.0
TOD-10-BJs/Black Angus	101 S 1ST ST, 400	2453011029	Downtown	BCC-2	87	2.12	Office building	70%		
TOD-10-BJs/Black Angus	235 S 1ST ST	2453018017	Downtown	BCC-2	87	1.71	Restaurant	70%		



OP Site ID	Address	APN	General Plan	Zone	Current GP Max Density	Gross Acres	Current Use	Realistic Dev Potential %	Prop SP Max Density	Realistic SP Net DUs
<b>Total</b>						<b>3.83</b>		70%		<b>232.0</b>
<b>TOD 11-Victory/Olive</b>	120 S VICTORY BLVD	2451016011	North Victory	BCCM	27	2.14	Office building	70%		
<b>TOD 11-Victory/Olive</b>	272 E OLIVE AVE	2451016012	North Victory	BCCM	27	0.24	Auto serv/body	70%		
<b>TOD 11-Victory/Olive</b>	264 W OLIVE AVE	2451016013	North Victory	BCCM	27	0.19	Auto serv/body	70%		
<b>TOD 11-Victory/Olive</b>	110 S VICTORY BLVD	2451016014	North Victory	BCCM	27	0.31	Auto serv/body	70%		
<b>Total</b>						<b>2.90</b>		70%		<b>50.0</b>
<b>TOD 12-YMCA</b>	353 E SAN JOSE AVE	2460034021	Downtown	BCC-2	87	0.35	Private school	70%		48.6
<b>TOD 12-YMCA</b>	409 N GLENOAKS BLVD	2460035001	Downtown	BCC-3	87	0.11	Parking lot/patron	70%		15.1
<b>TOD 12-YMCA</b>	369 E MAGNOLIA BLVD	2460035003	Downtown	BCC-3	87	0.18	Restaurant	70%		24.9
<b>TOD 12-YMCA</b>	361 E MAGNOLIA BLVD	2460035005	Downtown	BCC-2	87	0.17	Office building	70%		24.1
<b>TOD 12-YMCA</b>	353 E MAGNOLIA BLVD	2460035007	Downtown	BCC-2	87	0.17	Store/resid combo	70%		24.6
<b>TOD 12-YMCA</b>	352 E SAN JOSE AVE	2460035008	Downtown	BCC-2	87	0.18	Parking lot/patron	70%		24.9
<b>TOD 12-YMCA</b>	320 E SAN JOSE AVE	2460035014	Downtown	PD	87	0.28	Parking lot/patron	70%		39.5
<b>TOD 12-YMCA</b>	300 E SAN JOSE AVE	2460035016	Downtown	PD	87	0.33	Parking lot/patron	70%		46.7
<b>TOD 12-YMCA</b>	344 E SAN JOSE AVE	2460035017	Downtown	PD	87	0.36	Private school	70%		50.6
<b>TOD 12-YMCA</b>	321 E MAGNOLIA BLVD	2460035018	Downtown	PD	87	0.53	Club/Lodge Hall	70%		74.8
<b>Total</b>						<b>2.66</b>		70%		<b>372.0</b>
<b>GOLDEN STATE SPECIFIC PLAN SITES</b>										
<b>GSSP-1 Lima/Avon</b>	3075 N LIMA ST	2466001015	Golden State	M-2	27	0.16	Light industrial	70%	120	13.2
<b>GSSP-1 Lima/Avon</b>	3079 N LIMA ST	2466001016	Golden State	M-2	27	0.16	Light industrial	70%	120	13.1
<b>GSSP-1 Lima/Avon</b>	3310 COHASSET ST	2466001022	Golden State	M-2	27	0.15	Light industrial	70%	120	12.8
<b>GSSP-1 Lima/Avon</b>	3094 N AVON ST	2466001023	Golden State	M-2	27	0.15	Light industrial	70%	120	13.0
<b>GSSP-1 Lima/Avon</b>	3090 N AVON ST	2466001024	Golden State	M-2	27	0.15	Light industrial	70%	120	12.9
<b>GSSP-1 Lima/Avon</b>	3086 N AVON ST	2466001025	Golden State	M-2	27	0.31	Light industrial	70%	120	24.7
<b>GSSP-1 Lima/Avon</b>	3080 N AVON ST	2466001026	Golden State	M-2	27	0.18	Light industrial	70%	120	15.0
<b>GSSP-1 Lima/Avon</b>	3071 N LIMA ST	2466001029	Golden State	M-2	27	0.15	Light industrial	70%	120	12.6
<b>GSSP-1 Lima/Avon</b>	3083 N LIMA ST	2466001030	Golden State	M-2	27	0.31	Warehouse, storage	70%	120	26.0
<b>GSSP-1 Lima/Avon</b>	3059 N CALIFORNIA ST	2466001045	Golden State	M-2	27	0.15	Vacant	70%	120	12.5
<b>GSSP-1 Lima/Avon</b>	3063 N CALIFORNIA ST	2466001046	Golden State	M-2	27	0.16	Vacant	70%	120	13.6
<b>GSSP-1 Lima/Avon</b>	3300 N SAN FERNANDO BLVD	2466001063	Golden State	M-2	27	0.51	Warehouse, storage	70%	120	42.9

OP Site ID	Address	APN	General Plan	Zone	Current GP Max Density	Gross Acres	Current Use	Realistic Dev Potential %	Prop SP Max Density	Realistic SP Net DUs
GSSP-1 Lima/Avon	3089 N LIMA ST	2466001064	Golden State	M-2	27	0.16	Warehouse, storage	70%	120	13.1
GSSP-1 Lima/Avon	3099 N LIMA ST	2466001077	Golden State	M-2	27	0.31	Light industrial	70%	120	26.4
GSSP-1 Lima/Avon	3320 N SAN FERNANDO BLVD	2466001081	Golden State	M-2	27	0.99	Light industrial	70%	120	83.0
<b>Total</b>						<b>4.00</b>		<b>70%</b>		<b>334.0</b>
GSSP-2 N. Hollywood Way	3333 N SAN FERNANDO BLVD	2466005003	Golden State	M-2	27	0.89	Light industrial	80%	120	85.1
GSSP-2 N. Hollywood Way	3207 N SAN FERNANDO BLVD	2466005013	Golden State	M-2	27	0.50	Light industrial	80%	120	48.3
GSSP-2 N. Hollywood Way		2466005017	Golden State	M-2	27	0.20	Parking lot/structure	80%	120	19.0
GSSP-2 N. Hollywood Way		2466005018	Golden State	M-2	27	0.23	Parking lot/structure	80%	120	22.0
GSSP-2 N. Hollywood Way	3303 N SAN FERNANDO BLVD	2466005024	Golden State	M-2	27	1.33	Light industrial	80%	120	127.4
GSSP-2 N. Hollywood Way	3301 N SAN FERNANDO BLVD	2466005025	Golden State	M-2	27	1.26	Light industrial	80%	120	121.1
GSSP-2 N. Hollywood Way	3024 N HOLLYWOOD WAY	2466006002	Golden State	M-2	27	0.07	Light industrial	80%	120	5.3
GSSP-2 N. Hollywood Way	3022 N HOLLYWOOD WAY	2466006003	Golden State	M-2	27	0.06	Light industrial	80%	120	6.1
GSSP-2 N. Hollywood Way	3020 N HOLLYWOOD WAY	2466006004	Golden State	M-2	27	0.06	Light industrial	80%	120	5.9
GSSP-2 N. Hollywood Way	3018 N HOLLYWOOD WAY	2466006005	Golden State	M-2	27	0.07	Light industrial	80%	120	6.2
GSSP-2 N. Hollywood Way	3016 N HOLLYWOOD WAY	2466006006	Golden State	M-2	27	0.06	Light industrial	80%	120	6.1
GSSP-2 N. Hollywood Way	3014 N HOLLYWOOD WAY	2466006007	Golden State	M-2	27	0.06	Light industrial	80%	120	6.1
GSSP-2 N. Hollywood Way	3012 N HOLLYWOOD WAY	2466006008	Golden State	M-2	27	0.06	Light industrial	80%	120	6.0
GSSP-2 N. Hollywood Way		2466006009	Golden State	M-2	27	0.06	Parking lot/structure	80%	120	6.1
GSSP-2 N. Hollywood Way		2466006010	Golden State	M-2	27	0.06	Parking lot/structure	80%	120	6.1
GSSP-2 N. Hollywood Way	3000 N HOLLYWOOD WAY	2466006011	Golden State	M-2	27	0.30	Warehouse, storage	80%	120	28.8
<b>Total</b>						<b>5.28</b>		<b>80%</b>		<b>505.0</b>
GSSP-3 Valhalla	2210 N SCREENLAND DR	2463001005	Golden State	M-1	27	3.04	Light industrial	70%	120	255.5
GSSP-3 Valhalla	2211 N HOLLYWOOD WAY	2463001006	Golden State	M-1	27	0.34	Light industrial	70%	120	28.7
GSSP-3 Valhalla	2205 N HOLLYWOOD WAY	2463001007	Golden State	M-1	27	0.34	Light industrial	70%	120	27.3
GSSP-3 Valhalla	2201 N HOLLYWOOD WAY	2463001008	Golden State	M-1	27	0.34	Light industrial	70%	120	27.3
GSSP-3 Valhalla	3520 W VALHALLA DR	2463001011	Golden State	M-1	27	2.41	Light industrial	70%	120	202.3
GSSP-3 Valhalla	2231 N HOLLYWOOD WAY	2463001012	Golden State	M-1	27	1.64	Light industrial	70%	120	137.4
<b>Total</b>						<b>8.10</b>		<b>70%</b>		<b>678.0</b>

OP Site ID	Address	APN	General Plan	Zone	Current GP Max Density	Gross Acres	Current Use	Realistic Dev Potential %	Prop SP Max Density	Realistic SP Net DUs
GSSP-4 Logix	2340 N HOLLYWOOD WAY	2463010001	Golden State	M-2	27	4.46	Office building	80%	120	428.0
GSSP-5 Ontario		2464004036	Regional Commercial	PD	58	1.73	Parking lot/structure	80%	120	166.0
GSSP-6 Fairview		2464006045	Regional Commercial	M-2	58	0.65	Parking lot/structure	80%	58	30.0
GSSP-7 Empire	3030 W EMPIRE AVE	2464001002	Regional Commercial	M-2	58	0.39	Light industrial	80%	100	31.5
GSSP-7 Empire	3020 W EMPIRE AVE	2464001003	Regional Commercial	M-2	58	0.41	Light industrial	80%	100	32.5
GSSP-7 Empire	2820 W EMPIRE AVE	2464001007	Regional Commercial	M-2	58	0.74	Heavy industrial	80%	100	59.2
GSSP-7 Empire	3110 W EMPIRE AVE	2464001015	Regional Commercial	M-2	58	0.82	Office building	80%	100	65.9
GSSP-7 Empire	3000 W EMPIRE AVE	2464001019	Regional Commercial	M-2	58	1.98	Light industrial	80%	100	158.0
GSSP-7 Empire	2890 W EMPIRE AVE	2464001020	Regional Commercial	M-2	58	0.86	Light industrial	80%	100	68.9
GSSP-7 Empire	3120 W EMPIRE AVE	2464001021	Regional Commercial	M-2	58	1.13	Warehouse, storage	80%	100	89.3
GSSP-7 Empire		2464001906	Institutional	RR	0	0.06	Government, public	80%	100	4.9
Total						6.40		80%		510.0
TOTAL PROPOSED SPECIFIC PLAN OPPORTUNITY SITES						93.7				6,066 units

## **Exhibit D-1**

### **TOD and GSSP Opportunity Sites**

## TOD 1 - Carl's Jr.



**Site Acreage:** 1.29 acres

**Current General Plan Land Use:**  
High Density Res. (43 du/ac)  
Corridor Commercial (27 du/ac)

**Proposed Zoning:**  
Downtown Burbank TOD SP (27 du/ac and 43 du/ac)

**Net Unit Potential:** 26 units

**Programs to Facilitate Development:** 5, 9, 10, 11, 17, 19, 20, 22

### Site Description and Factors Supporting Development:

This site is located at prominent corner across the street from McCambridge Park on San Fernando Road. The site abuts multifamily and is in a TCAC designated highest resource area with underutilized service commercial/fast food restaurants whose buildings are more than 40 years old, and an improvement-to-land value ratio of just 0.75.<sup>1</sup> Five of the seven parcels are owned by one owner. The properties are targeted as opportunity sites in the Downtown Burbank TOD Specific Plan and the City is engaging with the property owners about the viability of developing mixed use projects at both sites individually, or through consolidation into a larger parcel. In conjunction with release of the City's draft Housing Element opportunity sites and public meetings regarding the Downtown TOD Specific Plan update, the City has received inquiries as recently as October 2021 about the site's development potential that currently exists, as well as what is being envisioned through the TOD Specific Plan. The existing base maximum density is proposed to be increased as part of the Specific Plan update. Beyond that, other housing development incentives to be established with the Specific Plan update will further support the likelihood of residential development on the site. As noted in the inventory, the site is expected to yield fewer than 100 dwelling units and would therefore fall within the Housing Element program to allow for by-right ministerial review. Additional factors supporting residential development include density incentives for lot

<sup>1</sup> Improvement-to-land value ratios under 1.0 are considered economically conducive for redevelopment.

	<p>consolidation, reduced parking for residential use, and identification of the site as an opportunity site within the Specific Plan itself.</p> <p>In order for the level of projected housing development to occur on this opportunity site, small-lot consolidation will be necessary. This site has seven small parcels with three property owners, but as discussed in the Housing Element regarding small sites, the City has experience facilitating small-lot consolidation, with the five projects presented in Table I-45 (Examples of Small Lot Consolidation) involving the aggregation of multiple small parcels. In each of these instances, property owners were able to acquire adjacent small parcels that were either physically underdeveloped and/or economically underutilized to create a viable site which was then developed to a higher economic use. Four of the five projects took advantage of density bonuses and provided affordable units. Other TOD sites also contain small parcels that share similar characteristics of physical and/or economic underutilization, and in several instances are already under common ownership. With the increased densities and economic incentives to be provided under the specific plan, these small parcels will be ripe for consolidation and development.</p> <p>The City's Housing, Economic Development and Real Estate Division is in the process of preparing property information sheets detailing applicable zoning regulations, permitted density, etc. that can be used to help actively market the subject site. These property information worksheets for all the housing opportunity sites in the Housing Element will be completed in the third quarter of 2022 and posted on the City's website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway.</p>
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## TOD 2 - Kmart Shopping Center



**Site Acreage:** 6.43 acres

**General Plan Land Use:**  
Corridor Commercial (27 du/ac)

**Proposed Zoning:**  
Downtown Burbank TOD SP (27 du/ac)

**Net Unit Potential:** 104 units

**Programs to Facilitate Development:**  
5, 9, 10, 11, 17, 19, 20, 22

### Site Description and Factors Supporting Development:

This opportunity site is located in a prime location along the North San Fernando Boulevard corridor and includes a now shuttered K-Mart store built in 1962 and large surface parking area under single-ownership. The area is identified as highest resource by TCAC, is in close proximity to services including the adjacent McCambridge Park, and within a high-quality transit area. The property is targeted as an opportunity site in the Downtown Burbank TOD Specific Plan and the City is engaging with the multiple prospective developers seeking to develop the site as a residential and/or mixed-use project. One of the two parcels on this site (southeastern portion) has an improvement-to-land value ratio of 0.80 and the existing building was also built in 1962. Furthermore, the existing base maximum density is proposed to be increased as part of the Specific Plan update to allow up to 43



	<p>dwelling units per acre. Beyond that, other housing development incentives to be established with the Specific Plan update will further support the likelihood of residential development on the site.</p> <p>In February 2022, City staff met with the property owner's representative and architect about a potential mixed-use project at the subject site. The property owner's representatives conveyed their interest in being involved in the Downtown TOD Specific Plan process to provide input on a mixed-use project on the site that is consistent with the Specific Plan project objectives and with the Program Environmental Impact Report in order to preserve any future opportunities for streamlined project review and environmental assessment. Communications between staff and the property owner's representatives is ongoing.</p> <p>Moreover, the City's Housing, Economic Development and Real Estate Division is in the process of preparing property information sheets detailing applicable zoning regulations, permitted density, etc. that can be used to help actively market the subject site. These property information worksheets for all the housing opportunity sites in the Housing Element will be completed in the third quarter of 2022 and posted on the City's website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway.</p>
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## TOD 3 - Caltrans/IHOP



**Site Acreage:** 2.87 acres

**General Plan Land Use:**

Corridor Commercial (27 du/ac)

**Proposed Zoning:**

Downtown Burbank TOD SP (27 du/ac)

**Net Unit Potential:** 23 units

**Programs to Facilitate Development:**

5, 9, 10, 11, 17, 19, 20, 22

**Note:** 1.58-acre Caltrans property not included for residential development

**Site Description and Factors Supporting Development:**

This opportunity site includes a 1960s IHOP restaurant (closed), fast food restaurant, gas station and surface parking. The site also includes a 1.58-acre parcel of land owned by Caltrans. The prior use of the Caltrans property was an off-ramp from the I-5 freeway to Burbank Boulevard. As surplus property, it is currently used as a staging area for the construction of a bridge overpass; however, once the construction is completed, the City will engage with Caltrans to obtain the property. The first communication with Caltrans was in early 2022. While no specific environmental studies have not been conducted on the Caltrans property, all potential environmental risks will be assessed as part of the TOD Specific Plan Program EIR. The existing buildings are over 40 years and the property is underutilized. Excluding the Caltrans parcel, the site has an improvement-to-land value ratio of just 0.17, indicating a strong potential for lot consolidation and redevelopment with a higher value economic use. City staff will continue to engage with Caltrans and the adjacent property owners about the viability of

	<p>redeveloping these parcels as a cohesive mixed-use project including the introduction of affordable and market rate residential units in proximity to downtown. Redevelopment of the site is being evaluated as part of the Downtown Burbank TOD Specific Plan. This site falls within the Housing Element program to allow for by-right ministerial review process for projects within the specific plans that include 100 dwelling units or fewer.</p> <p>In order for the level of projected housing development to occur in this opportunity site, small-lot consolidation will be necessary. This site has six small parcels (not counting the Caltrans parcel) with three property owners, but as discussed in the Housing Element regarding small sites, the City has experience facilitating small-lot consolidation, with the five projects presented in Table I-45 (Examples of Small Lot Consolidation) involving the aggregation of multiple small parcels. In each of these instances, property owners were able to acquire adjacent small parcels that were either physically underdeveloped and/or economically underutilized to create a viable site which was then developed to a higher economic use. Four of the five projects took advantage of density bonuses and provided affordable units. Other TOD sites also contain small parcels that share similar characteristics of physical and/or economic underutilization, and in several instances are already under common ownership. With the increased densities and economic incentives to be provided under the specific plan, these small parcels will be ripe for consolidation and development.</p> <p>In addition, the City's Housing, Economic Development and Real Estate Division is in the process of preparing property information sheets detailing applicable zoning regulations, permitted density, etc. that can be used to help actively market the subject site. These property information worksheets for all the housing opportunity sites in the Housing Element will be completed in the third quarter of 2022 and posted on the City's website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway.</p>
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## TOD 4 - Old IKEA Site



**Site Acreage:** 13.8 acres

**General Plan Land Use:**  
Downtown (87 du/ac)

**Proposed Zoning:**  
Downtown Burbank TOD SP  
(87 du/ac)

**Net Unit Potential:** 839 units

**Programs to Facilitate  
Development:** 5, 9, 10, 11, 17, :

### Site Description and Factors Supporting Development:

After the closing of the old IKEA building in 2017, the owners of the property (also owners of adjacent Burbank Town Center) proposed development of a seven-story mixed-use project on the 13.8-acre site that would have produced over 1,100 new housing units. The project was subsequently paused just prior to the COVID pandemic. City staff has been in ongoing discussions with the property owners, and have proposed by right approval of residential land uses, as well as consideration of the possible repurposing of vacant and/or underutilized portions of the mall square footage as office use. In the most recent discussion with the owners (October 2021) they requested to include the private street (Cypress Ave) that runs between N. 1<sup>st</sup> and N. 3<sup>rd</sup> Streets to the total site area in order to increase the potential for additional building area, including for a residential portion. These efforts are focused on facilitating a mixed-use project that combines potential for new office space with new housing in a major employment and transportation hub within the City's Downtown Burbank TOD Specific Plan. As of November 2021, the Onni Group (a Toronto-based investor and developer with expertise in the construction of mixed-use developments) has acquired the Burbank Town Center as well as approximately 75% of the land within the TOD 4

	<p>opportunity site for redevelopment purposes, and has been in discussions with City staff about the pending Downtown Burbank TOD Specific Plan as it relates the Town Center site. While they are still defining the scope of their project, their goal is to develop well in excess of the 1,020 units identified in the Housing Element for this site. In May of 2022, City staff met with the property owner's representatives and architects about a potential mixed-use project at the subject site. The property owner's representatives conveyed their interest in being involved in the Downtown TOD Specific Plan process to provide input on a mixed-use project on the subject site that is consistent with the Specific Plan project objectives and with the Program EIR to preserve any future opportunities for streamlined project review and environmental assessment. Communications between staff and the property owner's representatives is ongoing.</p> <p>Moreover, the City's Housing, Economic Development and Real Estate Division is in the process of preparing property information sheets detailing applicable zoning regulations, permitted density, etc. that can be used to help actively market the subject site. These property information worksheets for all the housing opportunity sites in the Housing Element will be completed in the third quarter of 2022 and posted on the City's website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway.</p>
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## TOD 5 – Ashley Home/El Pollo



**Site Acreage:** 2.71 acres

**General Plan Land Use:**

Downtown (87 du/ac)

**Proposed Zoning:**

Downtown Burbank TOD SP (87 du/ac)

**Net Unit Potential:** 164 units

**Programs to Facilitate Development:**

5, 9, 10, 11, 17, 19, 20, 22

**Site Description and Factors Supporting Development:**

This site is also owned by the property owner of the Burbank Town Center and old IKEA property. It is currently developed with an Ashley Furniture store and El Pollo Loco developed in the early 1990s. With a land-to-improvement value of just 0.74, it has high redevelopment potential. As previously discussed, City staff has been in ongoing discussions about redeveloping the site with Crown Realty Group, which own the land. As of November 2021, the Onni Group (a Toronto-based investor and developer with expertise in the construction of mixed-use developments) has purchased has acquired the Burbank Town Center for redevelopment purposes, and has been in discussions with City staff about the pending Downtown Burbank TOD Specific Plan as it relates the Town Center site. While they are still defining the scope of their project, their goal is to develop well in excess of the 1,020 units identified in the Housing Element for this site. In May of 2022, City staff met with the property owner's representatives and architects about a

	<p>potential mixed-use project at the subject site. The property owner's representatives conveyed their interest in being involved in the Downtown TOD Specific Plan process to provide input on a mixed-use project of the subject site that is consistent with the Specific Plan project objectives and with the Program Environmental Impact Report in order to preserve any future opportunities for streamlined project review and environmental assessment. Communications between staff and the property owner's representatives is ongoing.</p> <p>In addition, the City's Housing, Economic Development and Real Estate Division is in the process of preparing property information sheets detailing applicable zoning regulations, permitted density, etc. that can be used to help actively market the subject site. These property information worksheets for all the housing opportunity sites in the Housing Element will be completed in the third quarter of this year and posted on the City's website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway.</p>
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## TOD 6 - Burbank Town Center



**Site Acreage:** 16.75 acres

**General Plan Land Use:** Downtown (87 du/ac)

**Net Unit Potential:** 1,020 units

**Proposed Zoning:** Downtown Burbank TOD SP (87 du/ac)

**Programs to Facilitate Development:** 5, 9, 10, 11, 17, 19, 20, 22

### Site Description and Factors Supporting Development:

In 2017, the owner of the Burbank Town Center property that also includes ownership of the Old IKEA, Office Depot, Corner Bakery, Ashley Furniture and El Pollo Loco, proposed an amendment to the existing planned development for the 30-plus acre aggregated site that included just over 1,000 new housing units as well as new hotel rooms, restaurants, and retail uses. Just prior to Covid, the project was subsequently paused as the ownership entities reconsidered the scope of the project. However, City staff has been in ongoing discussions with the various ownership entities that included Crown Realty Group and EB Arrow Realty. As part of these ongoing discussions, City staff is considering by right approval of residential land uses, including new affordable housing consistent with the City's Inclusionary Housing regulations, as well as consideration of the possible repurposing of vacant and/or underutilized portions of the mall square footage as office and other service commercial uses. These efforts are focused on facilitating a mixed-use project that combines potential for new office space, reconfigured retail space with new housing in a major employment and transportation hub within the City's Downtown Burbank TOD Specific Plan area consistent with the Housing Element update and associated policies and programs to increase housing production and address Burbank's 3 to 1 jobs to housing imbalance. As of November 2021, the Onni Group (a Toronto-based investor and developer with expertise in the construction of mixed-use developments) has acquired the Burbank Town Center for redevelopment purposes, and has been in discussions with City staff about the pending Downtown Burbank TOD Specific Plan as it relates the Town Center site. While they are still defining the scope of their project, their goal is to develop well in excess of the 1,020 units identified in the Housing Element for this site. In May of 2022, City staff met with the property owner's representatives and architects about a potential mixed-use project at the subject site. The property owner's representatives conveyed their interest in being involved in

the Downtown TOD Specific Plan process to provide input on a mixed-use project of the subject site that is consistent with the Specific Plan project objectives and with the Program Environmental Impact Report to preserve any future opportunities for streamlined project review and environmental assessment. Communications between staff and the property owner's representatives is ongoing.

Furthermore, the City's Housing, Economic Development and Real Estate Division is in the process of preparing property information sheets detailing applicable zoning regulations, permitted density, etc. that can be used to help actively market the subject site. These property information worksheets for all the housing opportunity sites in the Housing Element will be completed in the third quarter of 2022 and posted on the City's website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway.

## TOD 7 - Civic Center



**Site Acreage:** 6.24 acres

**General Plan Land Use:**  
Institutional (0 du/ac)

**Proposed Zoning:**  
Downtown Burbank TOD SP  
(87 du/ac)

**Net Unit Potential:** 379 units

**Programs to Facilitate  
Development:** 5, 8, 9, 10, 11,  
17, 19, 20, 22

### Site Description and Factors Supporting Development:

The Civic Center site currently has no allowable residential density under the Institutional General Plan land use designation. As part of the Downtown TOD Specific Plan and Housing Element implementation, the site's density will be increased to allow up to 87 dwelling units per acre. This effort will help facilitate the planning and visioning process that the City is currently undertaking with the community and City decision makers to consider redevelopment of City-owned properties within this opportunity site to include a new library, affordable and workforce housing, new office space, shared parking facilities, a transit plaza, and new public open spaces; the existing City Hall building will remain. The site includes administrative buildings, bank, library, parking lot and a portion of a parking structure. As part of the development of the Downtown Burbank TOD Specific Plan, the City is developing a general concept for the Civic Center opportunity site that will consider the development of a Public-Private-Partnership ("P3") to help facilitate the development of the project during the 2021-2029 planning period. The proposed land uses, including residential, will be evaluated as part of the Specific Plan's Program EIR with the intent to facilitate streamlined review of future development. The Specific Plan will also consider the potential use of transfer development rights, to allow transfer of unused density to other parcels within the Civic Center site.

	<p>Over the past seven months, the City’s Civic Center taskforce made of key City executives and land development staff have been working with ARUP and a subconsultant team made up of economists, urban designers, traffic engineers, and environmental consultants to develop a plan to consider a public private partnership (“P3”) for the Civic Center. The Civic Center plan would include amongst other things, the development of housing, office, retail and a new library as well as on-site parking. During this period, the City has undertaken various studies including development of multiple Civic Center conceptual plans, parking analysis, capital cost estimate and affordability assessment. This effort will culminate in a presentation by City staff and ARUP to the City Council in the last quarter of 2022. It is the intent of this effort to seek City Council authorization to prepare an RFP to solicit proposals from qualified developers to build out the Civic Center in a manner that addresses the various mix of residential, commercial, and civic uses. The RFP development, solicitation of proposals and negotiation would take approximately 12 months to complete in late 2023. It is anticipated that a Civic Center Project would be underway by the summer of 2025.</p>
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## TOD 8 - Olive and Glenoaks



**Site Acreage:** 1.55 acres

**General Plan Land Use:**

Downtown (87 du/ac)

**Proposed Zoning:**

Downtown Burbank TOD SP (87 du/ac)

**Net Unit Potential:** 88 units

**Programs to Facilitate**

**Development:** 5, 9, 10, 11, 17, 19, 20, 22

**Site Description and Factors Supporting Development:**

City staff had previous discussions with the property owner about the redevelopment of this opportunity site as a residential/mixed use project. The site currently contains multi-tenant office buildings in the City's Downtown. The majority of the buildings on the site were constructed prior to 1980 and half of the parcels are underutilized with improvement to land value ratios of less than 1. The site includes 11 separate parcels and three owners. The site itself is near the City's downtown adjacent to a Los Angeles County Courthouse and across the street from the City's Civic Center. The site is approximately half a mile from the Downtown Burbank Metrolink Train Station, within a High Quality Transit Area. Per TCAC Opportunity Map, the site is within a high resource area. The redevelopment effort is focused on facilitating a mixed-use project that combines the potential for new office space with new housing in a major employment and transportation hub. In addition, this site falls within the Housing Element program to allow for by-right ministerial review process for projects within the specific plans that include 100 dwelling units or

	<p>fewer. Various property owners have approached City staff in the past regarding potential development of the site. Once the draft of the Downtown TOD Specific Plan is available for public review, City staff will reach out to the property owners of the opportunity site and invite them to participate in workshop to discuss the draft plan and solicit input from the public.</p> <p>In order for the level of projected housing development to occur in this opportunity site, small-lot consolidation will be necessary. This site has 11 small parcels with three property owners, but as discussed in the Housing Element regarding small sites, the City has experience facilitating small-lot consolidation, with the five projects presented in Table I-45 (Examples of Small Lot Consolidation) involving the aggregation of multiple small parcels. In each of these instances, property owners were able to acquire adjacent small parcels that were either physically underdeveloped and/or economically underutilized to create a viable site which was then developed to a higher economic use. Four of the five projects took advantage of density bonuses and provided affordable units. Other TOD sites also contain small parcels that share similar characteristics of physical and/or economic underutilization, and in several instances are already under common ownership. With the increased densities and economic incentives to be provided under the specific plan, these small parcels will be ripe for consolidation and development.</p> <p>In addition, the City's Housing, Economic Development and Real Estate Division is in the process of preparing property information sheets detailing applicable zoning regulations, permitted density, etc. that can be used to help actively market the subject site. These property information worksheets for all the housing opportunity sites in the Housing Element will be completed in the third quarter of 2022 and posted on the City's website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway.</p>
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## TOD 9 - Fosters Freeze/Boys and Girls Club



**Site Acreage:** 1.94 acres

**General Plan Land Use:**

Downtown (87 du/ac)

High Density Residential (43 du/ac)

**Proposed Zoning:**

Downtown Burbank TOD SP (87 du/ac)

**Net Unit Potential:** 118 units

**Programs to Facilitate Development:**

5, 9, 10, 11, 17, 19, 20, 22

**Site Description and Factors Supporting Development:**

City staff had previous redevelopment discussions with the property owner of the north half of this opportunity site about the redevelopment of the opportunity site as a residential/mixed use project. The site currently contains medical office buildings, Foster Freeze Restaurant, a small church, and other older structures. The site's overall improvement-to-land value ratio is 0.46 and the majority of structures were built prior to 1980. The site is adjacent to a Los Angeles County Courthouse and the City's Civic Center, and is a little more than half a mile from the Downtown Burbank Metrolink Station. The portion of the site that has an existing General Plan Land Use designation of High Density Residential at 43 dwelling units per acre will be increased to allow for 87 dwelling units per acre. This increase in density accounts for approximately 1.37 acres of the total 1.94-acre site.



	<p>Similar to the previous site (TOD 8), various property owners have approached City staff in the past regarding potential development of the site. Once the draft of the Downtown TOD Specific Plan is available for public review, City staff will reach out to the property owners of the opportunity site and invite them to participate in workshop to discuss the draft plan and solicit input from the public.</p> <p>In order for the level of projected housing development to occur in this opportunity site, small-lot consolidation will be necessary. This site has ten small parcels with five property owners, but as discussed in the Housing Element regarding small sites, the City has experience facilitating small-lot consolidation, with the five projects presented in Table I-45 (Examples of Small Lot Consolidation) involving the aggregation of multiple small parcels. In each of these instances, property owners were able to acquire adjacent small parcels that were either physically underdeveloped and/or economically underutilized to create a viable site which was then developed to a higher economic use. Four of the five projects took advantage of density bonuses and provided affordable units. Other TOD sites also contain small parcels that share similar characteristics of physical and/or economic underutilization, and in several instances are already under common ownership. With the increased densities and economic incentives to be provided under the specific plan, these small parcels will be ripe for consolidation and development.</p> <p>In addition, the City's Housing, Economic Development and Real Estate Division is in the process of preparing property information sheets detailing applicable zoning regulations, permitted density, etc. that can be used to help actively market the subject site. These property information worksheets for all the housing opportunity sites in the Housing Element will be completed in the third quarter of 2022 and posted on the City's website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway.</p>
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## TOD 10 - BJ's and Black Angus



**Site Acreage:** 3.83 acres

**General Plan Land Use:**

Downtown (87 du/ac)

**Proposed Zoning:**

Downtown Burbank TOD SP (87 du/ac)

**Net Unit Potential:** 232 units

**Programs to Facilitate Development:**

5, 9, 10, 11, 17, 19, 20, 22

### Site Description and Factors Supporting Development:

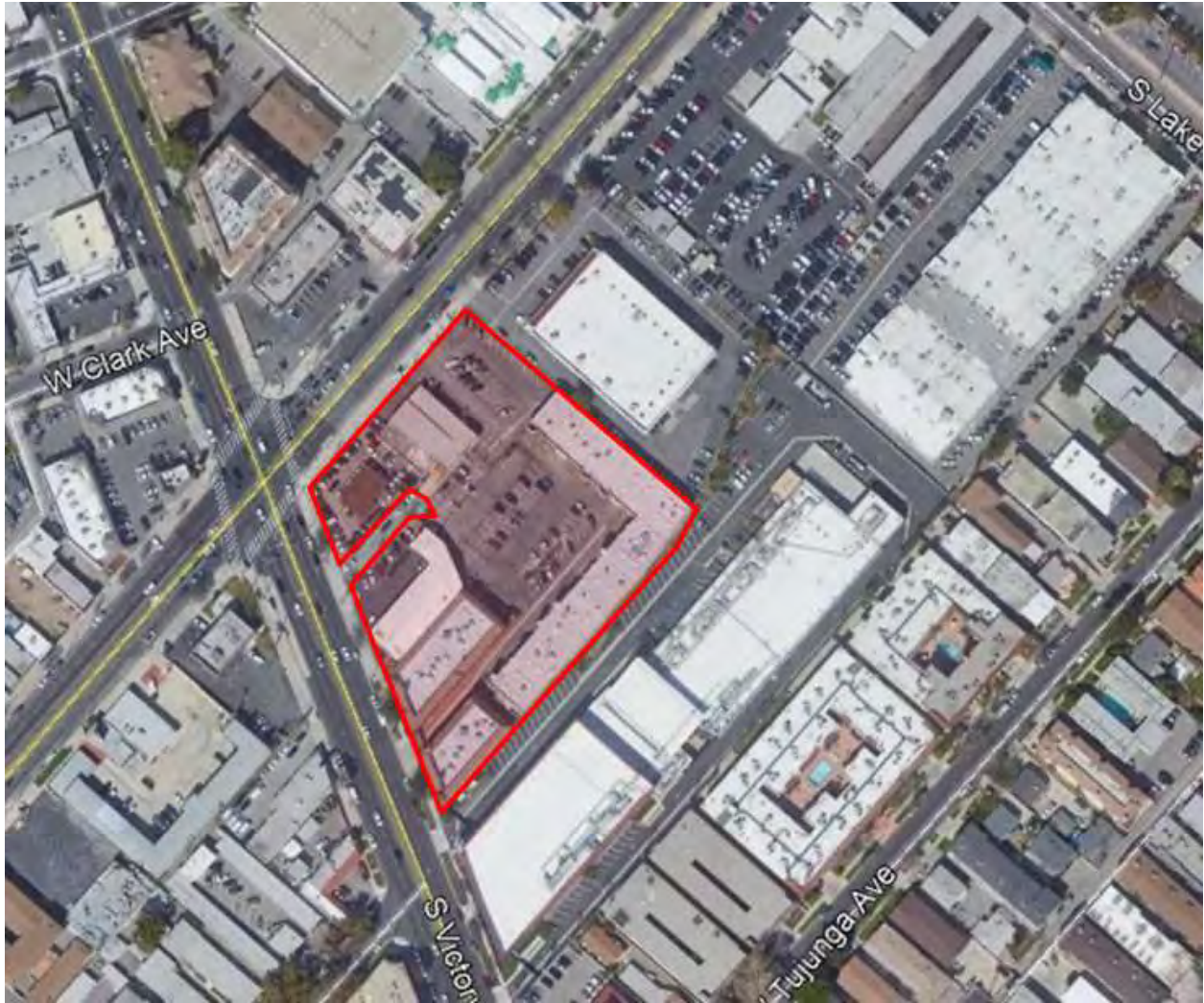
The opportunity site is located in a prime location within Downtown and includes two standalone restaurants (BJ's and Black Angus), and an office building. Approximately 75% of the underutilized 3.83-acre site is currently used for parking. The site is within easy walking distance (approximately half-mile) from the Downtown Burbank Metrolink Station. The City is engaging with multiple prospective developers seeking to develop the site as a residential and/or mixed-use development. The City has received inquiries during the current planning period about the short and long-term development potential of the site.

In addition, the City's Housing, Economic Development and Real Estate Division is in the process of preparing property information sheets detailing applicable zoning regulations, permitted density, etc.

	<p>that can be used to help actively market the subject site. These property information worksheets for all the housing opportunity sites in the Housing Element will be completed in the third quarter of 2022 and posted on the City's website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway.</p>
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## TOD 11 - Victory/Olive



**Site Acreage:** 2.9 acres

**General Plan Land Use:**  
North Victory (27 du/ac)

**Proposed Zoning:**  
Downtown Burbank TOD SP (27 du/ac)

**Net Unit Potential:** 50 units

**Programs to Facilitate Development:**  
5, 9, 10, 11, 17, 19, 20, 22

### Site Description and Factors Supporting Development:

This opportunity site is located at the corner of Victory Boulevard and Olive Avenue, west of the I-5 freeway. The site contains a collection of underutilized service commercial/media uses. The site's overall improvement-to-land value ratio is 0.86. The City is engaging with the property owners about the viability of developing mixed-use projects on individual parcels or on a consolidated site. The City has received inquiries during the current planning period about the short- and long-term development potential envisioned as a result of the proposed Specific Plan. This site falls within the Housing Element program to allow for by-right ministerial review process for projects within the specific plans that include 100 dwelling units or fewer. In January 2022, City staff met with the property owner's attorney and land development representative about a potential mixed-use project at the subject site. The property owner's representatives conveyed their interest in being involved in the Downtown TOD Specific Plan process to provide input on a mixed-use project of the subject site that is consistent with the Specific Plan project objectives and with

	<p>the Program EIR in order to preserve any future opportunities for streamlined project review and environmental assessment. Communications between staff and the property owners' representatives is ongoing.</p> <p>In order for the level of projected housing development to occur in this opportunity site, small-lot consolidation will be necessary. This site has four small parcels with three property owners, but as discussed in the Housing Element regarding small sites, the City has experience facilitating small-lot consolidation, with the five projects presented in Table I-45 (Examples of Small Lot Consolidation) involving the aggregation of multiple small parcels. In each of these instances, property owners were able to acquire adjacent small parcels that were either physically underdeveloped and/or economically underutilized to create a viable site which was then developed to a higher economic use. Four of the five projects took advantage of density bonuses and provided affordable units. Other TOD sites also contain small parcels that share similar characteristics of physical and/or economic underutilization, and in several instances are already under common ownership. With the increased densities and economic incentives to be provided under the specific plan, these small parcels will be ripe for consolidation and development.</p> <p>Moreover, the City's Housing, Economic Development and Real Estate Division is in the process of preparing property information sheets detailing applicable zoning regulations, permitted density, etc. that can be used to help actively market the subject site. These property information worksheets for all the housing opportunity sites in the Housing Element will be completed in the third quarter of 2022 and posted on the City's website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway. The property information sheet will be posted on the City's website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway.</p>
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## TOD 12 - YMCA



**Site Acreage:** 2.66 acres

**General Plan Land Use:**  
Downtown (87 du/ac)

**Proposed Zoning:**  
Downtown Burbank TOD SP (87 du/ac)

**Net Unit Potential:** 372 units

**Programs to Facilitate Development:**  
5, 9, 10, 11, 17, 19, 20, 22

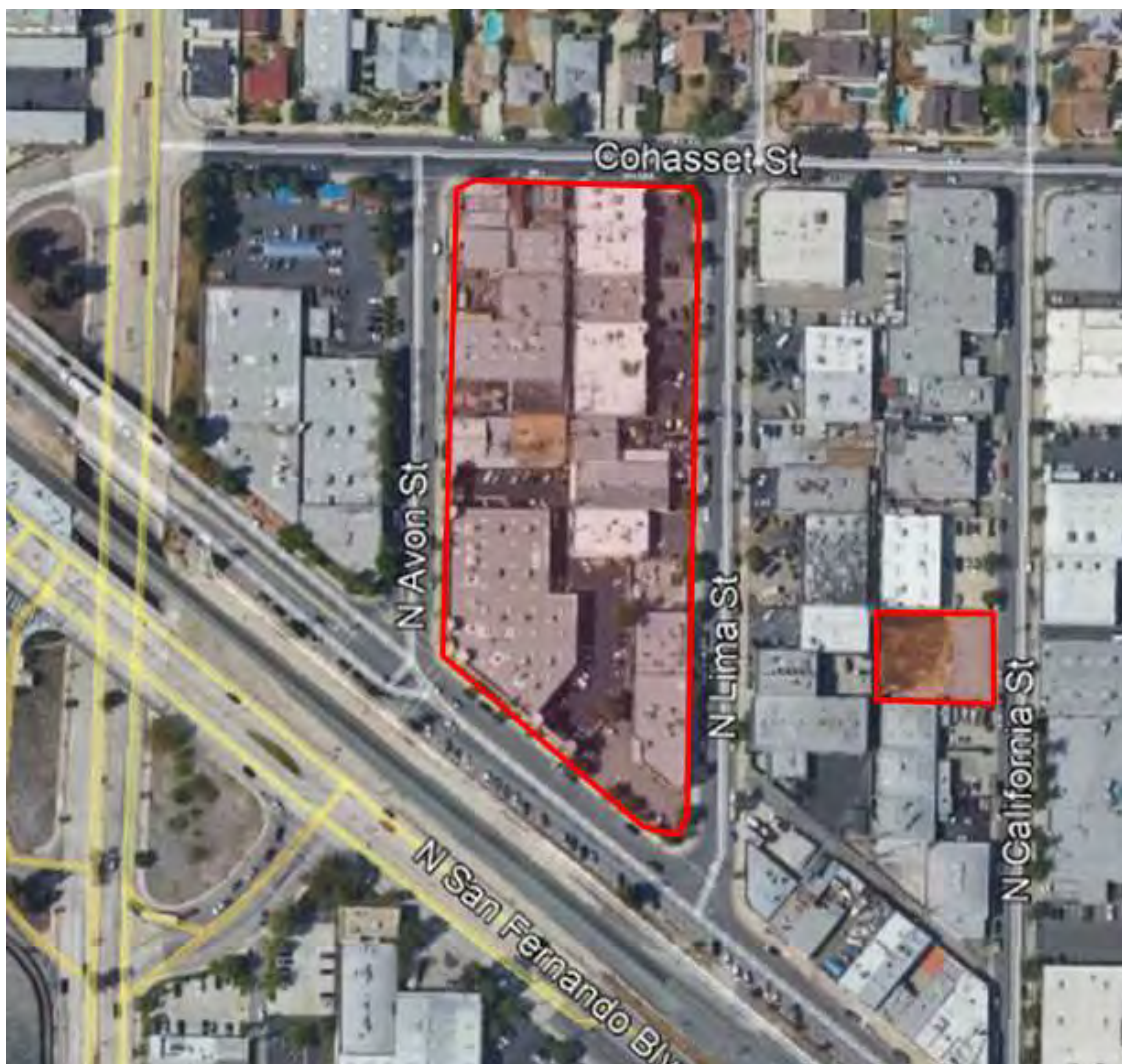
### Site Description and Factors Supporting Development:

The 10 parcels that make up this opportunity site include the existing YMCA facility and adjacent retail/commercial businesses and surface parking on YMCA-owned properties. Most of the existing buildings were constructed prior to 1980 and most parcels are underutilized with improvement to land value ratios of less than 1.0. The YMCA-led property ownership group and development team initiated a pre-application meeting with City staff in February 2021 during which the conceptual project proposal was discussed. The redevelopment of the YMCA opportunity site would include a new YMCA facility along with associated community-serving retail and child development center, as well as market rate and affordable units through a combination of the City's inclusionary housing requirement and State density bonus incentive. The site is within 0.3 miles of the Civic Center, a prominent location within the transit and jobs-rich Downtown core and 0.8 miles from the Downtown Burbank Metrolink Train Station. Preliminary project proposal for the site facilitates development of 372 dwelling

	<p>units including 66 deed-restricted affordable lower income units. In April 2022, City staff met with the property owner’s attorney and land development representative about a potential mixed-use project at the subject site. The property owner’s representatives conveyed their interest in being involved in the Downtown TOD Specific Plan process to provide input on a mixed-use project of the subject site that is consistent with the Specific Plan project objectives and with the Program Environmental Impact Report to preserve any future opportunities for streamlined project review and environmental assessment. Communications between staff and the property owner’s representatives is ongoing.</p> <p>In order for the level of projected housing development to occur in this opportunity site, small-lot consolidation will be necessary. This site has ten small parcels with four property owners, but as discussed in the Housing Element regarding small sites, the City has experience facilitating small-lot consolidation, with the five projects presented in Table I-45 (Examples of Small Lot Consolidation) involving the aggregation of multiple small parcels. In each of these instances, property owners were able to acquire adjacent small parcels that were either physically underdeveloped and/or economically underutilized to create a viable site which was then developed to a higher economic use. Four of the five projects took advantage of density bonuses and provided affordable units. Other TOD sites also contain small parcels that share similar characteristics of physical and/or economic underutilization, and in several instances are already under common ownership. With the increased densities and economic incentives to be provided under the specific plan, these small parcels will be ripe for consolidation and development.</p> <p>Moreover, the City’s Housing, Economic Development and Real Estate Division is in the process of preparing property information sheets detailing applicable zoning regulations, permitted density, etc. that can be used to help actively market the subject site. These property information worksheets for all the housing opportunity sites in the Housing Element will be completed in the third quarter of 2022 and posted on the City’s website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway. The property information sheet will be posted on the City’s website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway.</p>
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## GSSP 1 - Lima/Avon



**Total Acres:** 4.0 acres

**General Plan Land Use:**  
Golden State (27 du/ac)

**Proposed Zoning:**  
Golden State SP (120 du/ac)

**Net Unit Potential:** 334 units

**Programs to Facilitate Development:** 5, 9, 10, 11, 17, 19, 20, 22

### Site Description and Factors Supporting Development:

This site encompasses 15 parcels within the City's Golden State Specific Plan focus area. The properties are bounded by San Fernando Blvd, Avon Street, Lima Street and Cohasset Street. One vacant parcel is located on California Street. These parcels are currently zoned as General Industrial (M-2) and would be rezoned to allow for Mixed Use Transit Oriented Development at a density of 120 dwelling units per acre, to allow for mixed use residential development within a quarter mile of the existing Burbank Airport – North AV Line Metrolink Station, and a half mile of Hollywood Burbank Airport and proposed High Speed Rail Station. Additionally, these parcels are within close proximity of major regional employers including an Amazon Delivery Station, Nickelodeon, Cartoon Network, Netflix, Hasbro, Warner Brothers and Disney. The site includes uses such as storage and warehousing, light industrial and parking lots, with a majority of the buildings built prior to 1980 and half of the parcels are underutilized with improvement to land value ratios of less than 1.0. Representatives of property owners and potential investors have expressed interest in multi-family residential development within this site.

	<p>In order for the level of projected housing development to occur in this opportunity site, small-lot consolidation will be necessary. This site has 15 small parcels with 11 property owners, but as discussed in the Housing Element regarding small sites, the City has experience facilitating small-lot consolidation, with the five projects presented in Table I-45 (Examples of Small Lot Consolidation) involving the aggregation of multiple small parcels. In each of these instances, property owners were able to acquire adjacent small parcels that were either physically underdeveloped and/or economically underutilized to create a viable site which was then developed to a higher economic use. Four of the five projects took advantage of density bonuses and provided affordable units. Other GSSP sites also contain small parcels that share similar characteristics of physical and/or economic underutilization, and in several instances are already under common ownership. With the increased densities and economic incentives to be provided under the specific plan, these small parcels will be ripe for consolidation and development.</p> <p>Moreover, the City's Housing, Economic Development and Real Estate Division is in the process of preparing property information sheets detailing applicable zoning regulations, permitted density, etc. that can be used to help actively market the subject site. These property information worksheets for all the housing opportunity sites in the Housing Element will be completed in the third quarter of 2022 and posted on the City's website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway. The property information sheet will be posted on the City's website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway.</p>
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## GSSP 2 - N. Hollywood Way



**Site Acreage:** 5.28 acres

**General Plan Land Use:**  
Golden State (27 du/ac)

**Proposed Zoning:**  
Golden State SP (120 du/ac)

**Net Unit Potential:** 505 units

**Programs to Facilitate Development:**  
5, 9, 10, 11, 17, 19, 20, 22

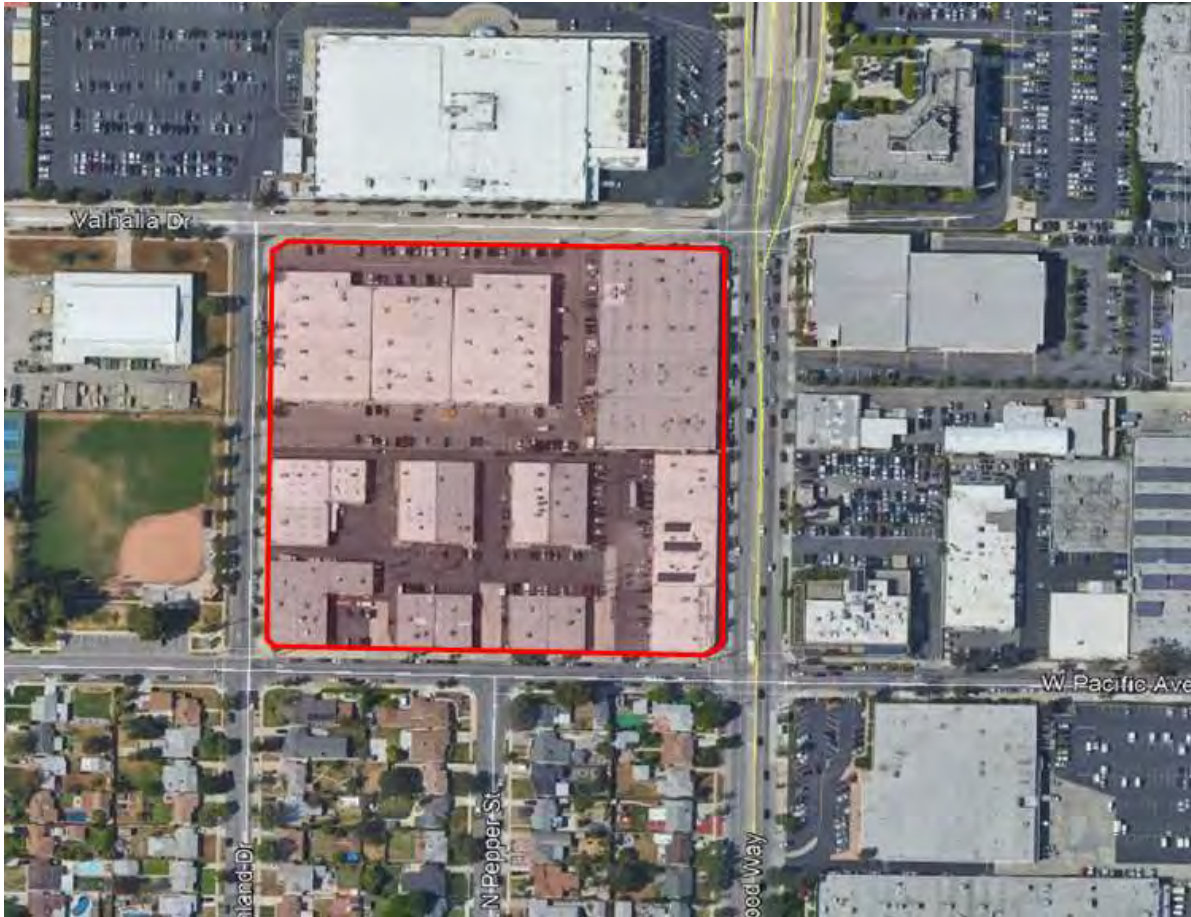
### Site Description and Factors Supporting Development:

This site encompasses 16 parcels near the southeast corner San Fernando Blvd and Hollywood Way. These parcels are currently zoned as General Industrial (M-2) and would be rezoned to allow for Mixed Use Transit Oriented Development at a density of 120 dwelling units per acre, to allow for mixed use residential development within a quarter mile of the existing Burbank Airport – North AV Line Metrolink Station, and a half mile of Hollywood Burbank Airport and proposed High Speed Rail Station. Additionally, these parcels are within close proximity of major regional employers including an Amazon Delivery Station, Nickelodeon, Cartoon Network, Netflix, Hasbro, Warner Brothers and Disney. The sites currently include uses such as storage and warehousing, light industrial and parking lots. The majority of the building are over 40 years old and most of the parcels have an improvement to land value of less than 1.0. Representatives of property owners and potential investors have expressed interest in multi-family residential developments in this opportunity site. A majority of these parcels have improvement-to-land value ratios of less than 1.0 and buildings constructed prior to 1980.

	<p>In order for the level of projected housing development to occur in this opportunity site, small-lot consolidation will be necessary. This site has 16 small parcels and 12 owners, but as discussed in the Housing Element regarding small sites, the City has experience facilitating small-lot consolidation, with the five projects presented in Table I-45 (Examples of Small Lot Consolidation) involving the aggregation of multiple small parcels. In each of these instances, property owners were able to acquire adjacent small parcels that were either physically underdeveloped and/or economically underutilized to create a viable site which was then developed to a higher economic use. Four of the five projects took advantage of density bonuses and provided affordable units. Other GSSP sites also contain small parcels that share similar characteristics of physical and/or economic underutilization, and in several instances are already under common ownership. With the increased densities and economic incentives to be provided under the specific plan, these small parcels will be ripe for consolidation and development.</p> <p>Moreover, the City's Housing, Economic Development and Real Estate Division is in the process of preparing property information sheets detailing applicable zoning regulations, permitted density, etc. that can be used to help actively market the subject site. These property information worksheets for all the housing opportunity sites in the Housing Element will be completed in the third quarter of 2022 and posted on the City's website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway. The property information sheet will be posted on the City's website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway.</p>
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## GSSP 3 - Valhalla



**Site Acreage:** 8.10 acres

**General Plan Land Use:**  
Golden State (27 du/ac)

**Proposed Zoning:**  
Golden State SP (120 du/ac)

**Net Unit Potential:** 678 units

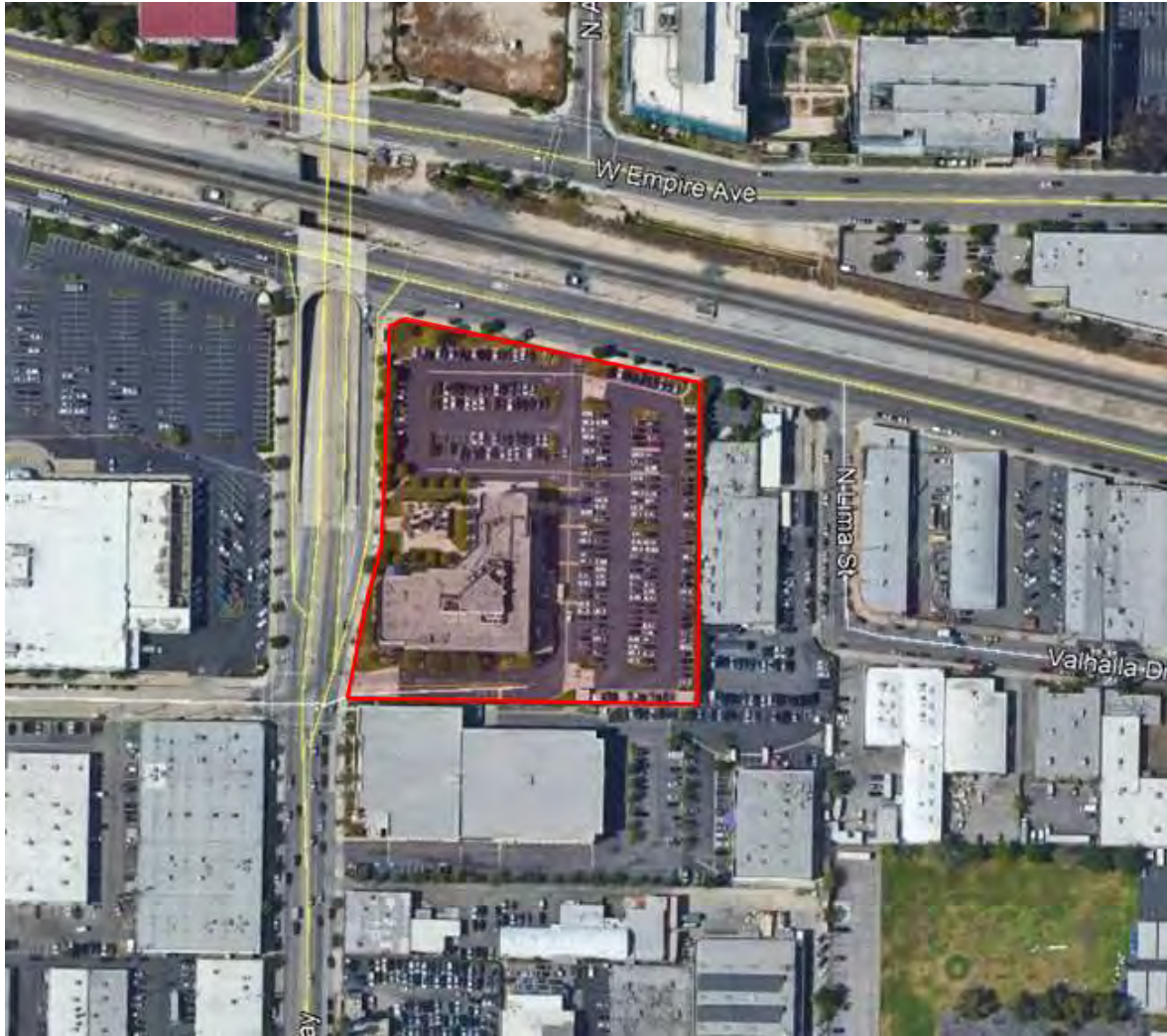
**Programs to Facilitate Development:** 5, 9, 10, 11, 17, 19, 20, 22

### Site Description and Factors Supporting Development:

This site encompasses six parcels bounded by Screenland Drive, Pacific Avenue, Valhalla Drive and Hollywood Way. These parcels are currently zoned as Limited Industrial (M-1) and would be rezoned to allow for Mixed Use Transit Oriented Development at a density of 120 dwelling units per acre, to allow for mixed use residential development within a quarter mile of the existing Burbank Airport – South VC Line Metrolink Station, and approximately a half mile of Hollywood Burbank Airport and the proposed High Speed Rail Station. Additionally, these parcels are within close proximity of major regional employers including an Amazon Delivery Station, Nickelodeon, Cartoon Network, Netflix, Hasbro, Warner Brothers and Disney. The sites currently include uses such as storage and warehousing, light industrial and parking lots. A majority of these parcels have improvement-to-land value ratios of less than 1.0 and buildings constructed prior to 1980. With the rezoning, these properties would be key candidates for residential development, similar the development of the former Fry's Property by La Terra Development, LL, which proposes over 800 residential units. Redevelopment of these six parcels would bridge the gap between the existing residential neighborhood to the south of Pacific Avenue and the proposed residential development north of Valhalla Drive.

	<p>In order for the level of projected housing development to occur in this opportunity site, small-lot consolidation will be necessary. This site has six small parcels with five property owners, but as discussed in the Housing Element regarding small sites, the City has experience facilitating small-lot consolidation, with the five projects presented in Table I-45 (Examples of Small Lot Consolidation) involving the aggregation of multiple small parcels. In each of these instances, property owners were able to acquire adjacent small parcels that were either physically underdeveloped and/or economically underutilized to create a viable site which was then developed to a higher economic use. Four of the five projects took advantage of density bonuses and provided affordable units. Other GSSP sites also contain small parcels that share similar characteristics of physical and/or economic underutilization, and in several instances are already under common ownership. With the increased densities and economic incentives to be provided under the specific plan, these small parcels will be ripe for consolidation and development.</p> <p>This opportunity site is just south of the property at 2311 N. Hollywood Way (a former Frys Electronics Store) that is being developed with a 862 unit mixed-use project. The Frys site is adjacent to the Airport Influence Area and railroad right of way. The approved project includes numerous project design features and mitigation measures to address noise control measures and façade upgrades such as MERV 13 filtration system, sound baffling glass barriers, and interior design of units to maintain interior unit noise to 45 dBA, to name a few. The project’s design features and mitigation measures are consistent with the City’s Burbank2035 General Plan goals and policies that seek to facilitate mixed use projects near public transit and employment centers while ensuring that new residential development located near the airport, railroad, and freeways are designed to address any potential health risks in compliance with City green building codes, the City’s Greenhouse Gas Reduction Plan, and Burbank2035 Land Use, Housing, Air Quality/Greenhouse Gas, and Mobility Elements. The subject GSSP 3 site is located south of the Frys development site, and thus will benefit from buffering by the new development’s high rise construction and location away from the airport noise influence area and railroad right of way. Any future development at GSSP 3 would be required to receive similar clearances to the Frys site from the FAA and the Airport Land Use Committee before obtaining approval from the City for development.</p> <p>Moreover, the City’s Housing, Economic Development and Real Estate Division is in the process of preparing property information sheets detailing applicable zoning regulations, permitted density, etc. that can be used to help actively market the subject site. These property information worksheets for all the housing opportunity sites in the Housing Element will be completed in the third quarter of 2022 and posted on the City’s website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway. The property information sheet will be posted on the City’s website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway.</p>
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## GSSP 4 - Logix



**Site Acreage:** 4.46 acres

**General Plan Land Use:**  
Golden State (27 du/ac)

**Proposed Zoning:**  
Golden State SP (120 du/ac)

**Net Unit Potential:** 428 units

**Programs to Facilitate Development:** 5, 9, 10, 11, 17, 19, 22

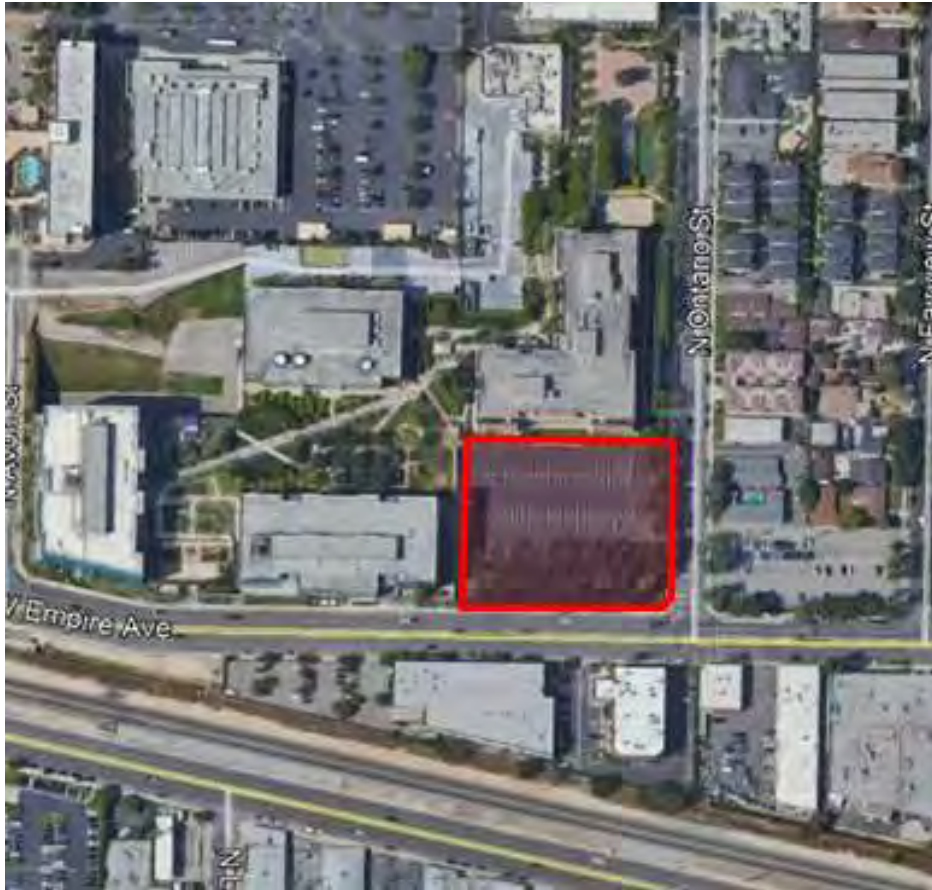
### Site Description and Factors Supporting Development:

This one-parcel site is located at the southeast corner of Vanowen Street and Hollywood Way. This parcel is currently zoned as General Industrial (M-2) and would be rezoned to allow for Mixed Use Transit Oriented Development at a density of 120 dwelling units per acre, to allow for mixed use residential development within a quarter mile of the existing Burbank Airport – South VC Line Metrolink Station, and approximately a half mile of Hollywood Burbank Airport and the proposed High Speed Rail Station. This site is within close proximity of major regional employers including an Amazon Delivery Station, Nickelodeon, Cartoon Network, Netflix, Hasbro, Warner Brothers and Disney. The site is currently improved with a pre-1980 office building and surrounding surface parking. In 2016, Logix Federal Credit Union – the tenant occupying the existing office building – announced that they would be relocating their company headquarters from Burbank to Valencia CA. In 2020 the City met with a potential investor (La Terra Development, LLC) who expressed interest in multi-family residential developments on this opportunity site. This opportunity site is east of the property at 2311 N. Hollywood Way (a former Frys Electronics Store) that is being developed



	<p>with a 862 unit mixed-use project. The Frys site is adjacent to the Airport Influence Area and railroad right of way. The approved project includes numerous project design features and mitigation measures to address noise control measures and façade upgrades such as MERV 13 filtration system, sound baffling glass barriers, and interior design of units to maintain interior unit noise to 45 dBA, to name a few. The project’s design features and mitigation measures are consistent with the City’s Burbank2035 General Plan goals and policies that seek to facilitate mixed use projects near public transit and employment centers while ensuring that new residential development located near the airport, railroad, and freeways are designed to address any potential health risks in compliance with City green building codes, the City’s Greenhouse Gas Reduction Plan, and Burbank2035 Land Use, Housing, Air Quality/Greenhouse Gas, and Mobility Elements. The subject GSSP 4 site is located further east of the Frys development site, which will be buffered by the new development’s construction and further away from the airport noise influence area. Any future development at GSSP 4 would have to receive similar clearances to the 2311 N. Hollywood Way development site from the FAA and the Airport Land Use Committee before obtaining approval from the City for development.</p> <p>Moreover, the City’s Housing, Economic Development and Real Estate Division is in the process of preparing property information sheets detailing applicable zoning regulations, permitted density, etc. that can be used to help actively market the subject site. These property information worksheets for all the housing opportunity sites in the Housing Element will be completed in the third quarter of 2022 and posted on the City’s website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway. The property information sheet will be posted on the City’s website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway.</p>
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## GSSP 5 - Ontario



**Site Acreage:** 1.73 acres

**General Plan Land Use:**  
Regional Commercial (58 du/ac)

**Proposed Zoning:**  
Golden State SP (120 du/ac)

**Net Unit Potential:** 166 units

**Programs to Facilitate Development:** 5, 9, 10, 11, 17, 19, 22

### Site Description and Factors Supporting Development:

This site includes one parcel located at the northeast corner of Empire Avenue and Ontario Street. This parcel is currently zoned as Planned Development and would be rezoned to allow for Mixed Use Transit Oriented Development at a density of 120 dwelling units per acre, to allow for mixed use residential development within a quarter mile of the existing Burbank Airport – South VC Line Metrolink Station, and approximately a half mile of Hollywood Burbank Airport and the proposed High Speed Rail Station. This site is within close proximity of major regional employers. The site is currently improved with a surface parking lot. City staff has been in ongoing discussions the property owner, Worthe Realty Group who has shown an interest in redeveloping the site with a mixed use and/or residential project pursuant to the proposed Golden State Specific Plan which seeks to maximize housing opportunities within a half-mile distance of the existing Burbank Airport Metrolink Station. The site is within a major employment complex (The Media Studios North Campus), which houses businesses like Disney, Hasbro, Madison Square Garden entertainment and Kaiser Permanente. The purpose is to maximize the proximity of the site to major employment, improve housing availability in the neighborhood, and reduce vehicle miles travelled for existing and future employees of the Media Studio North Campus and surrounding employers. This parcel has an improvement-to-land value ratio of just 0.03.

	<p>This opportunity site is northeast of the property at 2311 N. Hollywood Way (a former Frys Electronics Store) that is being developed with a 862 unit mixed-use project. The Frys site is adjacent to the Airport Influence Area and railroad right of way. The approved project includes numerous project design features and mitigation measures to address noise control measures and façade upgrades such as MERV 13 filtration system, sound baffling glass barriers, and interior design of units to maintain interior unit noise to 45 dBA, to name a few. The project's design features and mitigation measures are consistent with the City's Burbank2035 General Plan goals and policies that seek to facilitate mixed use projects near public transit and employment centers while ensuring that new residential development located near the airport, railroad, and freeways are designed to address any potential health risks in compliance with City green building codes, the City's Greenhouse Gas Reduction Plan, and Burbank2035 Land Use, Housing, Air Quality/Greenhouse Gas, and Mobility Elements. The subject GSSP 5 site is located further east of the Frys development site, which will be buffered by the new development's construction and further away from the airport noise influence area. Any future development at GSSP 5 would have to receive similar clearances to the 2311 N. Hollywood Way development site from the FAA and the Airport Land Use Committee before obtaining approval from the City for development.</p> <p>Moreover, the City's Housing, Economic Development and Real Estate Division is in the process of preparing property information sheets detailing applicable zoning regulations, permitted density, etc. that can be used to help actively market the subject site. These property information worksheets for all the housing opportunity sites in the Housing Element will be completed in the third quarter of 2022 and posted on the City's website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway. The property information sheet will be posted on the City's website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway.</p>
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## GSSP 6 - Fairview



**Site Acreage:** 0.65 acres

**General Plan Land Use:**  
Regional Commercial (58 du/ac)

**Proposed Zoning:**  
Golden State SP (58 du/ac)

**Net Unit Potential:** 30 units

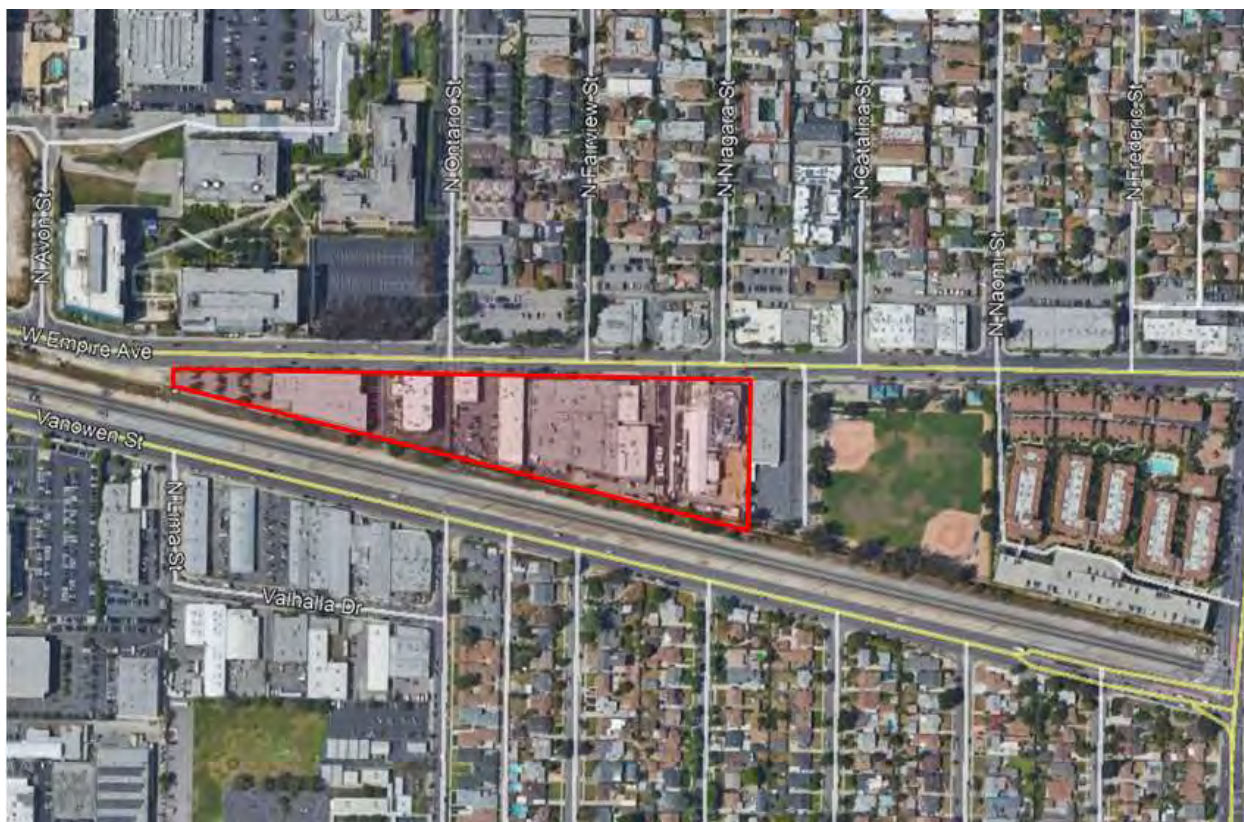
**Programs to Facilitate Development:** 5, 9, 10, 11, 17, 19, 22

This opportunity site includes one parcel and is bounded by Empire Avenue, Ontario Street and Fairview Street. This parcel is currently zoned General Industrial (M-2) and would be rezoned to allow for Mixed Use Transit Oriented Development at a density of 58 dwelling units per acre. This would allow for mixed use residential development within a quarter mile of the existing Burbank Airport – South VC Line Metrolink Station, and approximately a half mile of Hollywood Burbank Airport and the proposed High Speed Rail Station. Additionally, this site is within close proximity of major regional employers including an Amazon Delivery Station, Nickelodeon, Cartoon Network, Netflix, Hasbro, Warner Brothers and Disney. City staff has been in ongoing discussions the property owner, about the redevelopment of the opportunity site as a residential project that seeks to maximize housing opportunities. The site is currently improved with a surface parking lot, and has an improvement-to-land value ratio of just 0.05. Redevelopment of this parcel would allow for up to 30 units. This site falls within the Housing Element program to allow for by-right ministerial review process for projects within the specific plans that include 100 dwelling units or fewer. As of May of 2022, the City has received an application on this site for SB 35 Streamlined Ministerial review for the development of 148 residential dwelling units 100% affordable to low-income households, well in excess of the 30 units assumed in the sites inventory.

	<p>Moreover, the City's Housing, Economic Development and Real Estate Division is in the process of preparing property information sheets detailing applicable zoning regulations, permitted density, etc. that can be used to help actively market the subject site. These property information worksheets for all the housing opportunity sites in the Housing Element will be completed in the third quarter of 2022 and posted on the City's website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway. The property information sheet will be posted on the City's website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway.</p>
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## GSSP 7 - Empire



**Site Acreage:** 6.4 acres

**General Plan Land Use:**

Regional Commercial (58 du/ac)  
1 small parcel -- Institutional (0 du/ac)

**Proposed Zoning:**

Golden State SP (100 du/ac)

**Net Unit Potential:** 510 units

**Programs to Facilitate Development:**

5, 9, 10, 11, 17, 19, 20, 22

**Site Description and Factors Supporting Development:**

This site includes eight parcels totaling approximately seven acres. The properties are located along Empire Avenue. These parcels are currently zoned as General Industrial (M-2) and would be rezoned to allow for Mixed Use Transit Oriented Development at a density of 100 dwelling units per acre, to allow for mixed use residential development within a quarter mile of the existing Burbank Airport – South VC Line Metrolink Station, and approximately a half mile of Hollywood Burbank Airport and the proposed High Speed Rail Station. Additionally, these parcels are within close proximity of major regional employers including an Amazon Delivery Station, Nickelodeon, Cartoon Network, Netflix, Hasbro, Warner Brothers and Disney. The sites currently include uses such as storage and warehousing, light and heavy industrial and office. Most of the buildings were constructed prior to 1980.

In order for the level of projected housing development to occur in this opportunity site, small-lot consolidation will be necessary. This site has eight small parcels with six property owners, but as discussed in the Housing Element regarding small sites, the City has experience facilitating small-lot consolidation, with the five projects presented in Table I-45 (Examples of Small Lot Consolidation) involving the aggregation of multiple small parcels. In each of these instances, property owners were able to acquire adjacent small parcels that were either physically underdeveloped and/or economically underutilized to create a viable site which was then developed to a higher economic use. Four of the five

	<p>projects took advantage of density bonuses and provided affordable units. Other GSSP sites also contain small parcels that share similar characteristics of physical and/or economic underutilization, and in several instances are already under common ownership. With the increased densities and economic incentives to be provided under the specific plan, these small parcels will be ripe for consolidation and development.</p> <p>Representatives of property owners and potential investors have expressed interest in multi-family development on these sites. For example, City staff has been in ongoing discussions with property owners, including Abs Properties, about the redevelopment of properties with residential projects that seek to maximize housing opportunities. Redevelopment of these parcels would allow for up to 510 units.</p> <p>On November 29, 2021, the City received a Notice of Intent (NOI) to submit an application for a Streamlined Ministerial Approval Process under SB 35 for the 2 acre parcel within GSSP 7. The proposal is to construct a 100% affordable multi-family residential building with 340 units at 3000 W. Empire Avenue. On the same date, the City also received an NOI to submit an SB 35 application for the property at 3001 W. Empire located across the street to construct 131 affordable units. As of May 2022, the applicant is preparing updated applications to address City comments on the projects' compliance with applicable objective design and development standards.</p> <p>Moreover, the City's Housing, Economic Development and Real Estate Division is in the process of preparing property information sheets detailing applicable zoning regulations, permitted density, etc. that can be used to help actively market the subject site. These property information worksheets for all the housing opportunity sites in the Housing Element will be completed in the third quarter of 2022 and posted on the City's website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway. The property information sheet will be posted on the City's website and will be updated every six months to account for any changes to zoning including proposed updates resulting from the Specific Plan update currently underway.</p>
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**Please Start Here, Instructions in Cell  
A2, Table in A3:B15**

**Form Fields**

Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at [sitesinventory@hcd.ca.gov](mailto:sitesinventory@hcd.ca.gov). Please send the Excel workbook, not a scanned or PDF copy of the tables.

General Information	
Jurisdiction Name	City of Burbank
Housing Element Cycle	6th Cycle
Contact Information	
First Name	Shipra
Last Name	Rajesh
Title	Associate Planner
Email	<a href="mailto:SRajesh@burbankca.gov">SRajesh@burbankca.gov</a>
Phone	(818) 238-5250
Mailing Address	
Street Address	<u>150 N. Third St.</u>
City	Burbank
Zip Code	91502

Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Information-1 (Underutilization)	Information-2 (Likeliness of Development)	Information-3 (Availability to Resources)
N SAN FERNANDO/BETHANY	91504	2460010010	A	High Density Residential	NSFC	0	43	0.08	Parking lot/patron	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	2.3			2.3	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Highest Resources, High Quality Transit Area
N SAN FERNANDO/BETHANY	91504	2460010011	A	High Density Residential	NSFC	0	43	0.08	Parking lot/patron	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	2.3			2.3	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Highest Resources, High Quality Transit Area
N SAN FERNANDO/BETHANY	91504	2460010012	A	High Density Residential	NSFC	0	43	0.08	Parking lot/patron	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	2.3			2.3	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Highest Resources, High Quality Transit Area
N SAN FERNANDO/BETHANY	91504	2460010013	A	High Density Residential	NSFC	0	43	0.08	Parking lot/patron	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	2.2			2.2	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Highest Resources, High Quality Transit Area
1300 N SAN FERNANDO BLVD	91504	2460010014	A	Corridor Commercial	NSFC	0	27	0.21	Restaurant	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle		2.0	1.8	3.8	Building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Highest Resources, High Quality Transit Area
1310 N SAN FERNANDO BLVD	91504	2460010033	A	Corridor Commercial	NSFC	0	27	0.13	Restaurant	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle		1.2	1.1	2.3	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Highest Resources, High Quality Transit Area
1320 N SAN FERNANDO BLVD	91504	2460010036	A	Corridor Commercial	NSFC	0	27	0.65	Restaurant	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle		5.8	5.1	10.9	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Highest Resources, High Quality Transit Area
Total: TOD 1-Carl's Jr	91504							1.29						9.0	9.0	8.0	26.0			
1000 N SAN FERNANDO BLVD	91502	2460006045	B	Corridor Commercial	NSFC	0	27	2.80	Store	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle		22.6	22.6	45.2	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Highest Resources, High Quality Transit Area
1000 N SAN FERNANDO BLVD	91502	2460007036	B	Corridor Commercial	NSFC	0	27	3.63	Disc. depart store	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle		29.4	29.4	58.8	Building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Highest Resources, High Quality Transit Area
Total: TOD 2-Kmart	91502							6.43							52.0	52.0	104.0			
923 N SAN FERNANDO BLVD	91502	2460021017	C	Corridor Commercial	NSFC	0	27	0.26	Parking lot/patron	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle		2.5	4.7	7.2	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
913 N SAN FERNANDO BLVD	91502	2460021018	C	Corridor Commercial	NSFC	0	27	0.17	Restaurant	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle		1.6	3.1	4.7	Building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
911 N SAN FERNANDO BLVD	91502	2460021019	C	Corridor Commercial	NSFC	0	27	0.17	Restaurant	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle		1.2	2.2	3.4	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
903 N SAN FERNANDO BLVD	91502	2460021020	C	Corridor Commercial	NSFC	0	27	0.30	Prof. building	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle		2.9	5.6	8.5	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
901 N SAN FERNANDO BLVD	91502	2460021027	C	Corridor Commercial	NSFC	0	27	0.26	Full service station	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle		2.5	4.8	7.3	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area

Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Information-1 (Underutilization)	Information-2 (Likeliness of Development)	Information-3 (Availability to Resources)
127 W BURBANK BLVD	91502	2460021028	C	Corridor Commercial	NSFC	0	27	0.13	Store	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle		1.3	2.4	3.7	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
I-5 FWY/E BURBANK	91502	N/A	C	N/A		0	0	1.58	Vacant	Yes-Current	YES - State-Owned	Available	Not in Last Cycle					Vacant public land	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
Total: TOD 3-Caltrans/IHOP	91502							2.87							12.0	11.0	23.0			
600 N SAN FERNANDO BLVD	91502	2460023044	D	Downtown	PD	0	87	6.38	Reg. shopping	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	388.2			388.2	Improve/Land Value ratio < 1	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Highest/High Resources, High Quality Transit Area
731 N SAN FERNANDO BLVD	91502	2460023045	D	Downtown	PD	0	87	0.90	Reg. shopping	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	55			55		Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Highest/High Resources, High Quality Transit Area
601 N SAN FERNANDO BLVD	91502	2460023046	D	Downtown	PD	0	87	2.81	Reg. shopping	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	170.7			170.7		Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Highest/High Resources, High Quality Transit Area
600 N 1ST ST	91502	2460023047	D	Downtown	PD	0	87	0.29	Reg. shopping	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	17.9			17.9		Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Highest/High Resources, High Quality Transit Area
230 E BURBANK BLVD	91502	2460023060	D	Downtown	PD	0	87	1.67	Reg. shopping	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	101.7			101.7	Improve/Land Value ratio < 1	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Highest/High Resources, High Quality Transit Area
217 GRINNELL DR	91502	2460031007	D	Downtown	BCC-2	0	87	0.19	Parking lot/patron	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	11.5			11.5	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Highest/High Resources, High Quality Transit Area
215 GRINNELL DR	91502	2460031008	D	Downtown	BCC-2	0	87	0.19	Parking lot/patron	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	11.5			11.5	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Highest/High Resources, High Quality Transit Area
218 E BURBANK BLVD	91502	2460031016	D	Downtown	BCC-2	0	87	0.17	Parking lot/patron	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	10.1			10.1	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Highest/High Resources, High Quality Transit Area
212 E BURBANK BLVD	91502	2460031018	D	Downtown	BCC-2	0	87	0.19	Parking lot/patron	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	11.7			11.7	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Highest/High Resources, High Quality Transit Area
800 N SAN FERNANDO BLVD	91502	2460031019	D	Downtown	BCC-2	0	87	0.24	Bank/savings	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	14.6			14.6	Improve/Land Value ratio < 1	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Highest/High Resources, High Quality Transit Area
840 N SAN FERNANDO BLVD	91502	2460031029	D	Downtown	BCC-2	0	87	0.16	Bank/savings	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	9.6			9.6	Building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Highest/High Resources, High Quality Transit Area
N SAN FERNANDO/GRINNEL	91502	2460031044	D	Downtown	BCC-2	0	87	0.16	Vacant	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	9.8			9.8	Improve/Land Value ratio < 1	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Highest/High Resources, High Quality Transit Area
800 N SAN FERNANDO BLVD	91502	2460031045	D	Downtown	BCC-2	0	87	0.44	Fast food-walkup	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	26.7			26.7	Improve/Land Value ratio < 1	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Highest/High Resources, High Quality Transit Area
Total: TOD 4-Old IKEA	91502							13.80						839.0			839.0			

Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Information-1 (Underutilization)	Information-2 (Likelihood of Development)	Information-3 (Availability to Resources)
401 N 1ST ST	91502	2460023056	E	Downtown	PD	0	87	2.06	Reg. shopping	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	124.8			124.8	Improve/Land Value ratio < 1	Proposed Downtown TOD Specific Plan,	TCAC-High Resources, High Quality Transit Area
521 N 1ST ST	91502	2460023057	E	Downtown	PD	0	87	0.65	Reg. shopping	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	39.2			39.2		Proposed Downtown TOD Specific Plan,	TCAC-High Resources, High Quality Transit Area
Total: TOD 5-Ashley Home/El Pol	91502							2.71						164.0			164.0			
245 E MAGNOLIA BLVD	91502	2460023048	F	Downtown	PD	0	87	1.31	Reg. shopping	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	79.5			79.5		Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
201 E MAGNOLIA BLVD	91502	2460023049	F	Downtown	PD	0	87	5.20	Reg. shopping	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	316.5			316.5		Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
111 E MAGNOLIA BLVD	91502	2460023050	F	Downtown	PD	0	87	1.41	Reg. shopping	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	86.2			86.2		Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
501 N 3RD ST	91502	2460023052	F	Downtown	PD	0	87	2.23	Reg. shopping	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	135.9			135.9		Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
550 N 1ST ST	91502	2460023054	F	Downtown	PD	0	87	2.71	Reg. shopping	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	165.3			165.3		Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
200 E CYPRESS AVE	91502	2460023063	F	Downtown	PD	0	87	2.35	Reg. shopping	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	143.3			143.3		Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
(PRIV STREET AND YARD IMPS)	91502	2460023064	F	Downtown	PD	0	87	1.26	Private Street	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	76.9			76.9		Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
555 N 3RD ST	91502	2460023996	F	Downtown	PD	0	87	0.27	Theater	Yes-Current	YES - City-Owned	Available	Not in Last Cycle	16.4			16.4		Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
Total: TOD 6-Burbank Town Ctr	91502							16.75						1020.0			1020.0			
121 S GLENOAKS BLVD	91502	2453014002	G	Downtown	BCC-3	0	87	0.08	Prof building	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	4.9			4.9	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
123 S GLENOAKS BLVD	91502	2453014003	G	Downtown	BCC-3	0	87	0.04	Store/resid combo	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	2.4			2.4	Building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
147 S GLENOAKS BLVD	91502	2453014008	G	Downtown	BCC-3	0	87	0.09	Store	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	2.3			2.3	Building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area

Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Information-1 (Underutilization)	Information-2 (Likelihood of Development)	Information-3 (Availability to Resources)
356 E OLIVE AVE	91502	2453014012	G	Downtown	BCC-2	0	87	0.18	Prof building	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	10.7			10.7	Improve/Land Value ratio < 1	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
348 E OLIVE AVE	91502	2453014014	G	Downtown	BCC-2	0	87	0.18	Office building	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	10.8			10.8	Building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
362 E OLIVE AVE	91502	2453014022	G	Downtown	BCC-2	0	87	0.06	Store	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	3.8			3.8	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
358 E OLIVE AVE	91502	2453014023	G	Downtown	BCC-2	0	87	0.12	Office building	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	7.0			7.0	Building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
137 S GLENOAKS BLVD	91502	2453014024	G	Downtown	BCC-3	0	87	0.16	Restaurant	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	7.7			7.7	Building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
372 E OLIVE AVE	91502	2453014025	G	Downtown	BCC-3	0	87	0.13	Bank/savings	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	7.7			7.7	Improve/Land Value ratio < 1	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
359 E ANGELENO AVE	91502	2453014026	G	Downtown	BCC-2	0	87	0.17	Parking lot/patron	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	10.5			10.5	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
353 E ANGELENO AVE	91502	2453014029	G	Downtown	BCC-2	0	87	0.35	Office building	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	20.2			20.2		Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
Total: TOD 8-Olive/Glenoaks	91502													88.0			88.0			
101 S 1ST ST, 400	91502	2453011029	H	Downtown	BCC-2	0	87	2.12	Office building	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	129.2			129.2		Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
235 S 1ST ST	91502	2453018017	H	Downtown	BCC-2	0	87	1.71	Restaurant	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	102.8			102.8	Improve/Land Value ratio < 1	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
Total: TOD-10-BJs/Black Angus	91502							3.83						232.0			232.0			
120 S VICTORY BLVD	91502	2451016011	I	North Victory	BCCM	0	27	2.14	Office building	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle		18.6	18.6	37.2		Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Moderate Resources, High Quality Transit Area
272 E OLIVE AVE	91502	2451016012	I	North Victory	BCCM	0	27	0.24	Auto serv/body	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle		1.7	1.7	3.4	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Moderate Resources, High Quality Transit Area
264 W OLIVE AVE	91502	2451016013	I	North Victory	BCCM	0	27	0.19	Auto serv/body	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle		1.8	1.8	3.6	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Moderate Resources, High Quality Transit Area
110 S VICTORY BLVD	91502	2451016014	I	North Victory	BCCM	0	27	0.31	Auto serv/body	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle		2.9	2.9	5.8	Building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-Moderate Resources, High Quality Transit Area

Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Information-1 (Underutilization)	Information-2 (Likelihood of Development)	Information-3 (Availability to Resources)
Total: TOD 11-Victory/Olive	91502							2.88							25.0	25.0	50.0			
N FAIRVIEW/W EMPIRE	91504	2464006045	J	Regional Commercial	M-2	0	58	0.65	Parking lot/structure	Yes-Current	NO - Privately-Owned	Available	Not in Last Cycle	30.0			30.0	Improve/Land Value ratio < 1, building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
Total: GSSP-6 Fairview	91504													30.0			30.0			
137 E VERDUGO AVE	91502	2453019011	L	Downtown Commercial	BCC-2	0	87	0.17	Parking lot/patron	Yes-Current	NO - Privately-Owned	Pending Projects	In Last Cycle	4.8		25.8	30.6	Improve/Land Value ratio < 1, building pre-1980	Pending Entitlement	TCAC-High Resources, High Quality Transit Area
121 E VERDUGO AVE	91502	2453019015	L	Downtown Commercial	BCC-2	0	87	0.51	Parking lot/patron	Yes-Current	NO - Privately-Owned	Pending Projects	In Last Cycle	14.7		79.6	94.3	Improve/Land Value ratio < 1, building pre-1980	Pending Entitlement	TCAC-High Resources, High Quality Transit Area
103 E VERDUGO AVE	91502	2453019017	L	Downtown Commercial	BCC-2	0	87	0.16	Parking lot/patron	Yes-Current	NO - Privately-Owned	Pending Projects	In Last Cycle	4.5		24.6	29.1	Improve/Land Value ratio < 1, building pre-1980	Pending Entitlement	TCAC-High Resources, High Quality Transit Area
Total: The Premier on First	91502							0.83						24.0		130.0	154.0			
W ALAMEDA/CALIFORNIA	91505	2483023419	M	Media District Commercial	PD	0	58	0.24	Vacant-Comm	Yes-Current	NO - Privately-Owned	Pending Projects	Not in Last Cycle	2.5		21.6	24.1	Currently vacant in highly urbanized area	Pending Entitlement	TCAC-High Resources, High Quality Transit Area
W ALAMEDA/CALIFORNIA	91505	2483023420	M	Media District Commercial	PD	0	58	0.28	Vacant-Comm	Yes-Current	NO - Privately-Owned	Pending Projects	Not in Last Cycle	2.9		24.4	27.3	Currently vacant in highly urbanized area	Pending Entitlement	TCAC-High Resources, High Quality Transit Area
3321 W OLIVE AVE	91505	2483023421	M	Media District Commercial	PD	0	58	0.28	Vacant-Comm	Yes-Current	NO - Privately-Owned	Pending Projects	Not in Last Cycle	2.9		24.6	27.5	Currently vacant in highly urbanized area	Pending Entitlement	TCAC-High Resources, High Quality Transit Area
W OLIVE/N LIMA	91505	2483023422	M	Media District Commercial	PD	0	58	0.06	Vacant-Comm	Yes-Current	NO - Privately-Owned	Pending Projects	Not in Last Cycle	0.6		5.2	5.8	Currently vacant in highly urbanized area	Pending Entitlement	TCAC-High Resources, High Quality Transit Area
3320 W ALAMEDA AVE	91505	2483023431	M	Media District Commercial	PD	0	58	0.16	Vacant-Comm	Yes-Current	NO - Privately-Owned	Pending Projects	Not in Last Cycle	1.7		14.4	16.1	Currently vacant in highly urbanized area	Pending Entitlement	TCAC-High Resources, High Quality Transit Area
W OLIVE/N LIMA	91505	2483023432	M	Media District Commercial	PD	0	58	0.07	Vacant	Yes-Current	NO - Privately-Owned	Pending Projects	Not in Last Cycle	0.8		6.6	7.4	Currently vacant in highly urbanized area	Pending Entitlement	TCAC-High Resources, High Quality Transit Area
3201 W OLIVE AVE	91505	2484024401	M	Media District Commercial	PD	0	58	0.15	Vacant-Comm	Yes-Current	NO - Privately-Owned	Pending Projects	Not in Last Cycle	1.6		13.2	14.8	Currently vacant in highly urbanized area	Pending Entitlement	TCAC-High Resources, High Quality Transit Area
Total: Bob Hope Center	91505							1.24						13.0		110.0	123.0			





didate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2

Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Information-1 (Underutilization)	Information-2 (Likelihood of Development)	Information-3 (Availability to Resources)
N GLENOAKS / E OLIVE	91502	2453008900	3.6	1.9			Shortfall of sites	0.1	Institutional	PD	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	87	5.5	Nonvacant	Parking lot lease	Public Uses-Civic Center	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
N GLENOAKS / E OLIVE	91502	2453008903	39.8	21.5			Shortfall of sites	0.9	Institutional	PD	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	87	61.3	Nonvacant	Gov't owned	Public Uses-Civic Center	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
348 E ORANGE GROVE AVE	91502	2453008905	15.9	8.6			Shortfall of sites	0.4	Institutional	PD	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	87	24.5	Nonvacant	Store/resid combo	Public Uses-Civic Center	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
301 E OLIVE AVE	91502	2453008908	23.9	12.9			Shortfall of sites	0.5	Institutional	PD	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	87	36.8	Nonvacant	Bank/savings	Public Uses-Civic Center	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
375 E OLIVE AVE	91502	2453008910	7.5	4.1			Shortfall of sites	0.2	Institutional	PD	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	87	11.6	Nonvacant	Parking lot/patron	Public Uses-Civic Center	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
E OLIVE / S 3RD	91502	2453008911	9.0	4.9			Shortfall of sites	0.2	Institutional	PD	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	87	13.8	Nonvacant	Parking lot/patron	Public Uses-Civic Center	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
374 E ORANGE GROVE AVE	91502	2453008912	28.8	15.6			Shortfall of sites	0.7	Institutional	PD	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	87	44.3	Nonvacant	Bank/savings	Public Uses-Civic Center	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
275 E OLIVE AVE	91502	2453009902	47.7	25.8			Shortfall of sites	1.8	Institutional	PD	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	87	73.5	Nonvacant	City Hall/Admin Ctr	Public Uses-Civic Center	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
110 N GLENOAKS BLVD	91502	2455021906	69.8	37.8			Shortfall of sites	1.6	Institutional	R-4	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	87	107.6	Nonvacant	Central Library	Public Uses-Civic Center	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
Total: TOD 7-Civic Center	91502		246.0	133.0				6.2							379.0					
249 S GLENOAKS BLVD	91502	2453021026	7.7	4.1			Shortfall of sites	0.2	Downtown	BCC-3	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	87	11.7	Nonvacant	Auto serv/body	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
249 S GLENOAKS BLVD	91502	2453021027	3.4	1.8			Shortfall of sites	0.1	Downtown	BCC-3	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	87	5.3	Nonvacant	Auto serv/body	Improve/Land Value ratio < 1	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
201 S GLENOAKS BLVD	91502	2453021029	10.0	5.3			Shortfall of sites	0.3	Downtown	BCC-3	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	87	15.4	Nonvacant	Restaurant	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
221 S GLENOAKS BLVD	91502	2453021030	8.2	4.3			Shortfall of sites	0.2	Downtown	BCC-3	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	87	12.5	Nonvacant	Store	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
354 E ANGELENO AVE	91502	2453021032	6.9	3.7			Shortfall of sites	0.2	High Density Residential	BCC-2	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	87	10.5	Nonvacant	Prof building	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
344 E ANGELENO AVE	91502	2453021033	6.9	3.7			Shortfall of sites	0.2	High Density Residential	BCC-2	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	87	10.6	Nonvacant	Prof building	Improve/Land Value ratio < 1	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
336 E ANGELENO AVE	91502	2453021035	7.0	3.7			Shortfall of sites	0.2	High Density Residential	BCC-2	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	87	10.7	Nonvacant	Private school	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
320 E ANGELENO AVE	91502	2453021041	6.8	3.6			Shortfall of sites	0.2	High Density Residential	BCC-2	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	87	10.5	Nonvacant	Church	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
310 E ANGELENO AVE	91502	2453021046	14.0	7.4			Shortfall of sites	0.4	High Density Residential	BCC-2	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	87	21.4	Nonvacant	Parking lot/patron	Improve/Land Value ratio < 1	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
300 E ANGELENO AVE	91502	2453021062	6.1	3.3			Shortfall of sites	0.2	High Density Residential	BCC-2	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	87	9.4	Nonvacant	Church		Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
Total: TOD 9-Fosters Freeze	91502		77.0	41.0				1.9							118.0					
353 E SAN JOSE AVE	91502	2460034021	4.4	4.2		39.8	Shortfall of sites	0.3	Downtown	BCC-2	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	200	48.4	Nonvacant	Private school	Improve/Land Value ratio < 1	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area

Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Information-1 (Underutilization)	Information-2 (Likeliness of Development)	Information-3 (Availability to Resources)
409 N GLENOAKS BLVD	91502	2460035001	1.4	1.3		12.3	Shortfall of sites	0.1	Downtown	BCC-3	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	200	15.0	Nonvacant	Parking lot/patron	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
369 E MAGNOLIA BLVD	91502	2460035003	2.3	2.1		20.4	Shortfall of sites	0.2	Downtown	BCC-3	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	200	24.8	Nonvacant	Restaurant	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
361 E MAGNOLIA BLVD	91502	2460035005	2.2	2.1		19.8	Shortfall of sites	0.2	Downtown	BCC-2	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	200	24.0	Nonvacant	Office building	Building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
353 E MAGNOLIA BLVD	91502	2460035007	2.2	2.1		20.1	Shortfall of sites	0.2	Downtown	BCC-2	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	200	24.5	Nonvacant	Store/resid combo	Building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
352 E SAN JOSE AVE	91502	2460035008	2.3	2.1		20.4	Shortfall of sites	0.2	Downtown	BCC-2	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	200	24.8	Nonvacant	Parking lot/patron	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
320 E SAN JOSE AVE	91502	2460035014	3.6	3.4		32.3	Shortfall of sites	0.3	Downtown	PD	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	200	39.3	Nonvacant	Parking lot/patron	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
300 E SAN JOSE AVE	91502	2460035016	4.2	4.0		38.2	Shortfall of sites	0.3	Downtown	PD	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	200	46.5	Nonvacant	Parking lot/patron	Improve/Land Value ratio < 1, building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
344 E SAN JOSE AVE	91502	2460035017	4.6	4.3		41.4	Shortfall of sites	0.4	Downtown	PD	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	200	50.4	Nonvacant	Private school		Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
321 E MAGNOLIA BLVD	91502	2460035018	6.8	6.4		61.2	Shortfall of sites	0.5	Downtown	PD	Downtown TOD Specific Plan	Downtown TOD Specific Plan	20	200	74.4	Nonvacant	Club/Lodge Hall	Building pre-1980	Proposed Downtown TOD Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
Total: TOD 12-YMCA	91502		34.0	32.0		306.0		6.5							372.0					
3075 N LIMA ST	91504	2466001015			6.6	6.6	Shortfall of sites	0.2	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	13.2	Nonvacant	Light industrial	Building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3079 N LIMA ST	91504	2466001016			6.5	6.5	Shortfall of sites	0.2	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	13.1	Nonvacant	Light industrial	Improve/Land Value ratio < 1, building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3310 COHASSET ST	91504	2466001022			6.4	6.4	Shortfall of sites	0.2	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	12.7	Nonvacant	Light industrial	Improve/Land Value ratio < 1, building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3094 N AVON ST	91504	2466001023			6.5	6.5	Shortfall of sites	0.2	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	13.0	Nonvacant	Light industrial	Building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3090 N AVON ST	91504	2466001024			6.4	6.4	Shortfall of sites	0.2	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	12.9	Nonvacant	Light industrial	Building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3086 N AVON ST	91504	2466001025			12.3	12.3	Shortfall of sites	0.3	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	24.6	Nonvacant	Light industrial	Building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3080 N AVON ST	91504	2466001026			7.5	7.5	Shortfall of sites	0.2	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	14.9	Nonvacant	Light industrial	Improve/Land Value ratio < 1, building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3071 N LIMA ST	91504	2466001029			6.3	6.3	Shortfall of sites	0.2	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	12.6	Nonvacant	Light industrial	Building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3083 N LIMA ST	91504	2466001030			13.0	13.0	Shortfall of sites	0.3	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	25.9	Nonvacant	Warehouse, storage	Building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3059 N CALIFORNIA ST	91504	2466001045			6.2	6.2	Shortfall of sites	0.1	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	12.4	Vacant in highly urbanized area	Vacant	Vacant in highly urbanized area	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3063 N CALIFORNIA ST	91504	2466001046			6.8	6.8	Shortfall of sites	0.2	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	13.6	Vacant in highly urbanized area	Vacant	Vacant in highly urbanized area	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3300 N SAN FERNANDO BLVD	91504	2466001063			21.4	21.4	Shortfall of sites	0.5	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	42.8	Nonvacant	Warehouse, storage		Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3089 N LIMA ST	91504	2466001064			6.5	6.5	Shortfall of sites	0.2	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	13.0	Nonvacant	Warehouse, storage	Improve/Land Value ratio < 1	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3099 N LIMA ST	91504	2466001077			13.2	13.2	Shortfall of sites	0.3	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	26.4	Nonvacant	Light industrial	Improve/Land Value ratio < 1	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area

Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Information-1 (Underutilization)	Information-2 (Likelihood of Development)	Information-3 (Availability to Resources)
3320 N SAN FERNANDO BLVD	91504	2466001081			41.4	41.4	Shortfall of sites	1.0	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	82.9	Nonvacant	Light industrial		Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
Total: GSSP-1 Lima/Avon	91504				167.0	167.0		17.1							334.0					
3333 N SAN FERNANDO BLVD	91504	2466005003			42.6	42.4	Shortfall of sites	0.9	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	85.0	Nonvacant	Light industrial	Improve/Land Value ratio < 1, building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3207 N SAN FERNANDO BLVD	91504	2466005013			24.2	24.1	Shortfall of sites	0.5	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	48.2	Nonvacant	Light industrial	Improve/Land Value ratio < 1, building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
N SAN FERNANDO/N HOLLYWOOD	91504	2466005017			9.5	9.4	Shortfall of sites	0.2	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	18.9	Nonvacant	Parking lot/structure	Improve/Land Value ratio < 1	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
N SAN FERNANDO/N HOLLYWOOD	91504	2466005018			11.0	11.0	Shortfall of sites	0.2	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	22.0	Nonvacant	Parking lot/structure	Improve/Land Value ratio < 1	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3303 N SAN FERNANDO BLVD	91504	2466005024			63.8	63.5	Shortfall of sites	1.3	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	127.3	Nonvacant	Light industrial	Improve/Land Value ratio < 1, building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3301 N SAN FERNANDO BLVD	91504	2466005025			60.6	60.4	Shortfall of sites	1.3	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	121.0	Nonvacant	Light industrial		Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3024 N HOLLYWOOD WAY	91504	2466006002			2.7	2.7	Shortfall of sites	0.1	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	5.3	Nonvacant	Light industrial	Improve/Land Value ratio < 1, building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3022 N HOLLYWOOD WAY	91504	2466006003			3.1	3.1	Shortfall of sites	0.1	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	6.1	Nonvacant	Light industrial	Building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3020 N HOLLYWOOD WAY	91504	2466006004			2.9	2.9	Shortfall of sites	0.1	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	5.9	Nonvacant	Light industrial	Improve/Land Value ratio < 1, building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3018 N HOLLYWOOD WAY	91504	2466006005			3.1	3.1	Shortfall of sites	0.1	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	6.2	Nonvacant	Light industrial	Building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3016 N HOLLYWOOD WAY	91504	2466006006			3.1	3.1	Shortfall of sites	0.1	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	6.1	Nonvacant	Light industrial	Improve/Land Value ratio < 1, building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3014 N HOLLYWOOD WAY	91504	2466006007			3.0	3.0	Shortfall of sites	0.1	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	6.1	Nonvacant	Light industrial	Improve/Land Value ratio < 1, building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3012 N HOLLYWOOD WAY	91504	2466006008			3.0	3.0	Shortfall of sites	0.1	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	6.0	Nonvacant	Light industrial	Improve/Land Value ratio < 1, building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
N HOLLYWOOD/TULARE	91504	2466006009			3.1	3.1	Shortfall of sites	0.1	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	6.1	Nonvacant	Parking lot/structure	Improve/Land Value ratio < 1, building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
N HOLLYWOOD/TULARE	91504	2466006010			3.0	3.0	Shortfall of sites	0.1	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	6.1	Nonvacant	Parking lot/structure	Improve/Land Value ratio < 1, building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
3000 N HOLLYWOOD WAY	91504	2466006011			14.4	14.3	Shortfall of sites	0.3	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	28.7	Nonvacant	Warehouse, storage	Improve/Land Value ratio < 1, building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
Total: GSSP-2 N. Hollywood Way	91504				253.0	252.0		5.3							505.0					
2210 N SCREENLAND DR	91505	2463001005	166.1	89.2			Shortfall of sites	3.0	Golden State	M-1	Golden State Specific Plan	Golden State Specific Plan	20	120	255.3	Nonvacant	Light industrial	Building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
2211 N HOLLYWOOD WAY	91505	2463001006	18.6	10.0			Shortfall of sites	0.3	Golden State	M-1	Golden State Specific Plan	Golden State Specific Plan	20	120	28.7	Nonvacant	Light industrial	Improve/Land Value ratio < 1, building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
2205 N HOLLYWOOD WAY	91505	2463001007	17.8	9.5			Shortfall of sites	0.3	Golden State	M-1	Golden State Specific Plan	Golden State Specific Plan	20	120	27.3	Nonvacant	Light industrial	Improve/Land Value ratio < 1, building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area
2201 N HOLLYWOOD WAY	91505	2463001008	17.7	9.5			Shortfall of sites	0.3	Golden State	M-1	Golden State Specific Plan	Golden State Specific Plan	20	120	27.2	Nonvacant	Light industrial	Improve/Land Value ratio < 1, building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites	TCAC-High Resources, High Quality Transit Area

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Information-1 (Underutilization)	Information-2 (Likeliness of Development)	Information-3 (Availability to Resources)
City of Burbank	3520 W VALHALLA DR	91505	2463001011	131.5	70.7			Shortfall of sites	2.4	Golden State	M-1	Golden State Specific Plan	Golden State Specific Plan	20	120	202.2	Nonvacant	Light industrial	Building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites.	TCAC-High Resources, High Quality Transit Area
City of Burbank	2231 N HOLLYWOOD WAY	91505	2463001012	89.3	48.0			Shortfall of sites	1.6	Golden State	M-1	Golden State Specific Plan	Golden State Specific Plan	20	120	137.3	Nonvacant	Light industrial	Improve/Land Value ratio < 1, building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites.	TCAC-High Resources, High Quality Transit Area
City of Burbank	Total: GSSP-3 Valhalla	91505		441.0	237.0				8.1							678.0					
City of Burbank	2340 N HOLLYWOOD WAY	91505	2463010001			214.0	214.0	Shortfall of sites	4.5	Golden State	M-2	Golden State Specific Plan	Golden State Specific Plan	20	120	428.0	Nonvacant	Office building	Building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites.	TCAC-Highest Resources, High Quality Transit Area
City of Burbank	Total: GSSP-4 Logix	91505				214.0	214.0		4.5							428.0					
City of Burbank	N ONTARIO/W EMPIRE	91505	2464004036			83.0	83.0	Shortfall of sites	1.7	Regional Commercial	PD	Golden State Specific Plan	Golden State Specific Plan	20	120	166.0	Nonvacant	Parking lot/structure	Improve/Land Value ratio < 1	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites.	TCAC-High Resources, High Quality Transit Area
City of Burbank	Total: GSSP-5 Ontario	91505				83.0	83.0		1.7							166.0					
City of Burbank	3030 W EMPIRE AVE	91504	2464001002	20.3	11.1			Shortfall of sites	0.4	Regional Commercial	M-2	Golden State Specific Plan	Golden State Specific Plan	20	100	31.4	Nonvacant	Light industrial	Building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites.	TCAC-High Resources, High Quality Transit Area
City of Burbank	3020 W EMPIRE AVE	91504	2464001003	21.0	11.5			Shortfall of sites	0.4	Regional Commercial	M-2	Golden State Specific Plan	Golden State Specific Plan	20	100	32.5	Nonvacant	Light industrial	Building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites.	TCAC-High Resources, High Quality Transit Area
City of Burbank	2820 W EMPIRE AVE	91504	2464001007	38.3	20.9			Shortfall of sites	0.7	Regional Commercial	M-2	Golden State Specific Plan	Golden State Specific Plan	20	100	59.2	Nonvacant	Heavy industrial	Building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites.	TCAC-High Resources, High Quality Transit Area
City of Burbank	3110 W EMPIRE AVE	91504	2464001015	42.6	23.3			Shortfall of sites	0.8	Regional Commercial	M-2	Golden State Specific Plan	Golden State Specific Plan	20	100	65.9	Nonvacant	Office building		Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites.	TCAC-High Resources, High Quality Transit Area
City of Burbank	3000 W EMPIRE AVE	91504	2464001019	102.2	55.7			Shortfall of sites	1.9	Regional Commercial	M-2	Golden State Specific Plan	Golden State Specific Plan	20	100	157.9	Nonvacant	Light industrial	Building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites.	TCAC-High Resources, High Quality Transit Area
City of Burbank	2890 W EMPIRE AVE	91504	2464001020	44.6	24.3			Shortfall of sites	0.9	Regional Commercial	M-2	Golden State Specific Plan	Golden State Specific Plan	20	100	68.9	Nonvacant	Light industrial	Improve/Land Value ratio < 1, building pre-1980	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites.	TCAC-High Resources, High Quality Transit Area
City of Burbank	3120 W EMPIRE AVE	91504	2464001021	57.8	31.5			Shortfall of sites	1.1	Regional Commercial	M-2	Golden State Specific Plan	Golden State Specific Plan	20	100	89.3	Nonvacant	Warehouse, storage	Improve/Land Value ratio < 1	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites.	TCAC-High Resources, High Quality Transit Area
City of Burbank	W EMPIRE/VANOWEN	91504	2464001906	3.2	1.7			Shortfall of sites	0.1	Institutional	RR	Golden State Specific Plan	Golden State Specific Plan	20	100	4.9	Vacant in highly urbanized area	Government, public	Vacant in highly urbanized area	Proposed Golden State Specific Plan, Refer to Appendix D, Exhibit D-1: TOD and GSSP Opportunity Sites.	TCAC-High Resources, High Quality Transit Area
City of Burbank	Total: GSSP-7 Empire	91504		330.0	180.0				6.4							510.0					

**Table C: Land Use, Table Starts in A2**

Zoning Designation (From Table A, Column G)	General Land Uses Allowed
NSFC	Mixed-Use (MC Section 10-1-2701)
PD	Variety of housing (MC Section 10-1-655)
BCC-2	Residential above Commercial w/CUP (MC Section 10-1-502)
BCC-3	Residential above commercial w/ CUP and Residential only permitted (MC Section 10-1-502)
BCCM	Residential not permitted (MC Section 10-1-502)
C-3	Residential above Commercial w/CUP (MC Section 10-1-502)
M-2	Residential not permitted (MC Section 10-1-502)
C-R	Residential not permitted (MC Section 10-1-502)
R-4	Residential only permitted (MC Section 10-1-627)
MDC-3	Residential above Commercial w/CUP (MC Section 10-1-502)

# Appendix E

## Adequate Sites Program Alternative Checklist

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

1800 Third Street, Suite 430  
P. O. Box 952053  
Sacramento, CA 94252-2053  
(916) 323-3177  
FAX (916) 327-2643



**Adequate Sites Program Alternative Checklist**  
**Government Code Section 65583.1(c)**

As provided for in Government Code Section 65583.1(c), local governments can rely on existing housing units to address up to 25 percent of their adequate sites requirement by counting existing units made available or preserved through the provision of “committed assistance” to low- and very low-income households at affordable housing costs or affordable rents. The following is a checklist intended to provide guidance in determining whether the provisions of Government Code Section 65583.1(c) can be used to address the adequate sites program requirement. Please be aware, all information must be provided in the housing element to demonstrate compliance.

**HE Page #**

<b>65583.1(c)(4)</b> Is the local government providing, or will it provide “committed assistance” during the period of time from the beginning of the RHNA projection period (6/30/21) to the end of the first 3 years of the housing element planning period (10/15/24)? See the definition of “committed assistance” at the end of the checklist.	x Yes <input type="checkbox"/> No	
<b>65583.1(c)(1)(A)</b> Has the local government identified the specific source of “committed assistance” funds? If yes: specify the amount and date when funds will be dedicated through a (legally enforceable agreement). <u>\$5,000,000</u> Date: <u>October 2024</u>	x Yes <input type="checkbox"/> No	
<b>65583.1(c)(3)</b> Has at least some portion of the regional share housing need for very low-income (VL) or low-income (L) households been met in the current or previous planning period?  Specify the number of affordable units permitted/constructed in the previous period. Specify the number affordable units permitted/constructed in the current period and document how affordability was established.	x Yes <input type="checkbox"/> No  <u>144</u> _____	
<b>65583.1(c)(1)(B)</b> Indicate the total number of units to be assisted with committed assistance funds and specify funding source. Number of units: <u>10</u> Funding source: <u>Successor Agency Housing Asset Fund</u>		
<b>65583.1(c)(1)(B)</b> Will the funds be sufficient to develop the identified units at affordable costs or rents?	x Yes <input type="checkbox"/> No	
<b>65583.1(c)(1)(C)</b> Do the identified units meet the substantial rehabilitation, conversion, or preservation requirements as defined? Which option? <u>conversion</u>	x Yes <input type="checkbox"/> No	
<b>Note: If you cannot answer “yes” to all of the general requirements questions listed above, your jurisdiction is not eligible to utilize the alternate adequate sites program provisions set forth in Government Code Section 65583.1(c).</b>		



**65583.1(c) Checklist**

<b>CONVERSION OF MULTIFAMILY RENTAL AND OWNERSHIP UNITS OF 3 OR MORE OR FORECLOSED PROPERTIES FROM NON-AFFORDABLE TO AFFORDABLE (65583.1(c)(2)(B))</b>		
Include reference to specific program action in housing element.	Program # _____	Page # _____
<b>65583.1(c)(2)(B)</b> Specify the number of multifamily rental (3 or more units) to be converted.  Specify the number multifamily ownership units to be converted.  Specify the number of foreclosed properties acquired. Date Acquired? Will these units be for rent?	10  _____  _____  _____	
<b>65583.1(c)(2)(B)(i)</b> Will the acquired units be made affordable to low- or very low-income households?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>65583.1(c)(2)(B)(ii)</b> For units to be converted to very-low income, were those units affordable to very low-income households at the time they were identified for acquisition? For units to be converted to low-income, were those units affordable to low-income households at the time they were identified for acquisition?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>65583.1(c)(2)(B)(iii)</b> If the acquisition results in the displacement of very low- or low-income households, is the local government providing relocation assistance consistent with Government Code Section 7260, including rent and moving expenses equivalent to four (4) months, to those occupants permanently or temporary displaced?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>65583.1(c)(2)(B)(iv)</b> Will units be decent, safe, and sanitary upon occupancy?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>65583.1(c)(2)(B)(v)</b> Will affordability and occupancy restrictions be maintained at least 55 years?	<input checked="" type="checkbox"/> Yes  <input type="checkbox"/> No	
<b>65583.1(c)(2)(B)(vi)*</b> <b>For conversion of multifamily ownership units:</b> Has at least an equal share of newly constructed multifamily rental units affordable to lower-income households been constructed within the current planning period or will be constructed by the of program completion as the number of ownership units to be converted? (Note: this could be demonstrated by providing certificates of occupancy)  Specify the number of affordable multifamily rental units constructed in the planning period.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A  # of lower-income units: _____	

## 65583.1(c) Checklist

### **DEFINITIONS:**

**Committed Assistance:** When a local government has entered into a legally enforceable agreement within a specific timeframe spanning from the beginning of the RHNA projection period through the end of the second year of the housing element planning period, obligating funds for affordable units available for occupancy within two years of the agreement.

**Assisted Housing Development:** A multifamily rental housing development that receives governmental assistance under any of the following programs:

- (A) New construction, substantial rehabilitation, moderate rehabilitation, property disposition, and loan management set-aside programs, or any other program providing project-based assistance, under Section 8 of the United States Housing Act of 1937, as amended (42 U.S.C. Sec. 1437f).
- (B) The following federal programs:
  - (i) The Below-Market-Interest-Rate Program under Section 221(d)(3) of the National Housing Act (12 U.S.C. Sec. 1715l(d)(3) and (5)).
  - (ii) Section 236 of the National Housing Act (12 U.S.C. Sec. 1715z-1).
  - (iii) Section 202 of the Housing Act of 1959 (12 U.S.C. Sec. 1701q).
- (C) Programs for rent supplement assistance under Section 101 of the Housing and Urban Development Act of 1965, as amended (12 U.S.C. Sec. 1701s).
- (D) Programs under Sections 514, 515, 516, 533, and 538 of the Housing Act of 1949, as amended (42 U.S.C. Sec. 1485).
- (E) Section 42 of the Internal Revenue Code.
- (F) Section 142(d) of the Internal Revenue Code (tax-exempt private activity mortgage revenue bonds).
- (G) Section 147 of the Internal Revenue Code (Section 501(c)(3) bonds).
- (H) Title I of the Housing and Community Development Act of 1974, as amended (Community Development Block Grant Program).
- (I) Title II of the Cranston-Gonzales National Affordable Housing Act of 1990, as amended (HOME Investment Partnership Program).
- (J) Titles IV and V of the McKinney-Vento Homeless Assistance Act of 1987, as amended, including the Department of Housing and Urban Development's Supportive Housing Program, Shelter Plus Care program, and surplus federal property disposition program.
- (K) Grants and loans made by the Department of Housing and Community Development, including the Rental Housing Construction Program, CHRP-R, and other rental housing finance programs.
- (L) Chapter 1138 of the Statutes of 1987.
- (M) The following assistance provided by counties or cities in exchange for restrictions on the maximum rents that may be charged for units within a multifamily rental housing development and on the maximum tenant income as a condition of eligibility for occupancy of the unit subject to the rent restriction, as reflected by a recorded agreement with a county or city:
  - (i) Loans or grants provided using tax increment financing pursuant to the Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the Health and Safety Code).
  - (ii) Local housing trust funds, as referred to in paragraph (3) of subdivision (a) of Section 50843 of the Health and Safety Code.
  - (iii) The sale or lease of public property at or below market rates.
  - (iv) The granting of density bonuses, or concessions or incentives, including fee waivers, parking variances, or amendments to general plans, zoning, or redevelopment project area plans, pursuant to Chapter 4.3 (commencing with Section 65915).

Assistance pursuant to this subparagraph shall not include the use of tenant-based Housing Choice Vouchers (Section 8(o)) of the United States Housing Act of 1937, 42 U.S.C. Sec. 1437f(o), excluding subparagraph (13) relating to project-based assistance). Restrictions shall not include any rent control or rent stabilization ordinance imposed by a county, city, or city and county.

# Appendix F

## Community Participation

F-1. Workshop Notice/Announcement

F-2. Workshop Presentation

F-3. Summary of Community Workshop Input

F-4. Housing Element Survey

F-5. Housing Element Survey Results

F-6. Comment Letters on Draft Housing Element

## Appendix F-1: Community Workshop Notice and Announcements



# BURBANK'S PLAN FOR HOUSING

## Join us for a Virtual Community Workshop

### Housing Element Update & Environmental Justice Discussion



This workshop will provide an overview of the Housing Element and provide you an opportunity to give your valuable input on the housing needs faced by Burbank's residents and workforce. Come learn more and share your ideas on the following:

- ✓ What are Burbank's most important housing needs?
- ✓ What options should the City pursue to address its housing needs within the Housing Element?
- ✓ What strategies can help reduce health risks facing Burbank's disadvantaged communities?

### When?

**Saturday, October 3**  
**11:00 a.m. – 12:30 p.m.**

### Where?

[burbankhousingelement.com](http://burbankhousingelement.com)

A link to the meeting will be posted on the project website above prior to the meeting date. You can also learn more about the housing element and take our survey.  
*(available October 3rd)*



Please note that a second community workshop will be held in the fall focusing on the Housing Element sites inventory.

For more information, contact Lisa Frank, Senior Planner  
at (818) 238-5250 or [LFrank@burbankca.gov](mailto:LFrank@burbankca.gov)



[burbankhousingelement.com](http://burbankhousingelement.com)

Scan code or visit website  
for translation enabled  
information

Translation dropdown  
located in top right corner



Scan code or visit website  
for translation enabled  
information

Translation dropdown  
located in top right corner

## Community Workshop Announcement on Housing Element

Website: <https://www.burbankhousingelement.com/>



### Announcements

English

- **Mar. 31, 2021 at 6:00 PM** – Environmental Scoping Meeting – [Click here](#) for meeting information.
- **Feb. 27, 2021 – Workshop #2:** CEQA Scoping Meeting. Recording of the meeting is available to watch below.
- **Feb. 17, 2021** – Informational workshop regarding updates to development standards for supportive housing, transitional housing, and emergency shelters in the City (Housing Element implementation). Recording of the meeting is available to watch below.
- **Burbank Housing Element Survey Results** – [Click here](#).
- **Oct. 3, 2020 – Workshop #1:** Burbank's Plan for Housing Virtual Community Workshop was on Saturday, October 3rd and the recording is available to watch below. Community Workshop Input – [Click here](#).

#### Virtual Community Workshop #2: CEQA Scoping Meeting (2/27/2021)

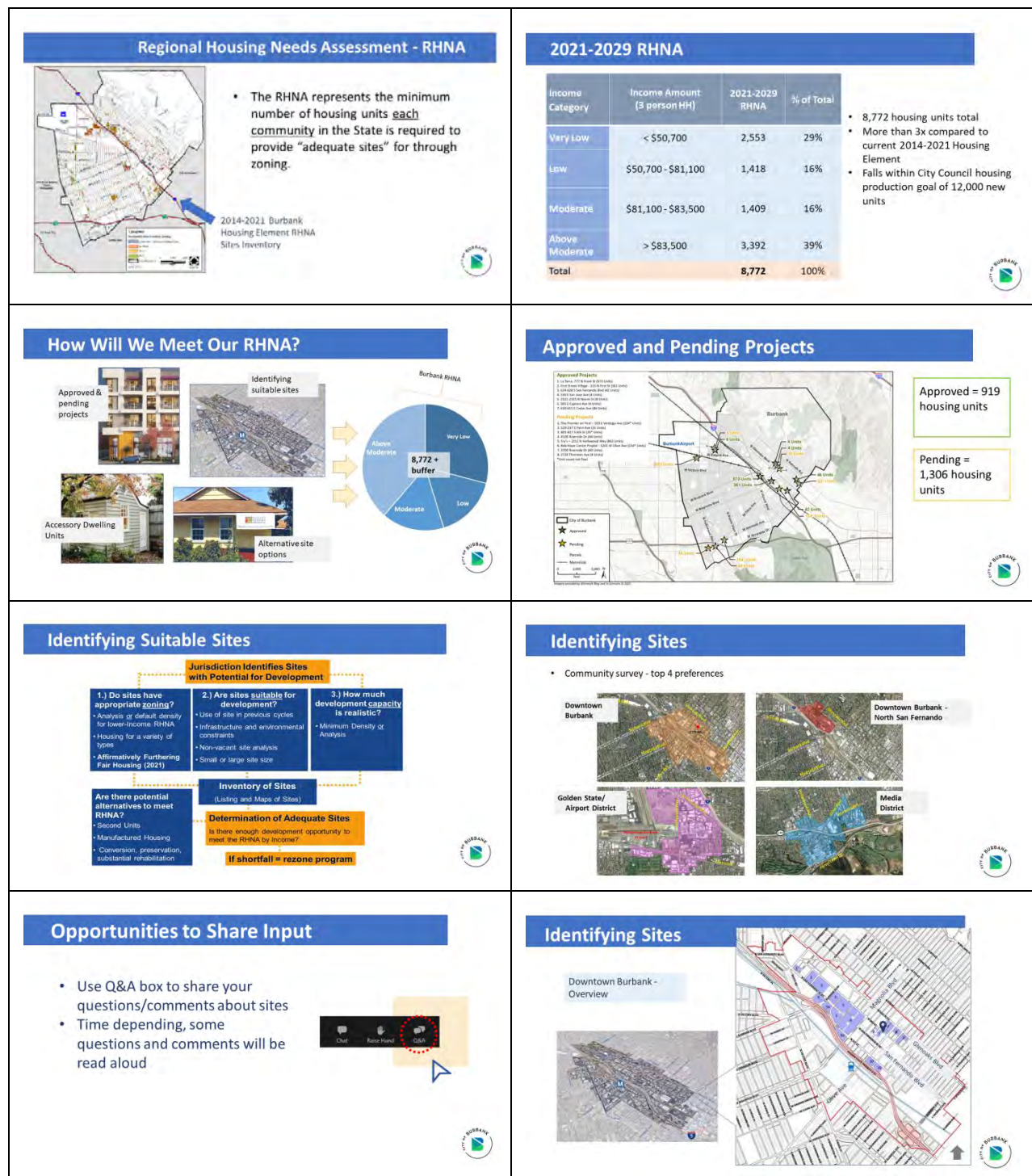
Verbal Questions & Comments  
Housing Element Community

- Approximately 10 minutes total
- 2 minutes to ask questions or provide comments
- Use "raise hand"



## Appendix F-2: Community Workshop #2 Presentation

<p>Burbank Housing Element and General Plan Updates</p> <p><b>Community Workshop #2 CEQA Scoping Meeting 2.27.2021</b></p>  	<h3>Meeting Information</h3> <ul style="list-style-type: none"> <li>1.5 hours total</li> <li>Presentation with question/answers throughout             <ol style="list-style-type: none"> <li>1. Review of Potential Housing Sites</li> <li>2. Overview of New Housing Programs</li> <li>3. Scoping for Environmental Impact Report (EIR)</li> </ol> </li> <li>Streaming on YouTube</li> <li>Recording &amp; will be posted to project webpage</li> </ul> 																						
<h3>Opportunities to Share Input</h3> <p><b>During the workshop:</b></p> <ul style="list-style-type: none"> <li>Q&amp;A box for questions &amp; comments</li> <li>10 min. verbal question &amp; comment breaks</li> <li>Some comments &amp; questions will be read aloud</li> </ul> <p><b>After the workshop:</b></p> <p> <a href="mailto:housingelement@burbankca.gov">housingelement@burbankca.gov</a></p> <p> <a href="http://www.burbankhousingelement.com">www.burbankhousingelement.com</a></p> <p> (818) 238-5250 – Planning Division</p>   	<h3>Key Acronyms &amp; Terms</h3> <ul style="list-style-type: none"> <li><b>HCD</b> = Department of Housing and Community Development</li> <li><b>SCAG</b> = Southern California Association of Governments</li> <li><b>BHNA</b> = Regional Housing Needs Assessment</li> <li><b>EIR</b> = Environmental Impact Report</li> <li><b>TOD</b> = Transit Oriented Development</li> <li><b>General Plan &amp; Specific Plans</b> <ul style="list-style-type: none"> <li>Downtown Burbank TOD and Golden State</li> </ul> </li> <li><b>Affordable Housing</b> – housing that costs no more than 30% of household income             <ul style="list-style-type: none"> <li>Income levels - Very Low, Low, Moderate (Above Moderate)</li> <li>Rent or sale prices restricted by affordability covenant/deed restriction (in most cases)</li> </ul> </li> </ul> 																						
<h3>Why Are We Here?</h3> <p>The City is addressing State-required updates to the City's General Plan (GP) Burbank2035</p> <ul style="list-style-type: none"> <li>Housing Element</li> <li>Safety Element</li> <li>Environmental Justice goals-policies-objectives throughout (new requirement)</li> </ul>  	<h3>Schedule</h3> <ul style="list-style-type: none"> <li>State Certification of Housing Element by October 2021</li> </ul>  																						
<h3>Community Outreach</h3> <ul style="list-style-type: none"> <li>Stakeholder meetings: service providers, developers &amp; business community (Aug. 2020)</li> <li>Virtual Community Workshop #1 (Oct. 2020)</li> <li>On-Line Community Survey (Sep-Dec 2020)             <ul style="list-style-type: none"> <li>226 respondents</li> </ul> </li> <li>City Council and Planning Board Study Sessions (July 2020, Jan 2021)</li> </ul> <p>Visit project website for input received to date  <a href="http://www.burbankhousingelement.com">www.burbankhousingelement.com</a></p> 	<h3>Housing Element Context</h3>  <table border="1"> <caption>NUMBER OF JOBS PER HOUSING UNIT</caption> <thead> <tr> <th>City</th> <th>Jobs per Housing Unit</th> </tr> </thead> <tbody> <tr> <td>Burbank</td> <td>2.98</td> </tr> <tr> <td>General</td> <td>2.37</td> </tr> <tr> <td>Pasadena</td> <td>1.87</td> </tr> <tr> <td>Santa Clara</td> <td>1.54</td> </tr> <tr> <td>Los Angeles</td> <td>1.54</td> </tr> <tr> <td>LA County</td> <td>1.54</td> </tr> <tr> <td>Santa Monica</td> <td>2.51</td> </tr> <tr> <td>Mountain View</td> <td>2.51</td> </tr> <tr> <td>San Francisco</td> <td>2.51</td> </tr> <tr> <td>California</td> <td>1.54</td> </tr> </tbody> </table> <ul style="list-style-type: none"> <li>2017 Burbank Affordable Housing Analysis and Strategy</li> <li>2019 City Council goal to produce 12,000 new housing units by 2035</li> <li>2021-2029 (6<sup>th</sup> cycle) Housing Element             <ul style="list-style-type: none"> <li>ID sites for future development</li> <li>ID programs to address housing needs</li> </ul> </li> </ul> 	City	Jobs per Housing Unit	Burbank	2.98	General	2.37	Pasadena	1.87	Santa Clara	1.54	Los Angeles	1.54	LA County	1.54	Santa Monica	2.51	Mountain View	2.51	San Francisco	2.51	California	1.54
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Santa Monica	2.51																						
Mountain View	2.51																						
San Francisco	2.51																						
California	1.54																						





### Identifying Sites

North San Fernando area

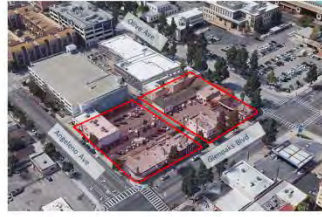


• Approximately 10.7 acres



### Identifying Sites

Downtown Burbank – Olive & Glenoaks



• 1.4 Acres



### Identifying Sites

Burbank Town Center  
Mail area



• Approximately 32 acres



### Identifying Sites

Civic Center



• Approximately 4.28 acres



### Questions/Comments from Q&A

Downtown Burbank



### Questions/Comments from Q&A

Downtown Burbank



### Identifying Sites

Golden State area –  
Lima/Avon



• Approximately 4.0 acres



### Identifying Sites

Golden State area –  
N. Hollywood Way & N. San  
Fernando Blvd.



• Approximately 5.3 Acres



## Identifying Sites

Golden State area – Logix



• Approximately 4.5 acres



## Questions/Comments from Q&A

Golden State district



## Accessory Dwelling Units (ADUs)

- ADUs are small backyard units either attached or detached from a single-family home
- Trends suggest City could expect 125 ADU permits/year with the addition of incentives
- SCAG analysis shows 70% of ADUs offered at rents affordable to low and moderate income



## Accessory Dwelling Units

- ADUs are distributed throughout the City
- Over 2021-2029 housing element, est. 1000 ADUs
  - 700 ADUs can contribute towards City's low/mod. income RHNA



## Alternative Site Options

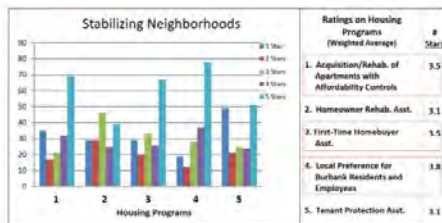
- Explore acquisition/rehabilitation of existing housing units
- Motel Conversions



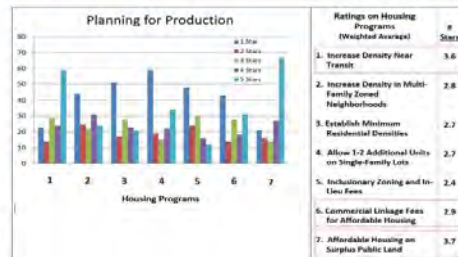
## Housing Element Programs



## Programs



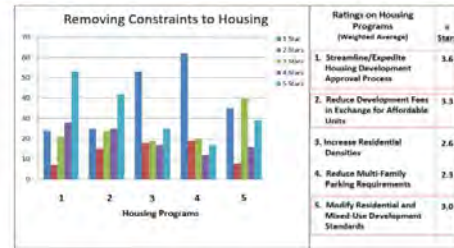
## Programs



## Programs



## Programs



## Ideas for New Programs

- Specific Plan Areas: Golden State, Downtown TOD & Media District
- Higher density housing near transit and jobs
  - Objective, clear development standards to streamline review
  - Program EIRs for projects to tier off

- Updated multi-family development standards
- Re-evaluate parking, setbacks, height, and other development standards, to make development of smaller sites more feasible

- Zoning to facilitate variety of housing types
- Micro-units, townhouses, live/work units

## Break for Verbal Questions & Comments

- Approximately 10 minutes total
- 2 minutes to ask questions or provide comments
- Use "raise hand"





## Appendix F-3: Summary of Community Workshop Input

### *City of Burbank* *Housing Element & Environmental Justice* ***Community Workshop Input***

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On October 3<sup>rd</sup> 2020, City Community Development Department staff and consultants conducted a virtual community workshop to solicit public input on the Housing Element update and the new Environmental Justice component of the General Plan. Twenty-three members of the public participated in the workshop, and provided feedback via on-line polling and question and answers. The following summarizes the input received at the workshop, including staff responses to participant questions.

#### **Polling Questions**

##### **1. How long have you lived in Burbank? 16 respondents**

<u>1 person</u>	1-2 years
<u>3 persons</u>	6-10 years
<u>3 persons</u>	11-20 years
<u>8 persons</u>	21+ years
<u>1 person</u>	Work in Burbank but live in another City

##### **2. What type of housing unit you live in? 17 respondents**

<u>9 persons</u>	Detached single-family house
<u>4 persons</u>	Duplex/triplex/fourplex
<u>2 persons</u>	Condominium/townhome
<u>1 person</u>	Apartment
<u>1 person</u>	Work in Burbank but live in another City

##### **3. Which of these issues do you see as being Burbank's most important housing needs? 13 respondents**

<u>10 persons</u>	Lack of housing for Burbank's workforce
<u>8 persons</u>	Housing for our homeless population

7 persons      Housing for Burbank’s seniors and disabled population

3 persons      Deteriorated housing conditions

3 persons      Overcrowded housing

**4. What strategies should the City pursue to meet its RHNA obligations? 13 respondents**

9 persons      Tiny homes/micro units

8 persons      Increased densities near transit

6 persons      Incentives for accessory dwelling units (ADUs)

6 persons      Motel conversions

3 persons      Allow slightly increased densities in single-family neighborhoods to reduce the number of multi-family sites needed

2 persons      Increased densities in multi-family zoned neighborhoods

**5. In evaluating strategies to address environmental justice issues faced by Burbank’s low income and disadvantaged communities, which of the following environmental justice issues do you see as being the highest priority? 16 respondents**

13 persons      High housing costs

8 persons      Public health

7 persons      Environmental pollution

6 persons      Unemployment

3 persons      Linguistic isolation (non-English speaking)

2 persons      Increased densities in multi-family zoned neighborhoods

**Questions and Answers**

**1. How does City Council’s goal to produce 12,000 housing units by 2034 pace with the expected future job growth? How much will it improve the Job-Housing ratio in the City?**

**Staff Response:**

- *The goal of 12,000 housing units is aspirational, but it is consistent with Burbank’s projected RHNA which has increased from 2,600 to 8,700 in the last 8 years.*
- *We anticipate a growth in employment with current developments like Avion and Media Studio North. Additionally, the City has been able to attract major employers like Netflix and Tip Mouse.*
- *Even if Burbank were to achieve its housing goal, the City might not be able to keep pace with projected employment growth. However, we won’t be losing ground as we have in the past.*

**2. Given the water and power shortage, how will the City accommodate the increase in electricity and water demand from 12,000 additional housing units? Will the City build another powerplant?**

**Staff Response:**

- *Burbank 2035 General Plan, adopted in 2013, anticipated projected growth of 5,900 units. The 8,700 units that is our fair share requirement coming through SCAG is something we have to look at within the context of our infrastructure/utility capacity.*
- *An environmental assessment will be conducted to determine the location of additional housing units that is consistent with Council goals of responsible development and protecting single-family neighborhoods, and at the same time being able to have community facility and infrastructure to support additional housing.*
- *The Environmental Impact Report (EIR) process will be initiated early next year. Topics of energy and water will be investigated as a part of the review process.*

**3. Can you elaborate on what will happen if the City does not meet the required RHNA numbers and does not build the required housing? How will it impact the City, and alternatively, how would meeting the RHNA number help the City?**

**Staff Response:**

- *While the majority of cities don't meet their RHNA numbers, particularly for lower income households which typically require subsidies, it is important for cities to set the stage through zoning to enable development of projected housing needs without undue constraints.*
- *The State is trying to get cities to help with the housing crisis. Cities underproducing housing to address their RHNA goals can be subjected to SB35 (by right housing development). There is a trend in the recent legislature to hold cities more accountable to meet their housing needs.*

**4. Where will the proposed housing be located within the City?**

**Staff Response:**

- *Specific plan areas - Golden State Specific Plan, Downtown specific plan area (Burbank Center Plan), and Media District – areas with potential for high density and Transit Oriented Development. Focus will be on employment and transit centers within the City which have opportunity for infill development.*
- *Housing location will be looked at in more detail during next phase of the Housing element update and there will be a second community workshop focused on looking at potential housing sites.*

**5. What is the City's plan to accommodate parking for the proposed housing?**

**Staff Response:**

- *Parking will be looked at through development standards in the new Specific Plans. The City is looking at ways to accommodate parking through efficient parking management and best practices for infill and mixed-use projects.*
- *Parking standards will depend on the type of project. For example, density bonus projects are eligible for reduced parking requirements under State law.*

**6. How can we be sure that new housing units will contribute towards meeting the City's housing needs, in other words, house permanent residents of the City and not function as short-term**

rentals for travelers. ADUs in particular can be rented out as short-term rentals to generate income for the owners.

**Staff Response:**

- *The City is looking at Short Term Rental (STR) regulations. The intent of the STR regulation is to document existing STR units in the City, and ensure that ADUs are not being used as STRs.*
- *ADUs are actual dwelling units and are meant for long term residence. Per Code, ADUs cannot be rented out for less than 30 days. Additionally, City Council is looking at increasing the minimum number of days for renting ADUs to 90 days. If people are using their ADUs for short term rentals, they are doing so illegally.*

**7. Does the Housing Element provide detail regarding how housing will be created under the lower and moderate income categories? Can you provide any updates regarding the old Ikea site, how many residential units are you considering to build on that site, and how will it be classified under each income category? Is the 34-acre property you are referring to the entire Mall?**

**Staff Response:**

- *Housing Element statutes allow for the use of default densities to assign sites to the various income categories. For Burbank, any site with a density of 30 units/acre or greater can be credited towards its low and very low-income RHNA need, and sites with 12 units/acre and above are considered suitable for development of moderate income housing. While a 30 unit/acre market rate project may not be affordable to lower income households, the City is setting the stage through zoning to allow a developer – typically a non-profit - to build affordable housing at that density.*
- *The City is also in the process of updating its Inclusionary Zoning Ordinance that requires a certain percentage of deed restricted affordable units to be built within projects that have 10 units or more.*
- *In addition, the State has allocated significant funding to support production of affordable housing.*
- *Regarding the old IKEA site – there was a mixed-use project proposed – Burbank Town Center North – that proposed over 1,000 units. Due to COVID, the Mall has been shut down and property owners are re-evaluating the feasibility of repurposing the Mall. The 34-acre Ikea site is inclusive of the entire Mall proper, including development across and adjacent to the freeway, In-N-Out, and furniture stores.*

**8. It will be interesting to look at the correlation between Burbank's disadvantaged communities/high impact areas and the location of entertainment industries that have a rate of high employment turn-over. For example, the Media Center is located in an area identified as a disadvantaged community.**

**Staff Response:**

- *Good feedback – Burbank is unique as it has prominent media industry presence. Such feedbacks are important for policy development to mitigate negative impacts.*



- 9. How much contribution do large companies - like Netflix and Disney that are employers in the City - have in providing housing for their employees? Microsoft and Facebook are examples of large companies that have contributed towards housing for their employee in the past.**

**Staff Response:**

- *We aren't aware of anything specific where Burbank employers are providing housing assistance, but we will check with the Economic Development Department to get more information. These big companies are usually supportive of opportunities to facilitate housing near and around their employment site, and employees have expressed an interest in residing close to their workplace.*
- *For the Housing Element survey, we have included questions about potential new housing programs for Burbank, including a potential Commercial Impact Fee that requires new commercial developments to pay a fee which contributes towards City's affordable housing trust fund to provide affordable units.*
- *Other efforts being undertaken by the City include evaluating Development Impact Fees to identify opportunities for new developments to provide their fair share of funding for community services and infrastructure including new housing units.*

- 10. How will the increase in housing units impact schools in the City? What will be the impact on those people who work in the City but don't live here and want their kids to join schools here?**

**Staff Response:**

- *The Environmental Impact Report (EIR) for the Housing Element Update will include an assessment of schools. During the process, we talk to schools and see how they are projecting their growth, and we look at the impact of potential growth from housing on the schools.*
- *The 4City will reach out to BUSD and their demographers regarding Housing Element Update to verify enrollment rates and their capacity.*

- 11. Will there be any consideration for the impact the increase in housing will have on early child care and education/ infant care (age 0 to 5 years)? Gaps in infant care hit crisis levels in 2018 in Burbank and had a direct impact on economic participation by the parents. In workforce housing – young adults (25-44 years) upon beginning a family – Infant care becomes their first introduction to the neighborhood. I urge the City to consider infant care, child care, and early education in this Housing Element Update.**

**Staff Response:**

- *Good point. Traditionally the environmental assessment doesn't specifically evaluate early childcare, but we can take this into consideration.*
- *There are various avenues that can the City can use (including CEQA review) to address infant care, child care, and early education.*

**12. With respect to ADUs – there were 350 permits submitted for ADUs. How many of those permits are for new ADUs? How many of these permits are for those ADUs that are being legalized by bringing them to conform to the Burbank Municipal Code? Where are new ADUs being built?**

**Staff Response:**

- *The City has few cases of existing ADUs that are being legalized. The vast majority of ADUs fall into two categories –*
  1. *Garage/accessory structure conversion*
  2. *New detached ADUs*
- *In terms of where new ADUs are being built, the City has created a map showing the distribution of ADU applications throughout the City. The map was included in a November 10, 2020 ADU update to the City Council and can be access at the following link:*  
[https://burbank.granicus.com/MetaViewer.php?view\\_id=42&clip\\_id=9251&meta\\_id=376295](https://burbank.granicus.com/MetaViewer.php?view_id=42&clip_id=9251&meta_id=376295)  
*The map indicates that ADU development has been dispersed throughout the City.*

**13. Talking about employer assisted housing, especially given the current situation where people are working remotely due to COVID, and given that post COVID there may not be as much demand to commute, there might be an opportunity to provide on-campus housing within commercial properties for short term workers who work in the City on a project basis (may be for a year). This might help to ease the pressure on the smaller units that can provide housing for permanent residents. Is this something that larger commercial entities can consider?**

**Staff Response:**

- *These are good points. We need to set up future discussions with large employers to see where they stand on this matter.*

**14. With such a large proportion of young professionals in Burbank, many of whom live alone, what happens when they start families - do they leave Burbank or are they able to start families here? Similarly, a large number of young professionals live with their parents due to high housing costs – are there any efforts underway or planned to help this age group?**

**Staff Response:**

- *The City's goal is to significantly increase the production of housing for its workforce, and through this increase in supply, pent up demand will be reduced and housing prices should come down. The City will employ a variety of tools - including inclusionary zoning, density bonuses and other affordable housing incentives - to ensure a portion of new housing is provided at levels affordable to lower and moderate income households.*
- *Accessory dwelling units (ADUs) can also provide a less costly housing option for young professionals, and with over 540 ADU applications received over the last three years, ADUs are becoming more widely available throughout Burbank.*

**15. Has there been any thought to evaluating the long-term effects of COVID 19 on the workforce needing to be near their work vs working from home?**

**Staff Response:**

- *While there is likely to be reduced demand for commercial office space moving forward, Burbank's employment base continues to grow (refer to response to Question #1). The City has over-produced jobs relative to housing for several decades, resulting in a ratio of three jobs for every housing unit. Even with reduced demand for office, the City needs to increase housing production to achieve a healthy jobs/housing balance.*

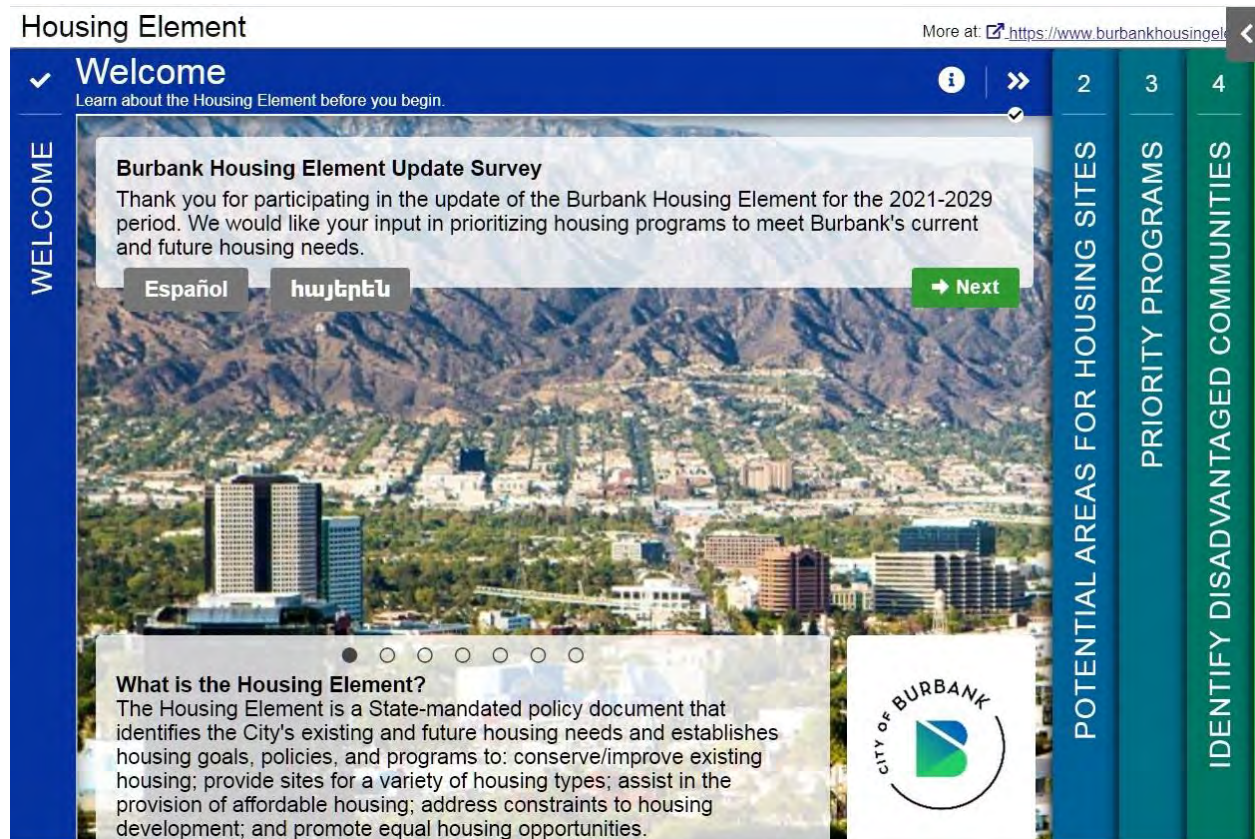
**16. I'm wondering about traffic issues, particularly Barham Boulevard as it is already congested. What is being done to alleviate that kind of additional strain on the roadways?**

**Staff Response:**

- *Burbank's General Plan - adopted in 2013 - studied how growth in the City between 2010 and 2035 would impact its street system, and included land use changes, transportation policies, and six targeted intersection improvements to lessen impacts to transportation. The Housing Element will build on the General Plan analysis to identify how the amount and location of new housing will affect transportation. The Housing Element will study if building new housing in Burbank, near jobs and transit, will reduce the number and length of car trips in the City because more housing provides opportunity for Burbank workers to live closer to where they work.*
- *The cause of congestion on major roads leading into and out of the City, such as Barham Blvd, is because most of the employees who work in Burbank live elsewhere and must commute into the City. Adding new housing in the City will likely lessen traffic increases on Barham and other regional corridors.*
- *The General Plan and the Housing Element do not propose major street and road improvements to reduce congestion because widening streets increases car trips and harmful environmental effects like greenhouse gas emissions.*

## Appendix F-4: Housing Element Online Survey

The online Housing Element survey was administered through MetroQuest. It was available in three languages (English, Spanish, and Armenian) from September 30, 2020 to January 4, 2021.



## Appendix F-5: Housing Element Survey Results

### Online Survey

**English:** September 30, 2020 to January 4, 2021

**Spanish:** November 19, 2020 to January 4, 2021

**Armenian:** November 19, 2020 to January 4, 2021

### Characteristics of Survey Participants

Participants by Language of Survey	Renter/Owner	Housing Type	Demographics	HH Income
English: 224	Renter: 40%	SF Detached: 57%	White: 60%	Under \$50,000: 22%
Spanish: 1	Owner: 54%	Duplex: 4%	Hispanic: 12%	\$50,000-\$74,999: 18%
Armenian: 2	Other: 6%	ADU: 3%	Black: 5%	\$75,000-\$99,999: 16%
		Apartment: 28%	Asian: 6%	\$100,000 and over: 44%
		Condo: 6%	Other: 17%	
		Care Facility/Assist: 1%	Under 25 yrs: 3%	
		Other: 2%	25-39 yrs: 22%	
			40-45 yrs: 44%	
			55-69 yrs: 24%	
			70 yrs over: 7%	

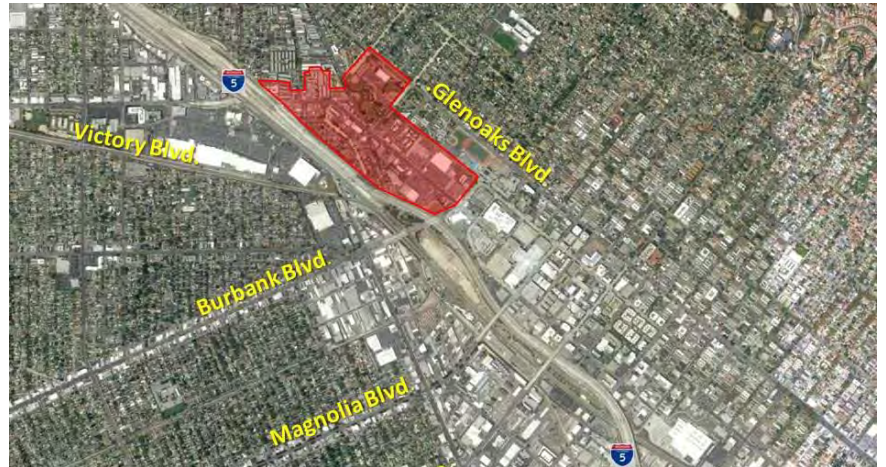
### Potential Areas for Housing Sites (Areas ranked by survey participants)

#### 1. Downtown Burbank - Metrolink Station





**2. Downtown Burbank - North San Fernando**



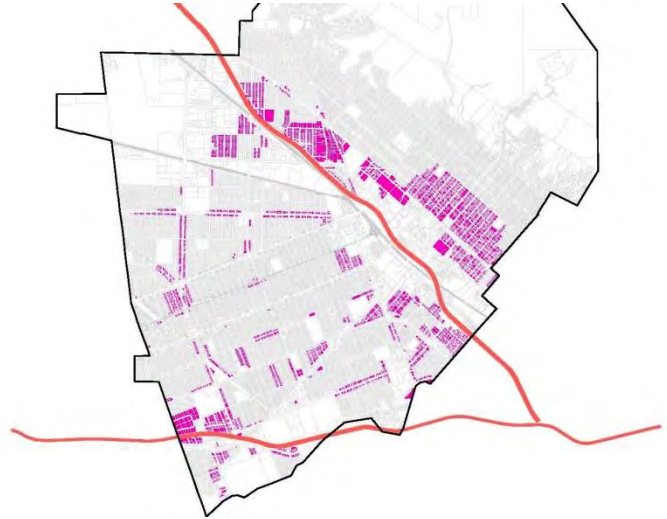
**3. Golden State/Airport District Area**



**4. Media District**



## 5. Multi-Family Neighborhoods



### Other Housing Sites Suggested by Survey Participants:

- Consider remodels of existing commercial space, to include residential capacity.
- While the current multi-family zones should be an area of focus for more to-buy multi-family development (condos, townhouses, and duplexes), existing single-family areas should be rezoned to allow denser housing.
- Former retail, like old IKEA that can become mixed use. The Americana concept is very appealing. All focus should include units for purchase above all other concerns. Having an ownership stake ties residents to the City in a more meaningful way.
- The old City dump above Belair.
- Empire between Buena Vista and Hollywood Way. Vanoven Blvd between Hollywood Way and Clybourne.
- That HUGE and forever unused lot by the 5 fwy and Burbank Blvd, where circuses set up. Use it for something useful already!!!
- Stay far from the Downtown/Media area. No more new buildings and NO additional traffic!! Obviously don't add to any area that has traffic right now. Don't make any area worse. Use units on Burbank Blvd or Victory at the No Ho border. It's dead over there so a bit more traffic won't be worse.
- Multi family or mixed use housing would be beneficial along the bike path and the 5 fwy for example the end of the block at Lamer St
- I would love to see more multi-family housing built in single-family housing neighborhoods (similar to parts of the Media District). It would help space out housing density and traffic congestion.
- Rancho District.
- West Burbank, Northern Burbank and undeveloped areas around Olive and Burbank Blvd.

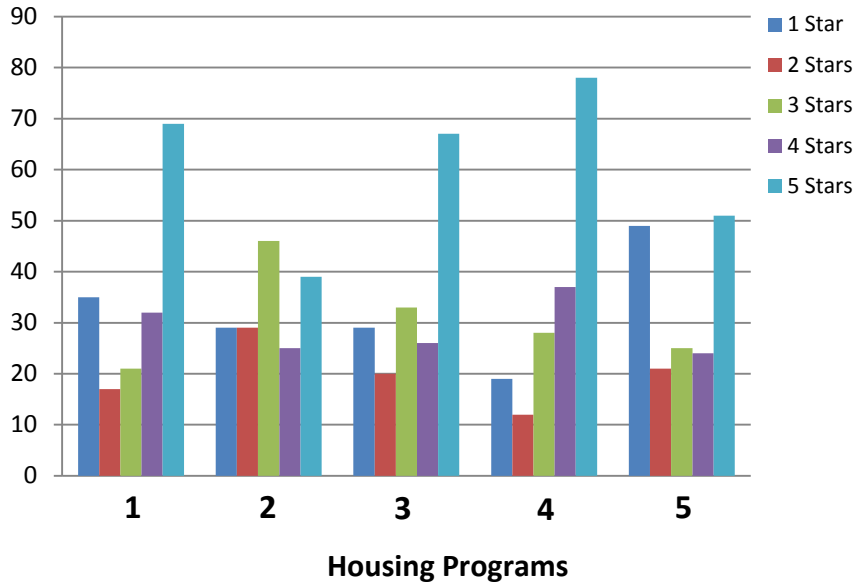
#### Comments for no additional housing:

- Nowhere, water, electricity, infrastructure should not be built in Burbank!
- Not in Burbank. Too much traffic as it is. Stop taking government money. Enough people now
- No new housing
- None. We have enough. Let's take better care of what we have. This city has sadly gone downhill in the 25 years I've been here. I've never seen so much trash on the streets as I do now and our roads and trees have never been this neglected before. The traffic is horrendous. More housing and increasing our population in this already cramped city should not be our focus. Improving what we have should be the greater good.
- Nowhere. Don't give in to the State's tyrannical mandates.



## Priority Housing Programs

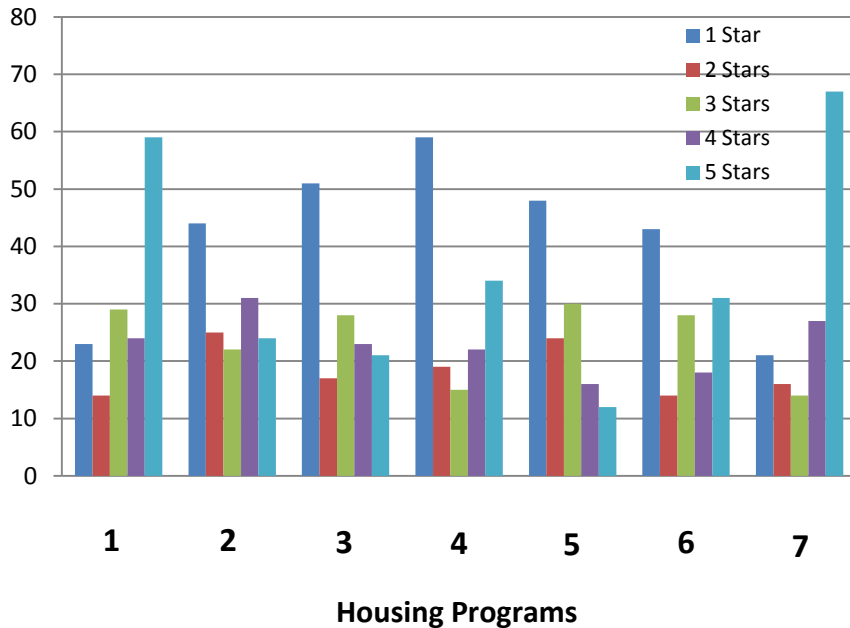
### Stabilizing Neighborhoods



#### Ratings on Housing Programs (Weighted Average)

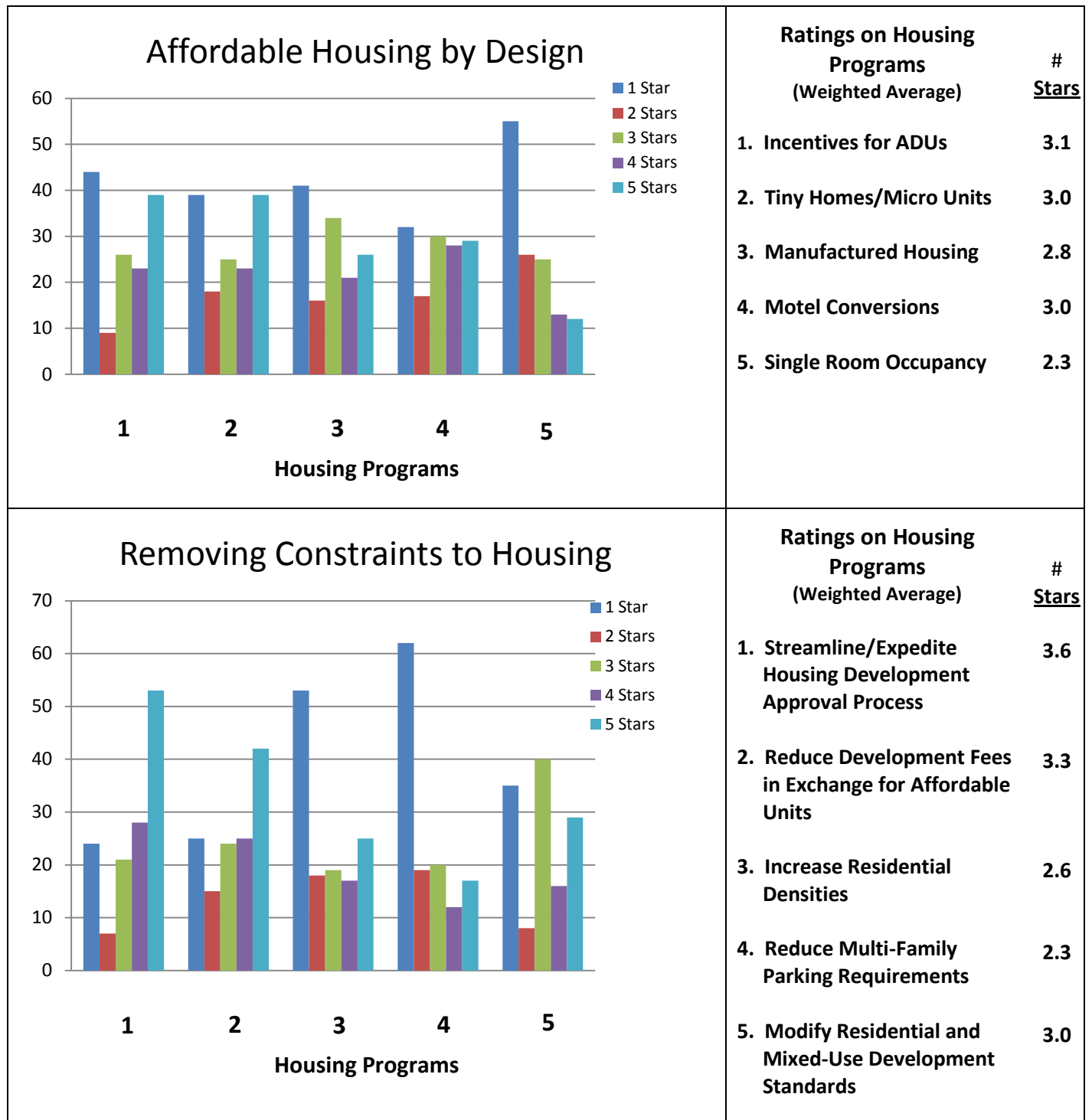
	# Stars
1. Acquisition/Rehab. of Apartments with Affordability Controls	3.5
2. Homeowner Rehab. Asst.	3.1
3. First-Time Homebuyer Asst.	3.5
4. Local Preference for Burbank Residents and Employees	3.8
5. Tenant Protection Asst.	3.1

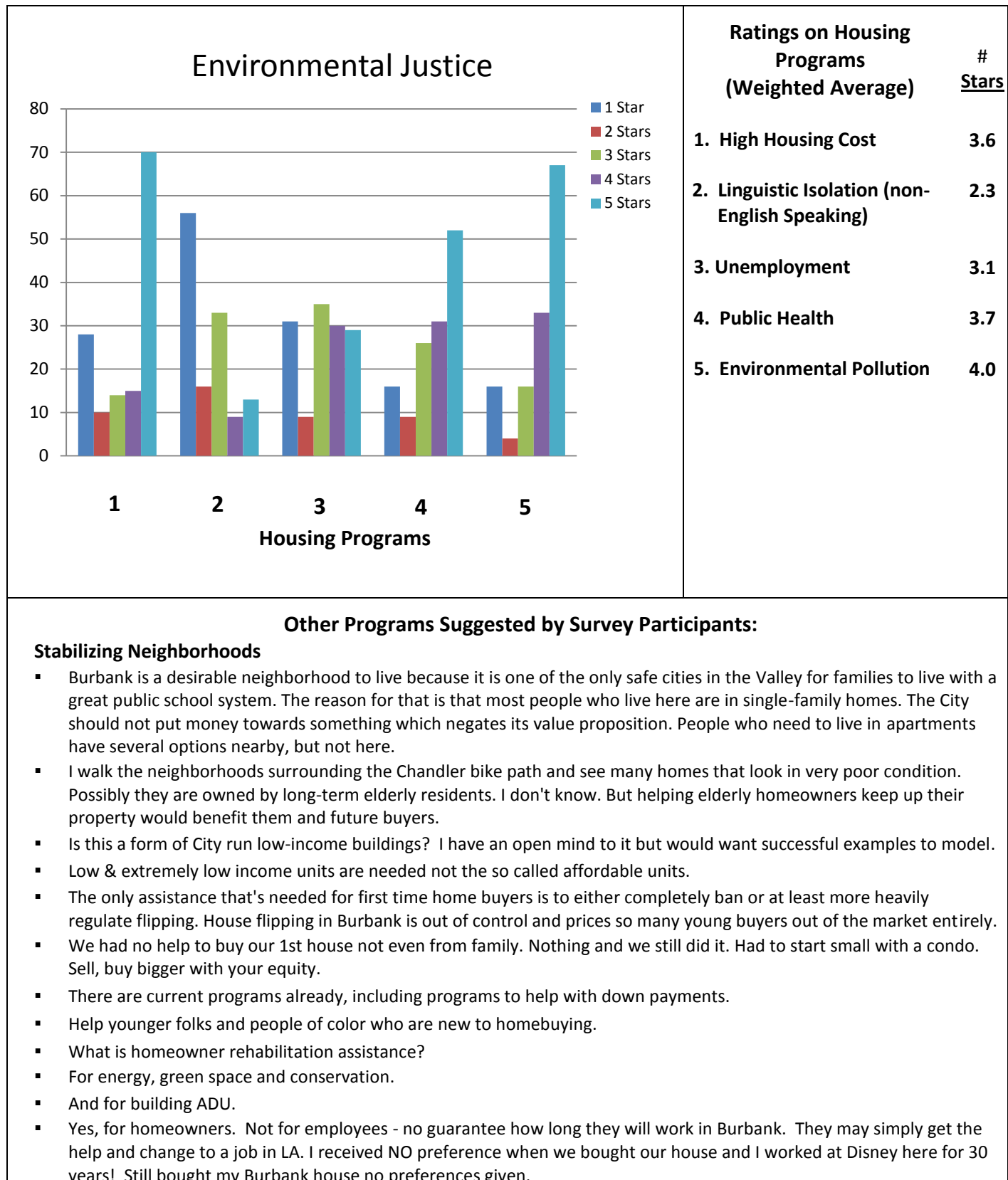
### Planning for Production



#### Ratings on Housing Programs (Weighted Average)

	# Stars
1. Increase Density Near Transit	3.6
2. Increase Density in Multi-Family Zoned Neighborhoods	2.8
3. Establish Minimum Residential Densities	2.7
4. Allow 1-2 Additional Units on Single-Family Lots	2.7
5. Inclusionary Zoning and In-Lieu Fees	2.4
6. Commercial Linkage Fees for Affordable Housing	2.9
7. Affordable Housing on Surplus Public Land	3.7





- Reduces traffic and commute times which impact the traffic congestion and environmental impact in our city.
- Yes, only use already built apartments. NO NEW DEVELOPMENT.

### **Planning For Production**

- Assist homeowners who are struggling to pay their mortgage and single young people who may not be able to afford a one-bedroom apartment in Burbank.
- Yes. much more of this.
- I can't find a description of what this means, but if it has to do with increasing the number of residents allowed in an area, then I'm all for it.
- We need more affordable housing, but not at the cost of what little open land that's left.
- Without consideration for cars and access, over crowded streets will get worse.
- Again, it's single-family or not. If we wanted lots of transient living or neighbors who have no skin in the game, we'd have chosen elsewhere. I grew up in a single-family neighborhood without too much traffic or cars parked everywhere. It is better, and we will make sure our children are raised the same way. It seems like that may be outside of California.
- Strongly disagree turning single-family lots to condos, apartment buildings or duplex or triplex. No additional construction on 91504 above Glenoaks.
- This will only cause more traffic and less social distancing. We don't have the infrastructure to support more people on R1 and especially R1H zoned lots.
- Unless the in-lieu fees are calculated fairly for real life affordability, this will not benefit actual affordable housing. I suggest you read this info here and made contact them for assistance <https://inclusionaryhousing.org/designing-a-policy/off-site-development/in-lieu-fees/setting-the-in-lieu-fee/>
- Dump the in-lieu fees part of the plan. it's just an attempt to push people deemed undesirable by a neighborhood into housing that is separate from the rest of the population. if you want to build in our city, providing low income housing in your project should be mandatory
- We are exploring exiting not only Burbank, but possibly California over this issue. Single-family property and neighborhoods are only the acceptable choice for our family. We will not allow our positive tax contributions to fund pensions and programs that remove our freedom to choose this form of housing. Anywhere without single-family housing is not a place we will live or send our children to school. We'll lose money escaping if we mistakenly chose Burbank for single-family.
- ABSOLUTELY NOT!! Burbank is one of the few areas in LA that retains a suburban neighborhood feel. That's one of the main reasons people choose to live here. If you take that away, you will see all existing residents' property values plummet. And for what? To solve the California housing shortage? While that's important, there's PLENTY of land in other cities. There's also the Inland Empire as a more affordable option
- It's important to keep R1 and R1H zoned homes as single-family living.
- Density is already overflowing. Parking is a nightmare on almost every street
- ABSOLUTELY NOT!!!
- Yes! This needs to happen to help reduce emissions.
- The recent proposed development and the prices they were proposing as affordable to work and live near transit in Burbank made no affordable sense unless the retail jobs paid \$20 p/h and the developers agreed to make more than a handful of units "affordable" by L.A. minimum wage standards. Plus living next to transit hubs with the bad air pollution L.A. already has is not a healthy solution to housing needs.

### **Affordable Housing By Design**

- Motels are a dying model and could be a low income housing option.
- This only works for the many people who would benefit from this low price rent if the buildings are actually maintained & safe for tenants, and if the building owners are given additional financial assistance so they aren't tempted/forced to raise rents, evict to convert to condos, or sell to developers.
- This would greatly help the many families who were already struggling to pay their mortgages before the covid19 pandemic to potentially make extra income using an ADU or Tiny Home as a rental on their property. Alternately they could help their family members or friends with housing if they had lost theirs. Also providing financial incentives for

more eco-friendly ADUs and Tiny Homes would be an additional help positively affecting the environment, housing, and economy.

- None of these suggested programs will work for families- they are all about housing that will fit single people or perhaps couples. Affordable housing with enough space for a family is impossible to come by in Burbank and needs to be addressed. I have yet to see a plan from the City that does so. \$3-4 k per month in rent/mortgage is not affordable.
- R1H zoned areas are already crowded and we need to preserve them.
- Same answer as before. Single-family is best, from firsthand experience. This would end that and the extent that it exists now is too much. But we can probably pack in like 3 families on our lot, so it might be a good selling point to help get us to a state where people are free to set the rules for their neighborhoods and each home is owned by the occupants. Media industry isn't bound to So Cal anymore, which also helps.
- Mobile homes (aka manufactured housing) are a scam because you only own the home, NOT the land underneath it. If you owned both that would make more sense, otherwise it will never be a viable affordable housing solution.

### **Removing Constraints to Housing**

- Having preapproved style plans for houses, complexes and ADUs.
- Increase the size for ADU, have preapproved plans.
- Shopping areas like Magnolia should have 1-2 stories of housing above them.
- Having senior services in a building housing seniors, pharmacy, doctors office etc. childcare business at large housing projects, grocery store at transit to reduce car needs. Japan as a model.
- This only works if the number of affordable housing units required in any new development are at minimum 50-60% of the development.
- If anyone wanted high density they would have gone there, choosing this option is directly in opposition to why people came here. You will drive people like us away. Our tax contribution to the pension fund is not small. Though paid enough, most of senior staff does not choose Burbank as their own home, and quality of life for single- family owners doesn't their paychecks, so why not? As long as the paycheck comes, it doesn't affect their day to day lives. Density goes up, Burbank goes down.
- Do not increase density.
- If you are serious about climate change, shouldn't we be planning for less vehicles and more green space?
- It depends on what those modifications and standards are.
- Do not modify R1 and especially R1H zones.
- Must remove the loop holes and conflicts of interest for elected officials.
- No way, Burbank fees need to be at the same levels as Glendale & Pasadena.
- Streets are often impassable due to cars double parked.
- No - too many areas already have parking issues.
- Increase them! Get cars off the street and underground!! Only in California are cars allowed to ruin our streets.
- Needs more thought by everyone who ever tried to park east of Glenoaks Blvd!!!!!! Don't make the problem worse with reduced requirements.
- As it is, homes are built out of code. This would be even worse. However, raising fees for corrections and resubmitting would be more effective at streamlining poor workmanship by designers posing as architects and other nefarious practices trying to sneak non conforming structural elements past plan checks.

### **Environmental Justice**

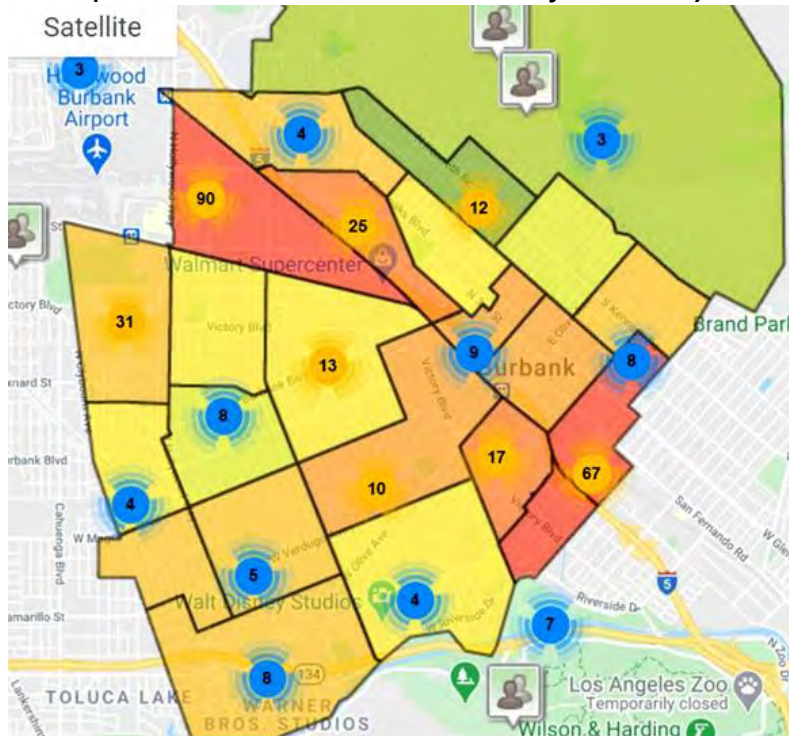
- English as a Second language needs to be encouraged with easy access to classes formal or informal that is fun and inclusive.
- Is this for or against? I am pro diversity and think English speaking should not matter.
- "Justice" in this sense is used amorphously in many cases like the other popular buzz words of the day and is frequently an opinion. But certainly helping people become employed would help their housing costs.
- Mentoring programs are needed. Internships. Trade schools (plumbing, electrical, construction). Gone are the days high school kids could get jobs at restaurants as those are now filled by adults.

- With Covid we can only prevent fraud and train younger people for the trades. Electrical, plumbers, framers etc.
- Dental for the young and elderly is highly overlooked.
- Housing cost is too high and condo, townhomes, ownership needs to be priority. City owned property needs to be used for low income housing that doesn't expire.
- The cost of rent and home purchase is extremely high in Burbank in comparison to the local neighboring communities.

## Identify Disadvantaged Communities

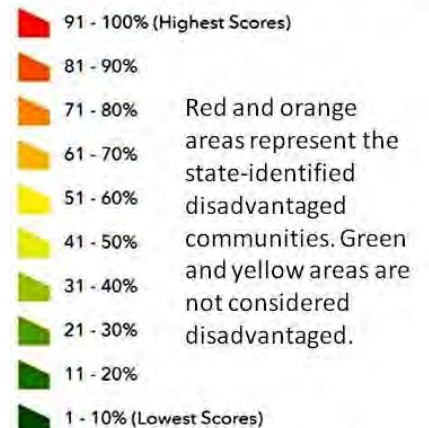
*(A map of the State's identified disadvantaged communities was included in the survey. Participants were asked to identify where they thought disadvantaged communities were in the City)*

**Identified Disadvantaged Communities**  
(Numbers in the circles indicate votes for the area)

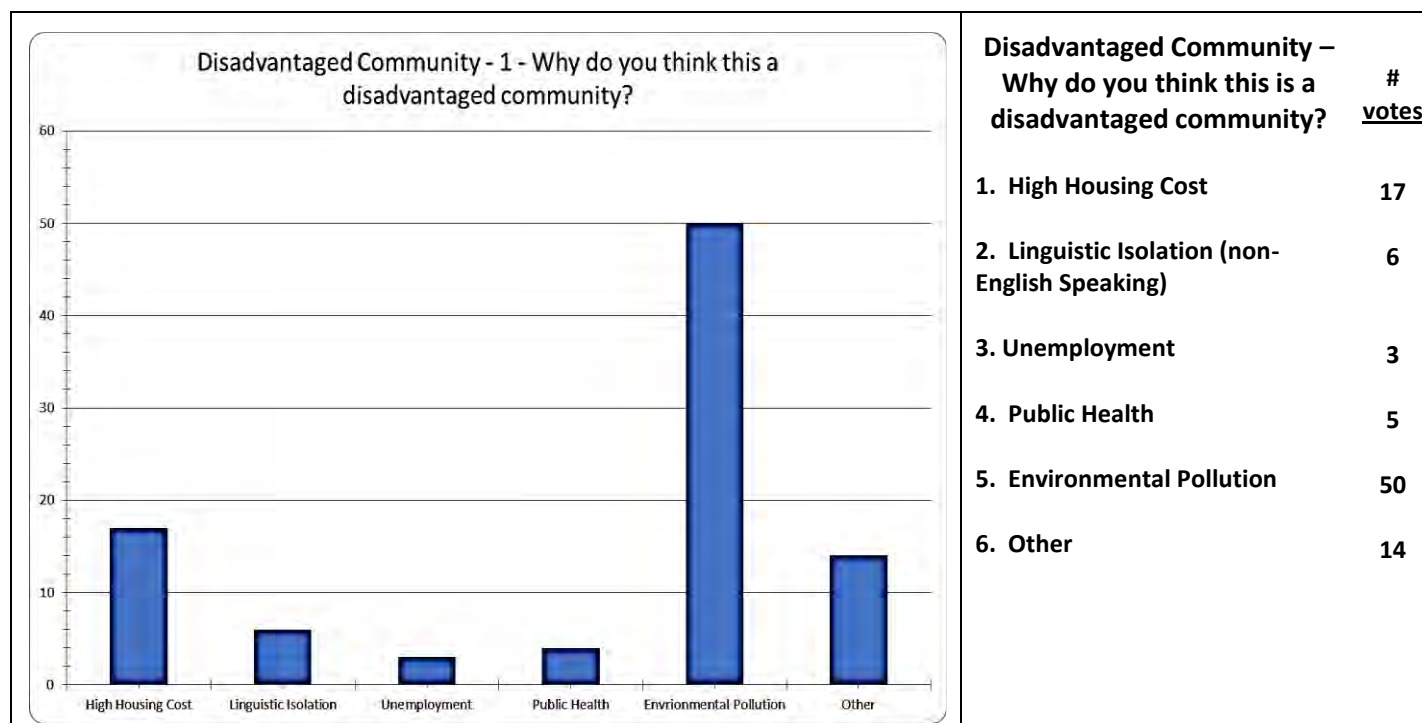


Majority of survey participants agreed with the State's identified disadvantaged communities by voting for the areas that matched the State's designation.

### Disadvantaged Communities



Source: CalEnviroScreen 3.0 Results  
(June 2018 Update)



### Other Reasons Suggested by Survey Respondents:

- Nearby train tracks and airport. Affected by both air and noise pollution.
- Close to the busy I-5 freeway, noise and air pollution.
- Freeway noise and traffic congestion due to Empire Center development.
- Noise pollution- airport.
- Close to freeways, less desirable part of the City, more distant access to City amenities.
- This area is sparse in terms of consumer facing businesses, mainly warehouses. This area likely has a lot of noise pollution due to proximity to airport.
- Airport adjacent.
- Airport
- Exposed to airport noise.
- Too adjacent to airport flight path. Buildings that should be affordable now owned by landlords who expect top dollar for very old, out of date units.
- Adjacent to industrial sites.
- Pollution from airport AND train proximity, and high housing costs.
- A surfeit of auto body shops, abandoned businesses, dumping zones and unkempt streets contribute to a deteriorating community area.
- So close to Victory, I-5 and the metro tracks. High traffic volume from people that don't live in Burbank
- So close to N. Hollywood subject to traffic that is "Cutting through" Burbank and is often unlawful
- Condition of properties and age of apartment buildings
- Apartments a little rundown
- Multi family dwelling could use some redevelopment
- This area looks very neglected. I see many apartments very populated.
- High density.
- High housing cost, increased crime, no useful police help.
- And high housing cost.
- This area is extremely unaffordable



- The lack of commerce, accessibility, and increased traffic in this housing area.
- "Traffic pollution from freeway
- The high cost of housing in this area is not commensurate with the wages and high turnover rate of jobs in the area. Property owners take advantage of the desperation and competitiveness of the workers in the area.
- Rent prices have skyrocketed around Magnolia Park driving out residents.
- Overcrowded and subpar housing.
- There are areas in NoHo that look run down. I'm assuming they can't afford up keep.
- Reports of crimes
- Overcrowding and high crime.
- Trash, shopping carts on the sidewalk, junk cars, loud music from apartments
- A lot of homeless near the park.
- Homelessness
- Homeless encampment at Olive and Beachwood, homeless mess in front of store on Verdugo across from McDonalds
- Space to build in this area, also closer to transit and City center.
- Ignored opportunities for development
- Very poorly planned parking that remains a constant problem and adds to environmental pollution as residents & guests drive around the neighborhood for 15-30 minutes looking for a place to park.
- Lousy public transportation
- How about planting more trees in this area?"
- Poverty
- City is considering programs that will tarnish the very reason that so many good people choose to live here: Single-family homes, a suburban community feel, and a great school system
- The area around Magnolia Park, especially between Chandler and the 134, are far from "disadvantaged", yet are marked as orange. Way off. Some of those neighborhoods are highly advantaged, luxury etc

## Appendix F-6: Comment Letters on Draft Housing Element

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833  
(916) 263-2911 / FAX (916) 263-7453  
[www.hcd.ca.gov](http://www.hcd.ca.gov)



August 17, 2021

Patrick Prescott  
Community Development Director  
City of Burbank  
150 N. Third St.  
Burbank, CA 91502

Dear Patrick Prescott:

**RE: Review of the City of Burbank's 6<sup>th</sup> Cycle (2021-2029) Draft Housing Element**

Thank you for submitting the City of Burbank's (City) draft housing element received for review on June 18, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a telephone conversation on August 10, 2021 with Assistant Community Development Director Federico Ramirez, Deputy City Planner Scott Plambaeck, Senior Planner Lisa Frank, and the City's consultant Karen Warner and team. In addition, HCD considered comments from Abundant Housing LA and Josh Albrektson pursuant to Government Code section 65585, subdivision (c).

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes revisions needed to comply with State Housing Element Law.

To remain on an eight-year planning cycle, the City must adopt its housing element within 120 calendar days from the statutory due date of October 15, 2021 for Southern California Association of Governments (SCAG) localities. If adopted after this date, Government Code section 65588, subdivision (e)(4), requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit HCD's website at: [http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb375\\_final100413.pdf](http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos/docs/sb375_final100413.pdf).

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that

represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

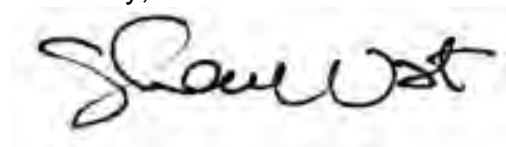
Pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/community-development/housing-element/index.shtml#element> for a copy of the form and instructions. The City can reach out to HCD at [sitesinventory@hcd.ca.gov](mailto:sitesinventory@hcd.ca.gov) for technical assistance. Please note, upon adoption of the housing element, the City must submit an electronic version of the sites inventory with its adopted housing element to [sitesinventory@hcd.ca.gov](mailto:sitesinventory@hcd.ca.gov).

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: [http://opr.ca.gov/docs/OPR\\_Appendix\\_C\\_final.pdf](http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf) and [http://opr.ca.gov/docs/Final\\_6.26.15.pdf](http://opr.ca.gov/docs/Final_6.26.15.pdf).

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

HCD appreciates the cooperation and dedication the City planning staff, and Karen Warner provided during the course of our review. We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Divya Ram, of our staff, at [Divya.Ram@hcd.ca.gov](mailto:Divya.Ram@hcd.ca.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Shannan West", is written over a light gray rectangular background.

Shannan West  
Land Use & Planning Unit Chief

Enclosure

## APPENDIX CITY OF BURBANK

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at <http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml>. Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks)*, available at <http://www.hcd.ca.gov/community-development/building-blocks/index.shtml> and includes the Government Code addressing State Housing Element Law and other resources.

### **A. Review and Revision**

*Review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element. (Gov. Code, § 65588 (a) and (b).)*

As part of the evaluation of programs in the past cycle, the element must provide an explanation of the effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female headed households, farmworkers and persons experiencing homelessness).

### **B. Housing Needs, Resources, and Constraints**

1. *Affirmatively further[ing] fair housing (AFFH) in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction (Gov. Code, § 65583, subd. (c)(10)(A))*

Integration and Segregation: The element includes limited local and regional data on integration and segregation of race, and no local and regional data on disability, familial status, and income. For example, while the element includes data on race, it does not include data and analysis on disability, familial status, and income. The element needs to include complete local and regional data on integration and segregation for the City and analyze it for both local and regional trends and patterns.

Racial/Ethnic Concentrated Areas of Poverty (R/ECAP): The element includes some data on R/ECAP but no data or analysis areas of affluence. The element needs to be revised to include local and regional data on areas of affluence and analyze this data for trends and patterns. The element should also provide an updated map and analysis on racial and ethnic distribution and poverty (page B-9).

Access to Opportunity: The element includes limited local data on access to opportunity of education, economic, transportation, and environment, and no regional

data on access to any of these opportunity areas. However, a complete analysis should include an analysis of disparities in relation to education, economic opportunity, transportation, and environmental factors at the regional level.

Disproportionate Housing Needs including Displacement Risks: The element includes some local and regional data on cost-burdened households, overcrowding, and substandard housing, homelessness, and limited discussion on displacement issues but does not include regional analysis on substandard housing and homelessness. The element should include a complete regional data for substandard housing and homelessness and analyze the data for trends and patterns. The element should also contain a more complete discussion and analysis of displacement risks. Please refer to page 40 of the AFFH guidebook (link: <https://www.hcd.ca.gov/community-development/affh/index.shtml#guidancev>) for specific factors that should be considered when analyzing disproportionate housing needs and displacement risks.

Sites: The element includes a map of the site inventory and states that the proposed sites to meet lower-income regional housing needs allocation (RHNA) are geographically distributed which results in these sites AFFH (page C-2). However, the accompanying analysis shall also be reflective of housing development at all income-levels and evaluate the sites relative to socio-economic patterns. The site inventory analysis should address how the sites are identified to improve conditions (or if sites exacerbate conditions, how a program can mitigate the impact), whether the sites are isolated by income group and should be supported by local data and knowledge.

Goals, Priorities, Metrics, and Milestones: Goals and actions must create meaningful impact to overcome contributing factors to fair housing issues. Actions must also:

- Address significant disparities in housing needs and in access to opportunity.
- Replace segregated living patterns with truly integrated and balanced living patterns.
- Transform racially and ethnically concentrated areas of poverty into areas of opportunity; and
- Foster and maintain compliance with civil rights and fair housing laws.

Currently, the element identifies several programs to address fair housing issues. However, to facilitate meaningful change and address AFFH requirements, the element will need to add or revise/expand programs to demonstrate how it addresses fair housing issues.

2. *Include an analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected needs for all income levels, including extremely low-income households. (Gov. Code, § 65583, subd. (a)(1).)*

While the element quantifies existing and projected extremely low-income (ELI) households, it must also analyze their housing needs. The analysis of ELI housing needs could consider tenure and rates of overcrowding and overpayment. To assist the analysis,

see the enclosed data and sample analysis at <http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/extremely-low-income-housing-needs.shtml>.

3. *Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. (Gov. Code, § 65583, subd. (a)(2).)*

The element identifies the age of the housing stock (page 1-28). However, it must include analysis of the condition of the existing housing stock and estimate the number of units in need of rehabilitation and replacement. For example, the analysis could include estimates from a recent windshield survey or sampling, estimates from the code enforcement agency, or information from knowledgeable builders/developers, including non-profit housing developers or organizations. For additional information, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/housing-stock-characteristics.shtml>.

4. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

The City has a RHNA of 8,772 housing units, of which 3,971 are for lower-income households. To address this need, the element relies on pending and entitled residential projects, specific plans, and accessory dwelling units (ADUs). To demonstrate the adequacy of these sites and strategies to accommodate the City's RHNA, the element must include complete analyses:

Progress in Meeting the RHNA: The element indicates (page 1-68) that 116 units affordable to very low-income households and 27 units affordable to low-income household have been built or are under construction or approved, but the element provides no information documenting how affordability of the units was determined. As you know, the City's RHNA may be reduced by the number of new units built since June 30, 2021; however, the element must describe the City's methodology for assigning these units to the various income groups based on actual sales price or rent level of the units and demonstrate their availability in the planning period. (Gov. Code, § 65583.1, subd. (d).) For additional information, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/projected-housing-needs.shtml>.

Realistic Capacity: While the element provides assumptions of buildout for sites included in the inventory, it must also provide support for these assumptions. For example, the element should demonstrate what specific trends, factors, and other evidence led to the assumptions. The estimate of the number of units for each site must be adjusted as necessary, based on the land use controls and site improvements, typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction, and on the current or planned availability and



accessibility of sufficient water, sewer, and dry utilities. The element also needs to analyze the likelihood that the identified units will be developed as noted in the inventory in zones that allow nonresidential uses (e.g., mixed-use). This analysis should consider the likelihood of nonresidential development, performance standards, and development trends supporting residential development. For additional information, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/analysis-of-sites-and-zoning.shtml#zoning>.

Small Sites: The site inventory identifies small sites to accommodate the City's lower-income RHNA. Sites smaller than a half-acre in size are deemed inadequate to accommodate housing for lower-income households unless it is demonstrated, with sufficient evidence, that sites are suitable to accommodate housing for lower-income households. The element should provide specific examples with the densities, affordability and, if applicable, circumstances leading to consolidation, such as common ownership. The element should relate these examples to the sites identified to accommodate the RHNA for lower-income households to demonstrate that these sites can adequately accommodate the City's lower-income housing need. Based on a complete analysis, the City should consider adding or revising programs to include incentives for facilitating development on small sites.

Suitability of Nonvacant Sites and Candidate Sites for Rezoning: The element identifies a large portion of its RHNA at all income levels on nonvacant sites including sites that will be rezoned to address the 6th cycle shortfall (page 1-66). The analysis mentioned a list of factors that were considered to determine development potential including age of structures and degree of underutilization. However, the element must include a complete analysis demonstrating the potential for redevelopment of nonvacant sites including the extent to which existing uses may constitute an impediment to additional residential development. The element could include the City's past experience with converting existing uses to higher density residential development, the current market demand for the existing use, an analysis of any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites.

In addition, the element should clearly identify the degree of reliance on nonvacant sites to accommodate the housing need for lower-income households. Please be aware that relying on nonvacant sites to accommodate 50 percent or more of the housing needs for lower-income households triggers requirements to make findings based on substantial evidence that the existing use is not an impediment and will likely discontinue in the planning period.

Specific Plans: The housing element relies upon specific plan areas, including the Golden State Specific Plan (GSSP) to accommodate 6,153 units of the City's RHNA including for lower-income households (pages 1-46 and 1-66). While the housing element indicates the GSSP's residential capacity and estimates the number of units

by income group, the element should also describe factors that that will lead to residential development of these specific plan areas. For example the element should describe required development standards, whether 100-percent residential development is allowed, necessary approvals or steps for entitlements for new development (e.g., design review, site plan review, etc.), and development agreements, and conditions or requirements such as phasing or timing requirements, that impact development in the planning period.

Accessory Dwelling Units (ADUs): The element assumes an ADU buildout of 200 ADUs per year for a potential buildout of 1,600 units within the planning period. Given that the City has permitted 54 ADUs in 2018, 110 in 2019, 97 in 2020, and 179 in the first 6 months of 2021 (for an average of 98 units per year), it is not clear if a production level of 200 ADUs per year will be achievable over the planning period. As a result, the element should be updated to include a realistic estimate of potential ADU production. Depending on the analysis, the element must commit to monitor ADU production throughout the course of the planning period and implement additional actions if not meeting target numbers anticipated in the housing element. In addition to monitoring production, this program should also monitor affordability. Additional actions, if necessary, should be taken in a timely manner (e.g., within 6 months). Finally, if necessary, the degree of additional actions should be in stride with the degree of the gap in production and affordability. For example, if actual production and affordability of ADUs is far from anticipated trends, then rezoning or something similar would be an appropriate action. If actual production and affordability is near anticipated trends, then measures like outreach and marketing might be more appropriate.

Infrastructure: While the element identifies sufficient existing or planned water and sewer, it does not include availability and access to dry utilities. The element must add availability and access to dry utilities to accommodate the City's regional housing needs for the planning period. (Gov. Code, § 65583.2, subd. (b).) For additional information, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/site-inventory-analysis/analysis-of-sites-and-zoning.shtml#environmental>.

5. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Government Code section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7). Transitional housing and supportive housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. (Gov. Code, § 65583, subd. (a)(5).)*

Local Ordinances: The City's Growth Management Ordinance includes information on its purpose and analysis on constraints (page 1-49). However, the analysis should include the current number of units vs. units built out considering the RHNA.

Furthermore, the element notes "the maximum allowed number of residential units beyond the approved maximum build out in the 1988 Land Use Element without voter approval" and that City Council extended Measure 1 to January 1, 2030. The Housing Crisis Act of 2019 (SB 330, 2019) was signed by Governor Newsom on October 9, 2019 and became effective on January 1, 2020. The Housing Crisis Act (Gov. Code, § 66300) generally prohibits a locality from enacting a development policy, standard or condition that reduces intensity, imposes moratoriums, enforces subjective design standards, or implements any provision that limits approvals or caps population. These provisions remain in effect until January 1, 2025. Specifically, Government Code section 66300, subdivision (b)(1)(D), with limited exception not applicable here, does not allow affected jurisdictions to adopt new or enforce existing limits on the number of land-use approvals or permits. The City should evaluate consistency with these requirements and if necessary, immediately void or suspend the annual growth cap.

Fees and Exaction: The element must describe all required fees for single family and multifamily housing development, including impact, water, sewer hookup fees, school, and other regional fees, and then, the element must analyze their impacts as potential constraints on housing supply and affordability. For example, the analysis could identify the total amount of fees and their proportion to the development costs for both single family and multifamily housing. For additional information and a sample analysis and tables, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/constraints/fees-and-exactions.shtml>.

Local Processing and Permit Procedures: The element states that a community meeting is required for multifamily projects (page 1-58). The element should describe and analyze how this meeting relates to the approval of the project, if the community meeting is required for both discretionary and non-discretionary projects, and any impacts to the project in terms of cost and approval certainty. In addition, the element should describe the City's SB 35 (Chapter 366, Statutes of 2017) streamline ministerial approval process and application.

Zoning, Development Standards and Fees: The element must clarify its compliance with new transparency requirements for posting all zoning, development standards and fees for each parcel on the jurisdiction's website.

Low Barrier Navigation Centers and Permanent Supportive Housing: Low barrier navigation centers and permanent supportive housing shall be a use by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses pursuant to Government Code sections 65651 and 65662. The element must demonstrate compliance with this requirement and include programs as appropriate.

Constraints on Housing for Persons with Disabilities: The element states the City utilizes an adopted reasonable accommodation (RA) policy (page 1-54). The analysis must include a list of the required approval findings for RA requests. Additionally, the

element states that community care facilitates serving seven or more persons is subject to a conditional use permit (page 1-50). The element should evaluate approval requirements for impacts on objectivity and approval certainty. For example, excluding this housing from residential zones, excluding community care facilities from the definition of family (page 1-55), or imposing standards such as compatibility with surrounding uses without clarity would be considered a constraint. The element must include programs as appropriate to address identified constraints based on the outcomes of this analysis.

6. *Analyze existing assisted housing developments that are eligible to change to non-low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restrictions. (Gov. Code, § 65583, subd. (a)(9) through 65583(a)(9)(D).)*

The element states Media Village/Silverwinds has affordability in perpetuity (Page 1-37, Table 25); however, according to our resources at Community Housing Partnership (CHP), it is set to expire in 2029. The element must update or confirm this information. If units are identified as at-risk within a 10-year period, the analysis of at-risk units must include the following (Gov. Code, § 65583, subd. (a)(9).):

- Earliest date of change from low-income use; and
- Estimated total cost for producing, replacing, and preserving the units at risk.
- Identification of public and private non-profit corporations known to the City/County to have the legal and managerial capacity to acquire and manage at-risk units.
- Identification and consideration of use of federal, state, local financing and subsidy programs.
- Specific and proactive program actions to preserve the at-risk units.

### **C. Housing Programs**

1. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)*

As noted in the Finding B4, the element does not include a complete sites inventory or analysis; as a result, the adequacy of sites and zoning has not been established. Based on the results of a complete sites inventory and analysis, programs may need to be added, or revised, to address a shortfall of sites and zoning for a variety of housing types.

Sites Identified in Multiple Planning Periods: The element must include a program for vacant sites identified in two of more consecutive planning periods' housing elements, or nonvacant sites identified in a prior housing element, that are currently identified to accommodate housing for lower-income households. The program must be implemented within the first three years of the planning period and commit to zone for the following:

- Sites must meet the density requirements for housing for lower-income households.
- Site must allow by-right approval for housing developments that include 20 percent or more of its units affordable to lower-income households (Gov. Code, § 65583.2, subd. (c).).

Nonvacant Sites Reliance to Accommodate RHNA: As the element relies upon nonvacant sites to accommodate the regional housing need for lower-income households, it should include a program(s) to promote residential development of those sites. The program could commit to provide financial assistance, regulatory concessions, or incentives to encourage and facilitate new, or more intense, residential development on the sites. Examples of incentives include identifying and targeting specific financial resources and reducing appropriate development standards. For additional information, see the *Building Blocks* at <http://www.hcd.ca.gov/community-development/building-blocks/program-requirements/identify-adequate-sites.shtml>.

Lot Consolidation/Small Sites: As the element relies on consolidated small sites to accommodate the RHNA for lower-income households, it should include a program(s) to facilitate lot consolidation and development of housing on small sites. For example, the program could commit to (1) granting density bonuses above state density bonus law (Gov. Code, § 65915.); (2) deferring fees specifically for consolidation; (3) expediting permit processing; (4) identifying and targeting specific financial resources; and, (5) modifying development standards. For additional information, see the *Building Blocks* at <http://www.hcd.ca.gov/community-development/building-blocks/program-requirements/address-remove-mitigate-constraints.shtml>.

2. *The housing element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)*

While the element includes programs to assist in the development of very low-, low-, and moderate-income households, it must also include a program(s) to assist in the development of housing affordable extremely low-income (ELI) households. The City should also review and incorporate public comments as appropriate. Programs must be revised or added to the element to assist in the development of housing for ELI households. Program actions could include prioritizing some funding for housing developments affordable to ELI households and offering financial incentives or regulatory concessions to encourage the development of housing types, such as multifamily, single-room occupancy (SRO) units, to address the identified housing needs for ELI households. The element states there is need

for rentals for large households (page 1-19). The element should add a program to address this identified need. For additional information, see the Building Blocks at <http://www.hcd.ca.gov/community-development/building-blocks/housing-needs/extremely-low-income-housing-needs.shtml>.

3. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

As noted in Finding B5 the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

4. *Promote AFFH opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)*

As noted in Finding B1, the element must include a complete analysis of AFFH. Based on the outcomes of that analysis, the element must add or modify programs. Furthermore, the element must include metrics and milestones for evaluating progress on programs, actions, and fair housing results. For example, Program 3: Preserve and Protect Existing Tenants and Housing, states that implementation will address tenant protection. However, the program should be expanded to describe why and how this program will address inequities through listing specific deliverables, objectives, and metrics. All programs need to be reviewed to incorporate meaningful actions.

#### **D. Public Participation**

*Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort. (Gov. Code, § 65583, subd.(c)(8).)*

While the element includes a general summary of the public participation process (page 1-5 and Appendix F), it must also describe how public comments were considered and incorporated into the element.



**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
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February 1, 2022

Patrick Prescott, Director  
Community Development Department  
City of Burbank  
150 N. Third St.  
Burbank, CA 91502

Dear Patrick Prescott:

**RE: City of Burbank's 6th Cycle (2021-2029) Draft Housing Element**

Thank you for submitting the City of Burbank's (City) draft housing element received for review on December 3, 2021. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a conversation on January 28, 2022, with Federico Ramirez, Assistant Community Development Director; Scott Plambaeck, Deputy City Planner; Shipra Rajesh, Associate Planner and the City's consultants Karen Warner and Josh Oshimo. In addition, HCD considered comments from Abundant Housing LA pursuant to Government Code section 65585, subdivision (c).

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes revisions needed to comply with State Housing Element Law.

As a reminder, the City's 6th cycle housing element was due October 15, 2021. As of today, the City has not completed the housing element process for the 6th cycle. The City's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to revise the element as described above, adopt, and submit to HCD to regain housing element compliance.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.



For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), if a local government fails to adopt a compliant housing element within 120 days of the statutory deadline (October 15, 2021), then any rezoning to accommodate the regional housing needs allocation (RHNA), including for lower-income households, shall be completed no later than one year from the statutory deadline. Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i).

Pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/community-development/housing-element/index.shtml#element> for a copy of the form and instructions. The City can reach out to HCD at [sitesinventory@hcd.ca.gov](mailto:sitesinventory@hcd.ca.gov) for technical assistance. Please note, upon adoption of the housing element, the City must submit an electronic version of the sites inventory with its adopted housing element to [sitesinventory@hcd.ca.gov](mailto:sitesinventory@hcd.ca.gov)

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: [http://opr.ca.gov/docs/OPR\\_Appendix\\_C\\_final.pdf](http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf) and [http://opr.ca.gov/docs/Final\\_6.26.15.pdf](http://opr.ca.gov/docs/Final_6.26.15.pdf).

HCD appreciates the cooperation and dedication the City planning staff, and Karen Warner provided during the course of our review. We are committed to assist the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Divya Sen, of our staff, at [Divya.Sen@hcd.ca.gov](mailto:Divya.Sen@hcd.ca.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul McDougall", with a stylized flourish at the end.

Paul McDougall  
Senior Program Manager

Enclosure

## APPENDIX CITY OF BURBANK

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at <http://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml>. Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks)*, available at <http://www.hcd.ca.gov/community-development/building-blocks/index.shtml> and includes the Government Code addressing State Housing Element Law and other resources.

### **A. Housing Needs, Resources, and Constraints**

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction (Gov. Code, § 65583, subd. (c)(10)(A))*

Disparities in Access to Opportunity: The element includes limited local and regional data and analysis on access to opportunity of education, economic, transportation (pp. B-27 to B-34). However, a complete analysis should include an analysis of disparities in relation to education, economic opportunity, transportation at the regional level and analyze the data for trends and patterns.

Disproportionate Housing Needs: The element includes some local and regional data on cost-burdened households, overcrowding, homelessness and substandard housing, but does not include data on trends or patterns for regional analysis on homelessness. The element should include a complete regional data for homelessness and analyze the data and include an evaluation of impacts on protected characteristics, local patterns and access to opportunity such as services and programs.

Identified Sites and Affirmatively Furthering Fair Housing (AFFH): While the element addresses most of the analysis on housing development at income-levels and evaluates the sites relative to socio-economic patterns (pp. B-46 to B-50), it must also include analysis for integration & segregation patterns and trends related to people with protected characteristics and lower incomes. Based on the final analysis, the site inventory analysis should be updated to address how the sites are identified to improve conditions (or if sites exacerbate conditions, how a program can mitigate the impact), whether the sites are isolated by income group. This analysis should be supported by local data and knowledge and other relevant factors. In addition, The element states that over one half of the lower-income units are on sites susceptible to displacement risk, the City should identify what measures will be utilized to provide protection from displacement pressures (p. B-49).

Goals, Priorities, Metrics, and Milestones: The element added contributing factors, priority level, and actions with limited metrics and milestones (pp. B-53 to B-57). Actions have milestones but must also have clear metrics to address progress and viability of prioritized actions and go beyond the status quo to address housing mobility enhancement, new housing choices, place-based strategies for community preservation and revitalization, and displacement protection. In addition, the element identifies a number of actions in Table B-10 that are not reflected in the program commitments (pp. 1-108). Housing element program actions must be revised for consistency.

2. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

The City has a regional housing needs allocation (RHNA) of 8,772 housing units, of which 3,971 are for lower-income households. To address this need, the element relies on pending and entitled residential projects, specific plans, and accessory dwelling units (ADUs). To demonstrate the adequacy of these sites and strategies to accommodate the City's RHNA, the element must include complete analyses:

Realistic Capacity: While the element provides that "both specific plans selected sites within the respective planning areas exclusively nonresidential; however, for the Site Inventory, only sites with potential residential uses were included numerous" (pp. 1-85), this statement is insufficient to analyze the likelihood that the identified units will be developed as noted in the inventory in zones that allow nonresidential uses (e.g., mixed-use). To address this finding, the element could provide total potential of buildout of both specific plans and compare it to the capacity of selected sites and development trends supporting residential development.

Small Sites: The revised element includes a program to encourage lot consolidation for the small parcels identified in the inventory, but still does not analyze the City's capacity for aggregating small parcels. The analysis could describe the City's role or track record in facilitating small-lot consolidation, policies or incentives offered or proposed to encourage and facilitate lot consolidation, conditions rendering parcels suitable and ready for redevelopment, recent trends of lot consolidation, and/or information on the owners of each aggregated site. To assist in this analysis, the element could relate the conditions that led to the consolidation of projects listed on Table 1-42 to the identified sites.

Large Sites: Sites larger than 10 acres in size are deemed inadequate to accommodate housing for lower-income housing unless it is demonstrated that sites of equivalent size were successfully developed during the prior planning period for an equivalent number of lower-income housing units as projected for the site or unless the housing element describes other evidence to HCD that the site is adequate to accommodate lower income

housing. (Gov. Code, § 65583.2, subd. (c)(2)(A).) While the element includes some supporting analysis on TOD 4-Old IKEA and TOD 6-Burbank Town Center large sites, it should expand on how the example project provided are related to large sites by size, affordability, or other factors.

Suitability of Nonvacant Sites: While the element has some analysis that existing use is not an impediment on nonvacant sites to accommodate 50 percent or more of the housing needs for lower-income households (pp. 1-78 to 1-83, Appendix D), it must also include analysis on how the existing uses will likely discontinue in the planning period. The analysis could provide information on existing leases, provide relevant information from the Downtown TOD Specific Plan market study, connect market trends or past examples relating to identified sites to show the likelihood of discontinuation, and include specific programs to facilitate development on lower-income sites.

Accessory Dwelling Units (ADU): The City is counting an average of 200 ADUs per year for a total of 1,600 ADUs to accommodate its RHNA. HCD's records indicate that the City has permitted 54 ADUs in 2018, 110 in 2019, 97 in 2020. The City provided additional documentation stating that it has permitted 243 ADUs from January through September 2021. When considering ADU permits issued since September 2021, the City averages 134 ADUs a year. As a result, the element should be revised to reduce the number of ADUs to accommodate the City's RHNA. In addition, while the element added Program 6b (Track and Monitor Accessory Dwelling Units), it should be revised to commit to monitor ADU production and affordability on more frequently than mid-cycle.

3. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Government Code section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7). Transitional housing and supportive housing shall be considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. (Gov. Code, § 65583, subd. (a)(5).)*

Local Processing and Permit Procedures: While the element includes the purpose of the community meeting for multifamily (pp. 1-63), it should also provide detail information on the appeal process and analyze it for constraints. For example, the element could indicate if there are any requirements or parameters for requests for appeals.

Constraints on Housing for Persons with Disabilities: While the element includes reasonable accommodate process (pp. 1-58 to 1-59), it must include the findings for approval. The element should also analyze the finding that “for an accommodation to be denied, the requested accommodation must cause undue hardship or cause operational problems” for consistence with fair housing requirements. For example, HUD/DOJ guidance states, “For an accommodation to be denied, the requested accommodation must cause an undue financial and administrative burden or it would fundamentally alter the nature of the provider's operations.”

## **B. Housing Programs**

1. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.*  
(Gov. Code, § 65583, subd. (c)(1).)

As noted in Finding A2, the element does not include a complete site analysis, therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:

Sites Identified in Multiple Planning Periods: In conversations with the City, the two sites identified from the previous planning period is pending entitlement. Please be aware, should these entitlements not be completed, the City must allow by-right approval for housing developments that include 20 percent or more of its units affordable to lower-income households. (Gov. Code, § 65583.2, subd. (c).) The element should commit to monitor the pending entitlement of these projects and allow for by-right approval on those sites if projects are not approved as indicated.

Nonvacant Sites Reliance to Accommodate RHNA: As the element relies upon nonvacant sites to accommodate the regional housing need for lower-income households, it should include a program(s) to promote residential development of those sites. The program could commit to provide financial assistance, regulatory concessions, or incentives to encourage and facilitate new, or more intense, residential development on the sites. Examples of incentives include identifying and targeting specific financial resources and reducing appropriate development standards or proactively advertise and seek

development opportunities on city-owned sites through requests for proposals or other mechanisms.

2. *The Housing Element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)*

While the element includes Program 10 (Inclusionary Housing Ordinance) to support rentals for large households, it should specifically address how the City is assisting large families through that ordinance. For example, the element could describe what incentives are being provided for the provision of large family units.

3. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

As noted in Finding A3, the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

4. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. (Gov. Code, § 65583, subd. (c)(5).)*

As noted in Finding A1, the element must include a complete analysis of affirmatively furthering fair housing (AFFH). Based on the outcomes of that analysis, the element must add or modify programs.

### **C. Public Participation**

*Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort. (Gov. Code, § 65583, subd.(c)(9).)*

Moving forward and up to adoption, the City should continue to employ additional methods for public outreach efforts, particularly including lower-income and special needs households and neighborhoods with higher concentrations of lower-income and special needs households.



**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
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June 3, 2022

Patrick Prescott, Director  
Community Development Department  
City of Burbank  
150 N. Third St.  
Burbank, CA 91502

Dear Patrick Prescott:

**RE: City of Burbank's 6<sup>th</sup> Cycle (2021-2028) Revised Draft Housing Element**

Thank you for submitting the City of Burbank's (City) revised draft housing element update received for review on April 4, 2022 with revisions received on May 27, 2022. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. In addition, HCD considered comments from Abundant Housing LA pursuant to Government Code section 65585, subdivision (c).

The revised draft housing element addresses most statutory requirements described in HCD's February 16, 2022 review; however, additional revision is necessary to fully comply with State Housing Element Law (Article 10.6 of the Gov. Code), as follows:

*Affirmatively further[ing] fair housing (AFFH) in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)*

Goals and actions must significantly seek to overcome contributing factors to fair housing issues and include related metrics and milestones. Specifically programs should be modified to provide geographic targeting to address patterns and trends and increase housing mobility and choices in higher resourced areas of the City. In addition, some programs still require specific metrics to target meaningful fair housing results. Actions on Table B-11 that could be modified include:

Downtown TOD Specific Plan (Page B-67): Provide a goal or metric for the number of accessible units the City anticipates will be achieved.

Accessory Dwelling Unit (ADU) Production (Page B-67) and (Page B-74): Provide a goal or metric for the number of ADU units the City anticipates will be achieved. The

City could also provide geographic targeting for this program to increase production in existing higher resourced single family neighborhoods.

Rental Assistance Voucher Program (Page B-69): This action could include geographic targeting to ensure the provision of vouchers through out the City, especially in higher resourced neighborhoods.

Inclusionary Housing Ordinance (Page B-69): Provide a goal or metric for the number of units the City anticipates will be achieved. This metric could also include a geographic target for higher resourced areas.

Anti-displacement Programs (Page B-71): Provide specific metrics.

Healthy Homes (Page B-75): This program could include specific geographic targeting to improve conditions in vulnerable neighborhoods.

The element will meet the statutory requirements of State Housing Element Law once it has been revised and re-adopted to comply with the above requirements.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), as the City failed to adopt a compliant housing element within 120 days of the statutory deadline (October 15, 2021), Program 8 (Housing Opportunity Sites & Rezone Program) must be completed no later than one year from the statutory deadline. Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i).

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

HCD appreciates the hard work and dedication Karen Warner, the City's consultant provided in preparation of the City's housing element and looks forward to receiving the City's adopted housing element. If you have any questions or need additional technical assistance, please contact Divya Sen, of our staff, at [Divya.Ram@hcd.ca.gov](mailto:Divya.Ram@hcd.ca.gov).

Sincerely,



Paul McDougall  
Senior Program Manager

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

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September 7, 2022

Patrick Prescott, Director  
Community Development Department  
City of Burbank  
150 N. Third St.  
Burbank, CA 91502

Dear Patrick Prescott:

**RE: Burbank 6<sup>th</sup> Cycle (2021-2029) Revised Draft Housing Element**

Thank you for submitting the City of Burbank (City) revised draft housing element received for review on August 18, 2022. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

The revised draft element, incorporating the revisions submitted, meets the statutory requirements of State Housing Element Law, as described in HCD's June 3, 2022, review. The housing element will comply with State Housing Element Law (Article 10.6 of the Gov. Code) when it is adopted, submitted to, and approved by HCD, in accordance with Government Code section 65585.

Please be aware this finding of compliance is separate from active enforcement action happening pursuant to the Notice of Violation issued on May 24, 2022. In addition, as several of the identified sites have projects that have indicated the intent to file a Streamlined Ministerial Permit pursuant to Government Code section 65913.4 (SB 35, Statutes of 2017), the City must monitor these applications as they are processed and ensure the City applies SB 35 in an objective and barrier-free manner, consistent with state law.

For your information, pursuant to Senate Bill 197 (Chapter 70, Statutes of 2022), as the City did not adopt a compliant housing element within 120 days of the statutory deadline (October 15, 2021), the City's adopted element must be found in compliance by October 15, 2022 to maintain its scheduled rezone deadline of July 2023 (Program 5). If the element is not found in compliance by October 15, 2022, HCD cannot find the element in compliance until the rezoning is complete.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

HCD appreciates the hard work you and your staff, and Karen Warner, the City's consultant provided in the preparation of the City's housing element and looks forward to receiving the City's adopted housing element. If you have any questions or need additional technical assistance, please contact me at [Melinda.coy@hcd.ca.gov](mailto:Melinda.coy@hcd.ca.gov).

Sincerely,

A handwritten signature in black ink, appearing to read 'Melinda Coy', followed by a long, sweeping horizontal line.

Melinda Coy  
Proactive Housing Accountability Chief



May 24, 2021

Burbank City Council  
Burbank City Hall  
275 E. Olive Avenue  
Burbank, CA 90512

Dear Councilmembers:

Thank you for the opportunity to comment on the process of updating the housing element of Burbank's general plan. We are writing on behalf of **Abundant Housing LA** and **YIMBY Law** regarding Burbank's 6th Cycle housing element update. **Abundant Housing LA** is a pro-housing, nonprofit advocacy organization working to help solve Southern California's housing crisis, and **YIMBY Law's** mission is to make housing in California more accessible and affordable through enforcement of state housing law. We support more housing at all levels of affordability and reforms to land use and zoning codes, which are needed in order to make housing more affordable, improve access to jobs and transit, promote greater environmental sustainability, and advance racial and economic equity.

In October 2020, AHLA shared [a letter with the City of Burbank](#), providing guidance on how the City should fulfill both the letter and the spirit of housing element law. We have reviewed the City's draft Housing Element, **and have major concerns about the City of Burbank's willingness and ability to meet its state-mandated RHNA targets.** The staff report and draft site inventory are inconsistent with HCD's instructions and the requirement that housing element updates affirmatively further fair housing under Assembly Bill 686.

**The following issues are of particular concern to us:**

***1. Planning's process for selecting sites and assessing their capacity does not accurately estimate parcels' likelihood of development or net new units if redeveloped. Therefore, Planning has not identified enough sites where 8,750 homes will realistically be developed by 2029.***

An accurate assessment of the site inventory's housing capacity is necessary in order for the housing element to achieve sufficient housing production. The site capacity estimate should account for the following **two factors**:

- What is the likelihood that the site will be developed during the planning period?
- If the site were to be developed during the planning period, how many net new units of housing are likely to be built on it?

These are the **likelihood of development**<sup>1</sup> and **net new units if developed**<sup>2</sup> factors, as required by HCD guidelines. The portion of the jurisdiction's RHNA target that a site will realistically accommodate during the planning period is:

***(likelihood of development) x (net new units if developed) = realistic capacity.***

Planning's analysis identifies 12 sites in Burbank's Downtown and 7 sites in the Golden State Specific Plan, totaling 95.7 acres and containing theoretical zoned capacity for about 6,100 housing units. However, Planning does not estimate the likelihood of development for these parcels. Instead, Planning only provides a cursory discussion of why these sites may be good candidates for redevelopment, without providing quantitative evidence or analysis. Although Planning claims "property owner and/or developer interest in acquiring and assembling underdeveloped parcels into larger development sites",<sup>3</sup> Planning did not share any letters from property owners indicating their interest in selling or redeveloping these sites.

Per HCD guidelines, if a jurisdiction assigns more than 50% of its lower-income RHNA to nonvacant sites (as Burbank does), the jurisdiction must make findings supported by "substantial evidence" that the sites' existing uses are "likely to be discontinued during the planning period."<sup>4</sup> **Planning did not follow this instruction, which is a requirement under Assembly Bill 1397.**

We disagree with Planning's contention that all 19 sites will all be redeveloped by 2029. For example, the Site Assessment assumes that all four acres of Golden State Specific Plan block No. 1 (Lima/Avon) will be built out at the density of Downtown Burbank (84 units per acre), producing 334 homes.<sup>5</sup> However, this block is entirely occupied by a variety of light industrial businesses, including the popular Lincoln Beer Company. Planning provided no evidence that the site is nonviable as industrial land, or that the various property owners intend to sell.<sup>6</sup>

Similarly:

- The owners of TOD 6 (Burbank Town Center) spent \$60 million to renovate the property in 2018.<sup>7</sup> It seems unlikely that the property will be redeveloped with *any* housing, much less the anticipated 1,020 new homes.
- TOD 7, the Civic Center parking lots, are owned by the City of Burbank. The City showed no interest in developing any city-owned land during the previous RHNA cycle, and provided no evidence that this stance will change during the 6th cycle.
- TOD 8 is fully occupied by a variety of small businesses.

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<sup>1</sup> [HCD Site Inventory Guidebook, pg. 20](#)

<sup>2</sup> [HCD Site Inventory Guidebook, pg. 21](#)

<sup>3</sup> Burbank Draft Housing Element, pg. 1-71

<sup>4</sup> Gov't Code 65583.2(g)(2), also [HCD Site Inventory Guidebook, pg. 26-28](#). "when a city or county is relying on nonvacant sites described in paragraph (3) of subdivision (b) to accommodate 50 percent or more of its housing need for lower income households, the methodology used to determine additional development potential shall demonstrate that the existing use identified pursuant to paragraph (3) of subdivision (b) does not constitute an impediment to additional residential development during the period covered by the housing element. An existing use shall be presumed to impede additional residential development, absent findings based on substantial evidence that the use is likely to be discontinued during the planning period."

<sup>5</sup> Draft Housing Element, pg. D-26

<sup>6</sup> <https://www.lincolnbearcompany.com/>

<sup>7</sup> [https://www.burbanktowncenter.com/wp-content/uploads/sites/130/2018/10/BurbankRenovationsCostPlus\\_FINAL-1.pdf](https://www.burbanktowncenter.com/wp-content/uploads/sites/130/2018/10/BurbankRenovationsCostPlus_FINAL-1.pdf)



- GSSP 5 is the parking lot for a busy office complex which hosts Insomniac Games, a video game studio.

Housing production data from the 5th cycle further casts doubt on Planning's implicit assumption that all 19 sites will be redeveloped by 2029. At the outset of the 5th cycle, Burbank claimed a theoretical capacity of roughly 5,573 more housing units. Through 2019, Burbank permitted 501 housing units, which equates to 668 housing units permitted by the end of the 5th cycle (assuming that the same annual permitting pace continues through 2021). This implies that in Burbank, excess zoned capacity has a **12% likelihood of being developed** (668 actual units divided by 5,573 theoretical units).<sup>8</sup>

**The City must *fairly* estimate the likelihood of development for all parcels on the suitable sites inventory.** The City of Sacramento's [draft site inventory](#) provided a high-quality, numerical analysis of the likelihood of their sites' development through a "tiered classification system to classify the non-vacant underutilized sites".<sup>9</sup> Sacramento's good approach offers a model for Burbank to build on.

### **Recommendations:**

- 1.1 Provide a quantitative estimate of parcels' development probabilities, and incorporate this factor into the estimate of sites' realistic capacity.**
- 1.2 Report the proportion of sites in the previous housing element's inventory that were developed during the planning period.**
- 1.3 Share letters from owners of the site inventory parcels, indicating their interest in selling or redeveloping these properties during the 6th Cycle.**
- 1.4 Remove parcels from the site inventory where redevelopment is unlikely to occur during the 6th Cycle.**
- 1.5 Commit to a mid-cycle review to verify Planning's assumptions about development probabilities.** If it turns out that sites within a tier, or category, were developed at a lower-than-expected rate during the first half of the cycle, then the city should rezone for additional capacity or make other appropriate adjustments for the second half of the planning period.
- 1.6 If the City lacks enough suitable sites to achieve the RHNA target, rezone additional parcels where redevelopment is likely.**

***2. Planning assumes that 2,180 housing units that were approved or pending approval during the 5th Cycle will be built during the 6th Cycle, without accounting for the near-certainty that some projects will never be built.***

The City counts 1,245 units in projects pending entitlement and 935 units in approved projects towards Burbank's 6th cycle RHNA target, and assumes that all 2,180 units will ultimately be

<sup>8</sup> [Burbank 5th Cycle Housing Element, pgs. 20, 48](#). Burbank's housing element claims a citywide capacity of 50,219 housing units under current zoning (pg. 48). Burbank had 44,646 units in 2010 (pg. 20). This suggests a citywide claimed capacity of 5,573 units.

<sup>9</sup> [Public Review Draft, City of Sacramento Housing Element 2021-2029, p. H-2-15](#)

built. This is a faulty assumption: not every pending project gets approved, and not every approved project gets built. Although some of the projects listed here are currently under construction, like the First Street Village, most are not, and many may never be.

While the City may count permitted or entitled units towards its 6th Cycle RHNA goals, it must **realistically** estimate how many of these units will ultimately be built during the 6th Cycle, based on recent historical data. The [City of Los Angeles' Initial Study](#) counted active planning entitlements, approved planning entitlements with no building permit, and permitted projects that have not yet been completed towards its 6th Cycle RHNA goals, but discounted each category based on the share of proposed units expected to be built, using the City's historical data.

**Planning must incorporate a similar estimate into its Inventory Analysis.** Using data from recent projects, the City of Los Angeles estimated that 37% of projects with pending entitlements, 45% of projects with approved entitlements, and 79% of permitted projects, are ultimately completed.<sup>10</sup> Burbank, with more restrictive permitting and less than half the housing growth rate of Los Angeles, should discount the number of pending and approved entitlements counted toward its RHNA target by *at least* the same factors:

1,245 units pending entitlement x 37% chance of completion = 461 units  
935 units entitled x 45% chance of completion = 421 units

Thus, the City might reasonably claim 882 units from pending and entitled projects towards the RHNA target. Alternatively, Planning could use local data from recent projects to estimate these percentages. **But Planning should certainly not count 2,180 units towards its 6th cycle RHNA goal.**

### **Recommendation:**

**2.1 Provide a quantitative estimate of the likelihood that in-pipeline projects will be completed, based on historical data, and adjust the number of in-pipeline units counted towards the 6th cycle RHNA target accordingly.**

***3. Planning makes overly optimistic forecasts of future ADU production which are unlikely to be achieved even with aggressive policies, without providing evidence to support this claim.***

HCD has established two safe harbors for forecasting ADU production during the 6th Cycle<sup>11</sup>. One option ("Option #1") is to project forward the local trend in ADU construction since January 2018. The other, for use when no other data is available ("Option #2"), assumes ADU production at five times the local rate of production prior to 2018.

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<sup>10</sup> [Initial Study, City of Los Angeles, pg. 21](#)

<sup>11</sup> [HCD Site Inventory Guidebook, pg. 31](#)

Burbank issued permits for 54 ADUs in 2018, 110 ADUs in 2019, and 112 ADUs in 2020. Under a correct calculation of HCD's "Option #1", Burbank would take the average of the ADU permitting trend between 2018 and 2020, and forecast that 92 ADUs will be permitted per year during the 6th Cycle. **This would allow for a total 6th cycle forecast of 736 ADUs.**

However, Planning counts 1,600 ADUs, or 200 ADUs per year, towards the City's RHNA target. Planning contends that a small reduction in processing fees, expedited application review, and pre-approved ADU plans will lead to a doubling in the number of ADUs permitted annually going forward.<sup>12</sup> But Planning provides no tangible evidence that these relatively minor incentives will yield this outcome.

The housing element therefore significantly overstates the likely production of ADUs during the 6th cycle, possibly as a tactic to avoid rezoning. **Planning must correct its calculation of the ADU safe harbor, and simply apply the average of annual ADU permits issued between 2018 and 2020, per HCD's guidelines.**

### **Recommendations:**

- 3.1 Burbank must use HCD's Option 1 safe harbor, and project that 736 ADUs will be permitted during the 6th Cycle.** High-quality data is available on the local trend in ADU construction since January 2018, so this is the appropriate safe harbor to use. If the City believes that higher ADU production forecasts are warranted, it must provide well-grounded estimates, based on the pace of ADU production in neighboring jurisdictions, and must explain what programs or policy efforts it will adopt that would lead to higher ADU production than it currently observes.
- 3.2 Follow HCD's recommendation to track ADU and JADU creation and affordability levels, and commit to a review at the planning cycle midpoint to evaluate if production estimates are being achieved.**<sup>13</sup> Burbank's housing element should commit to mid-cycle rezoning if ADU production is lower than forecasted, and its midpoint review should be linked with immediate and automatic programs to increase housing production in the second half of the RHNA cycle. Our recommended approach is to incorporate by-right density bonuses on inventory sites, which would automatically take effect mid-cycle if the ADU target is not met. The density bonus should be large enough, and apply to enough parcels, to fully make up for any ADU production shortfall.

### ***4. Planning did not propose adequate reforms to address the major constraints on redevelopment that exist in Burbank.***

Building housing in Burbank is difficult, expensive, and time-consuming. Development timelines are long, with an average time of 12-16 months for multifamily project approval.<sup>14</sup> Mixed-use projects take even longer, requiring a 3-4 year approval process and a conditional use permit

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<sup>12</sup> Draft Housing Element, pg. 1-74

<sup>13</sup> [HCD Site Inventory Guidebook, pg. 31](#)

<sup>14</sup> Draft Housing Element, 1-59

(for which approval can take 12-16 months alone).<sup>15</sup> This process is a major impediment to housing production.

Burbank's housing stock only grew 0.7% between 2015 and 2020<sup>16</sup> (putting it 43rd out of 89 jurisdictions in Los Angeles County), despite extremely strong demand for housing as evidenced by high rents (the median renter household pays \$1,555/month, 37rd-highest in Los Angeles County)<sup>17</sup>. Similarly, the ratio of home price to replacement cost is 2.6, one of the highest in the county.<sup>18</sup> Per Professor Chris Elmendorf of the University of California, Davis and his co-authors of [Superintending Local Constraints on Housing Development](#), the above data suggest that restrictive land use rules are making homebuilding difficult in Burbank, leading to continued shortage and high costs.

Housing element law requires cities to provide an analysis of constraints on housing development, as well as a program to mitigate or remove these constraints. While the Draft Housing Element discusses constraints in detail, including long approval timelines, strict limits on building size, high construction costs, and a lack of local funding for affordable housing production, the report does not commit to a strong enough program to remove policy constraints that deter housing production. Merely recommending “a program to review and update the City’s multi-family development standards, including re-evaluation of parking, setbacks, height and other standards to enable compact, well-designed multi-family product types”<sup>19</sup> is inadequate: **the City must commit to specific policy changes and rapid implementation.**

Other cities in California have successfully implemented process reforms that streamline housing production. The City of Los Angeles’ Transit Oriented Communities program approves qualifying projects by-right, leading to an average approval time of 6 months for by-right projects. Santa Monica recently made all new residential and mixed-use development project approvals by-right, and has gotten its approval time down to six months or less for most new development. But the best ordinance to emulate comes from Sacramento, where the Ministerial Housing Ordinance provides for ministerial approval of 2-150 unit mixed-use and multifamily projects within 60 days, and 151-200 unit mixed-use projects in 90 days.<sup>20</sup> This would dramatically streamline the process of building new housing, and reduce the administrative workload on city staff by reducing the number of unnecessary hearings and studies.

We urge Burbank to commit to major constraint removal policies in order to encourage strong housing growth at all levels of income.

## **Recommendations:**

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<sup>15</sup> Draft Housing Element, 1-59

<sup>16</sup> California Department of Finance, Report E-5, 2020

<sup>17</sup> American Community Survey

<sup>18</sup> Elmendorf et al., [Superintending Local Constraints on Housing Development](#), 2020

<sup>19</sup> Draft Housing Element, pg. 1-44

<sup>20</sup> <https://www.cityofsacramento.org/Community-Development/Planning/Major-Projects/Ministerial-Housing>

- 4.1 **Establish a fast by-right review process for all new multifamily and mixed-use buildings which meet the zoning law and the General Plan.** Sacramento's Ministerial Housing Ordinance is an excellent model to follow.
- 4.2 **Pre-approve standard ADU, small-scale "missing middle" multifamily and small lot subdivision housing plans, allowing developers to receive a permit quickly if they use a pre-approved design.**
- 4.3 **Eliminate the conditional use permit requirement for mixed-use projects.**
- 4.4 **Reduce restrictions on maximum height, floor-area ratio, and lot coverage.**

***5. The housing element does not promote new housing opportunities on parcels where apartments are currently banned, even near the planned NoHo-Pasadena busway. Instead, it concentrates lower-income housing opportunities in areas with significant noise and air pollution exposure. This approach fails to affirmatively further fair housing and reverse existing patterns of residential segregation.***

AB 686 (2018) requires housing element updates to "affirmatively further fair housing", which is defined as "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and fosters inclusive communities free from barriers that restrict access to opportunity based on protected characteristics." The City must address the issue of residential segregation by accommodating the lower-income RHNA targets in a way that conforms with AFFH requirements.

In April 2021, HCD issued an [AFFH Guidance Memo](#), which establishes a number of important principles for promoting fair housing, including:

- A city's AFFH analysis should reveal "current and historical spatial patterns of subsidized housing within and surrounding the jurisdiction, including emergency shelters, subsidized affordable housing, supportive housing, and usage of housing choice vouchers."<sup>21</sup>
- The distribution of housing-element inventory sites with lower or moderate income capacity must not be skewed toward lower-income neighborhoods. To demonstrate that the site inventory furthers fair housing, the city must calculate the percentage of households at lower, moderate, and above-moderate income levels in each census tract or "block group" in the city, and then do the same for the lower, moderate, and above-moderate-income RHNA units assigned to the tract or block group. The share of lower-income RHNA units assigned to tracts (or block groups) with a higher-than-average share of lower-income households should be less than the current share of lower-income households in those tracts.<sup>22</sup>
- The housing element must benchmark the citywide distribution of household incomes against the distribution in the county or region, and state. The AFFH program of a predominantly high-income city, like Burbank, must break down barriers that keep lower income and minority households from accessing housing in the city.<sup>23</sup>
- "Goals, policies, and actions" to further fair housing must be "aggressively set to overcome ... contributing factors [to fair housing problems, and thus] to meet the

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<sup>21</sup> AFFH Guidance Memo, p. 46

<sup>22</sup> AFFH Guidance Memo, p. 47

<sup>23</sup> AFFH Guidance Memo, pp. 15, 32-34, 77

‘meaningful impact’ requirement in statute.”<sup>24</sup> The list of actions shall include concrete timeframes for implementation, measurable outcomes, explicit prioritization (“high,” “medium,” or “low”), and “must be created with the intention to have a significant impact, well beyond a continuation of past actions.”<sup>25</sup>

- “The schedule of actions generally must” (1) enhance the mobility of low-income and minority communities, (2) encourage the development of new affordable housing in high-opportunity areas, (3) protect existing residents from displacement, and (4) invest in disadvantaged places.<sup>26</sup>

In our region, housing policy and land use regulations were once used to exclude members of minority groups. [Redlining and restrictive covenants](#), which restricted where Black, Latino, and Asian Americans could live, were once common in Los Angeles County. Discrimination in housing takes other forms today: even after *de jure* segregation was banned, opponents of neighborhood change in prosperous areas [weaponized zoning policy](#) to make apartment construction illegal in much of Los Angeles County, especially in high-income areas. Restrictive zoning has perpetuated historic patterns of segregation and exclusion, and continues to push housing opportunities for lower-income households away from high-cost, high-opportunity cities.

To this day, apartments are banned on [80% of the residentially-zoned land in Burbank](#). The median home sale price in Burbank was \$755,000 in 2018, and 54% of the city’s renters are “rent-burdened” (i.e. they spend more than 30% of their income on rent)<sup>27</sup>. This denies historically disadvantaged groups housing opportunities near job centers, quality schools, and other public resources, a situation that persists today.

**The City is obligated to promote fair housing opportunities and undo patterns of segregation.** Burbank should follow HCD’s recommendation that cities distribute lower-income housing opportunities throughout the city, and recommends that cities first identify development potential for lower-income housing in high-opportunity neighborhoods.<sup>28</sup> **This would mean rezoning more parcels, including residential parcels currently zoned single-family only, to encourage enough housing growth to achieve the RHNA target in full.**

However, the City’s proposed site inventory does not include enough parcels to make achievement of the RHNA target likely. The city proposes no rezoning on any R1-zoned parcels, even those that are near the forthcoming NoHo-Pasadena Metro Busway. This is a recipe for missing the RHNA target, which means that the housing element is unlikely to advance the goal of socioeconomic integration or greater housing affordability.

Also, by proposing to accommodate 75% of the lower-income RHNA target in the Downtown and Airport districts only, which are locations with significant exposure to noise and air pollution, and by failing to encourage housing growth in other residential neighborhoods, where

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<sup>24</sup> AFFH Guidance Memo, p. 52

<sup>25</sup> AFFH Guidance Memo pp. 52, 71

<sup>26</sup> AFFH Guidance Memo, p. 54

<sup>27</sup> [Abundant Housing LA letter to Burbank, October 2020](#)

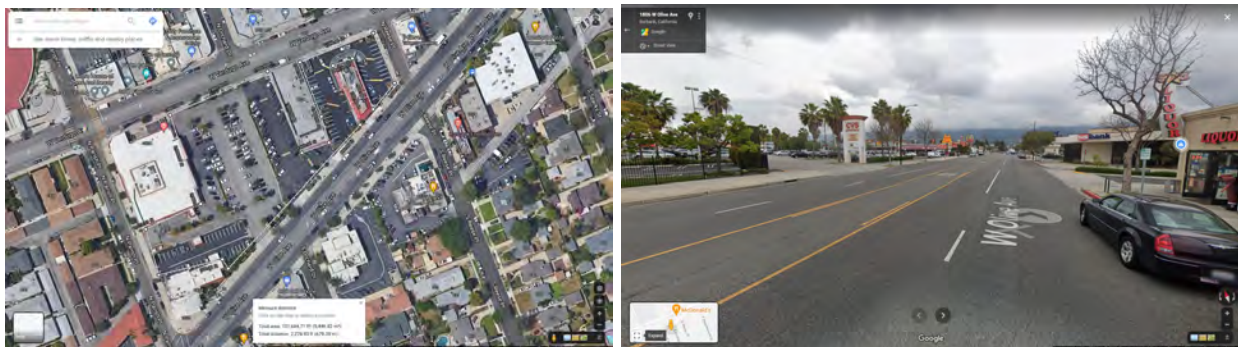
<sup>28</sup> [HCD Site Inventory Guidebook, pg. 3](#)



environmental quality is significantly better, the City risks perpetuating the concentration of lower-income households in areas with poor environmental quality.

**Burbank should promote additional housing opportunities, including housing for lower-income households, by allowing small apartment buildings and townhouses citywide. It is especially important for Burbank to legalize multifamily housing production near the NoHo-Pasadena Metro Busway.** The line will serve most of Burbank's major employers and destinations<sup>29</sup>, with stations planned at Hollywood Way/134 (Warner Bros., Burbank Studios), Alameda/Naomi (Providence-St Joseph, Disney, CBS), Olive/Verdugo, Olive/Lake (Nickelodeon Animation), Olive/San Fernando (Downtown Burbank), and Glenoaks/Alameda.<sup>30</sup>

But outside Downtown, the housing element does not encourage new housing growth near any of these stations, even though many sites near the stations are perfect for redevelopment. Most commercial buildings near the busway stations are squat one- and two-story buildings built after World War II, with large surface parking lots. For example, the block bracketed by Verdugo, Parish, Olive and Reese is 100 yards away from a planned busway station. Currently, it has a few squat commercial buildings and 2.3 acres of surface parking.



*Squat commercial buildings with large surface parking lots line the busway corridor.*

The other buildings along this corridor also present opportunities for new housing. For example, the Buena Vista Branch Library has an oversized 1.9 acre parking lot, and the Olive Rec Center has a 2.8 acre parking lot. The same is true of residential areas, which frequently contain older tract homes on large lots.

The commercial areas near the busway are mostly zoned C2 (Limited Commercial), while the residential areas are mostly zoned R1 (Single-Family Residential), with high mandatory parking requirements, broad setbacks, and limited density. This means that Burbank's current zoning does not allow current and future residents to fully benefit from the busway.

<sup>29</sup> Namely, [Warner Bros., Disney, Providence-St Joseph, Deluxe, ABC, and Nickelodeon.](#)

<sup>30</sup> <http://media.metro.net/2021/4-1-21-NoHo-Pas-Community-Update-Meeting.pdf>





Zoning map overlaid with planned Metro Busway stations.

**The City should rezone all residential areas within a 10-minute walk of busway stations for apartments at Downtown densities, and rezone commercially-zoned land for mixed-use development, with loosened parking, setback, open space and height requirements.** When rezoning, Burbank should emulate the City of Los Angeles's Transit Oriented Communities program, which offers generous by-right density bonuses to developers who include affordable housing in new developments near mass transit. Transit Oriented Communities has led to the [proposal of over 30,000 homes](#) (of which 20% are deed-restricted affordable units) in Los Angeles, built at no cost to the taxpayer.

New housing and businesses near transit are good for everyone. They're good for Burbank residents, particularly those who have been denied fair housing opportunities due to their race or income. They're good for City finances, due to increased property and sales taxes (Redwood City analyzed the impact of new housing construction on its General Fund, and found that each new multifamily unit brought in additional net revenue of \$254 per year).<sup>31</sup> They're good for Burbank merchants, because new residents mean new customers. They're good for Burbank

<sup>31</sup> <https://meetings.redwoodcity.org/AgendaOnline/Meetings/ViewMeeting?id=2245&doctype=1>

schools, which currently face declining enrollment due to the aging population.<sup>32</sup> They're good for the environment, because someone who lives and works in Burbank can walk, bike, or take the bus to work, instead of clogging the 134 freeway. And rezoning is good for current homeowners, because a parcel's value increases if it's legal to build more homes on that parcel.<sup>33</sup>

### **Recommendations:**

- 5.1 Upzone parcels located near transit, job centers, schools, and parks in order to expand the supply of housing in Burbank's highest-opportunity areas, including areas within a 10-minute walk of future busway stations. This should include R1 parcels where single-family detached homes are currently mandated by law.**
- 5.2 Ensure that housing opportunities for lower-income households are not concentrated in neighborhoods with high concentrations of low and moderate income households, or in neighborhoods with significant exposure to noise or air pollution.**
- 5.3 Enact a citywide small lot subdivision ordinance modeled on the policy in Los Angeles.**
- 5.4 Introduce a density bonus program similar to Los Angeles' Transit Oriented Communities program (with 50-80% density bonuses) to permit additional affordable housing to be built near mass transit.**
- 5.5 Eliminate on-site minimum parking mandates, which drive up the cost of housing production and reinforce car dependency.**
- 5.6 Identify new funding sources and public resources to encourage the production of affordable housing, such as reform of the City's real estate transfer tax and introduction of congestion pricing.**
- 5.7 Exempt parcels containing rent-restricted and de facto affordable housing units from rezoning.**

\*\*\*

The City of Burbank has a legal obligation to sufficiently plan to meet current and future residents' housing needs, in a way that guarantees access to opportunity for Californians of all racial and ethnic backgrounds. The issues that we've highlighted above suggest that the City is not on a path to fulfilling this legal obligation. We urge you to change course and actively embrace this opportunity to provide a variety of attainable housing options for Burbank's residents and workers.

Finally, state law imposes penalties on jurisdictions that fail to adopt a compliant 6th Cycle housing element update by October 15, 2021. On that date, noncompliant jurisdictions will forfeit the right to deny residential projects on the basis of local zoning, so long as projects include at least a 20% set-aside for below market-rate units or are 100% moderate-rate projects<sup>34</sup>.

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<sup>32</sup> Draft Housing Element, 1-11

<sup>33</sup> [Upzoning Chicago: Impacts of a Zoning Reform on Property Values and Housing Construction](#)

<sup>34</sup> [California Government Code 65589.5\(d\)\(5\)](#)

Noncompliant jurisdictions may also lose the ability to issue building permits, potentially including permits for kitchen and bath renovations. Jurisdictions that want to maintain local control over new development should therefore plan to adopt a compliant housing element update on time.

We request the opportunity to meet with you and your colleagues to address the concerns raised in this letter. Thank you for your time and consideration.

Sincerely,

Leonora Camner  
Executive Director  
Abundant Housing LA

Anthony Dedousis  
Director of Policy and Research  
Abundant Housing LA

Sonja Trauss  
Executive Director  
YIMBY Law

CC: Jason Elliott, Senior Counselor to Governor Gavin Newsom  
Assemblymember Laura Friedman, California State Assembly  
Assemblymember David Chiu, California State Assembly  
Senator Scott Wiener, California State Senate  
Megan Kirkeby, Deputy Director, Housing Policy Development, HCD  
Melinda Coy, Land Use and Planning Manager, HCD  
Tyrone Buckley, Assistant Deputy Director of Fair Housing, HCD  
Paul McDougall, Housing Policy Development Manager, HCD





CITY OF BURBANK  
COMMUNITY DEVELOPMENT DEPARTMENT

150 North Third Street, P.O. Box 6459, Burbank, California 91510-6459  
www.burbankca.gov

June 28, 2021

Anthony Dedousis, Director of Policy and Research  
Abundant Housing LA

**Subject: Follow Up Regarding Abundant Housing LA's Comments on Burbank  
Draft 6<sup>th</sup> Cycle Housing Element**

Dear Mr. Dedousis:

The Community Development Department – Planning Division would like to thank you for reviewing and providing your comments and concerns regarding the City's Draft 6<sup>th</sup> Cycle Housing Element Update. To follow up on the meeting we had earlier in June, and as discussed in City staff's presentation to the City Council on May 25, below is a summary of staff's responses to the key comments/concerns that were noted in your letter dated May 24, 2021. We hope that you will continue to engage with us as we await HCD's 60-day review of the City's draft 6<sup>th</sup> Cycle Housing Element.

**Abundant Housing Comment #1:** *Planning's process for selecting sites and assessing their capacity does not accurately estimate parcels' likelihood of development or net new units if redeveloped. Therefore, Planning has not identified enough sites where 8,750 homes will realistically be developed by 2029.*

The opportunity sites in the draft housing element were selected based on site-specific factors that are supportive of redevelopment with housing during the 8-year planning period. The sites are also opportunity sites within the two major specific plan update projects (Golden State Specific Plan and the Downtown Burbank Transit Oriented Development TOD Specific Plan) currently underway in the City. Both specific plans are anticipated for consideration by the City Council within calendar year 2022. The approach taken to use opportunity sites from the specific plans as opportunity sites for the Housing Element is intended to establish consistency throughout the City's long range planning documents. The timing of the Housing Element coinciding with the specific plan projects provides a unique opportunity to do so. Additionally, the sites themselves are optimal for facilitating new housing development given their size, status of the existing uses, proximity to the City's job and transit centers (consistent with city, regional and state efforts to reduce greenhouse gas emissions), and direct communication from various developers and/or property owners indicating interest and intent to pursue housing.

The strategies being developed as part of the specific plans will be significant in increasing the likelihood of development on the housing element sites –and within the specific plan areas generally – by improving the development standards and streamlining project review. The Golden State Specific Plan also involves significant upzoning of residential density including on the opportunity sites. Additionally, the City recently received funds through SCAG's Sustainable Communities Program in addition to funds previously awarded through LEAP to update the existing Media District Specific Plan. This update is anticipated to occur in 2023 and would result in similar code and process improvements as those that will be established with the Golden State and Downtown TOD Specific Plans, and is noted in draft Housing Element Program #5.

In response to Abundant Housing's comments, City staff has added descriptions of the suitability of each opportunity site by summarizing our knowledge of site-specific factors that support housing development beyond having the zoning/General Plan in place to do so. These explanations are being included in the submittal to HCD and are enclosed with this letter for your reference. It is staff's intent to continue to augment the record concerning the viability of the opportunity sites while we await HCD's review of the draft plan. Additionally, Housing Element Program #5 was revised to include a mid-cycle review with respect to development of housing on the opportunity sites. The mid-cycle review will be an opportunity to assess the City's progress and, if necessary, make changes accordingly.

**Comment #2:** *Planning assumes that 2,180 housing units that were approved or pending approval during the 5th Cycle will be built during the 6th Cycle, without accounting for the near-certainty that some projects will never be built.*

The inclusion of housing units that are part of projects already-approved or pending approval is consistent with HCD sites inventory guidelines. Additionally, based on what the City has experienced with recent projects and the continued demand for housing we believe it's reasonable to assume the approved and pending projects will be built. Within the last 6 years only one developer ultimately opted not to move forward with their entitlement. Of the 8 entitled projects noted in the draft Housing Element, three are under construction and 5 are in plan check review.

We recognize that housing production in the 5<sup>th</sup> cycle was low. Since then the City Council adopted the Affordable Housing Strategy and the goal of facilitating the building of 12,000 new homes through 2035. City Council action in this regards has sent a positive message to the development community that the City is seeking to facilitate housing that helps to build neighborhoods and seeks to make positive inroads in our 3 to 1 jobs to housing imbalance. The 2,180 housing units in the pipeline reflects that policy and goal-setting at work. The housing element and specific plans will help to further advance these goals.

**Comment #3:** *Planning makes overly optimistic forecasts of future ADU production which are unlikely to be achieved even with aggressive policies, without providing evidence to support this claim.*

City staff continue to receive ADU applications, averaging about 5 submittals each week, and with the total number increasing each year since ADU regulations were updated by the State. From 2017 to date, the City has received 814 ADU submittals into plan check review and issued 445 ADU permits. From the demand the City has been experiencing over the past four years, the City



only sees ADU applications and permitting increasing. It is staff's assessment that our proposed numbers will be met as the City proposes new program initiatives as part of the Housing Update for the 6<sup>th</sup> Cycle that will bolster ADU production (including reduced fees, reduced processing times for smaller ADUs, and creation of pre-approved ADU plans). Therefore, City staff and the consultant believe 200 ADUs per year for a total of 1,600 ADUs during the eight-year planning period is realistic and achievable.

Additionally, in response to Abundant Housing's comments the draft Housing Element includes an explicit commitment to provide mid-cycle review of ADU production.

**Comment #4:** *Planning did not propose adequate reforms to address the major constraints on redevelopment that exist in Burbank.*

Many of the strategies recommended by Abundant Housing are included in the draft Housing Element as part of the proposed programs. Objective development standards and by-right review processes would be established through the two Specific Plans for qualifying projects including removal of the CUP requirement. Fine-tuning of the details for how this would work are being addressed through the development of the Specific Plans, with the potential to be replicated in other areas of the City including as part of the eventual update to the Media District Specific Plan. Another separate program addresses updating the multifamily development standards, including parking, setbacks, height and other standards to better enable compact, well-designed multi-family product types.

The proposed Housing Element update also includes a program to create pre-approved ADU plans, and to pursue zoning updates that facilitate infill development in the form of small lot subdivision and missing middle housing.


**Comment #5:** *The housing element does not promote new housing opportunities on parcels where apartments are currently banned, even near the planned NoHo-Pasadena busway. Instead, it concentrates lower-income housing opportunities in areas with significant noise and air pollution exposure. This approach fails to affirmatively further fair housing and reverse existing patterns of residential segregation.*

As specified by HCD guidance, the AFFH requirement is based on the Tax Credit Allocation Committee maps that show the locations of High Resource and Highest Resource communities within each jurisdiction to identify areas of opportunity. AFFH requires cities with high resource neighborhoods to locate lower income housing opportunities equitably and predominately within the areas of High and Highest Resource. As discussed in the AFFH Appendix to the Housing Element update, the opportunity sites are located predominately in High and Highest Resource census tracts, with a couple sites located in moderate resource tracts, per the TCAC maps. As noted by AH, HCD recently released additional guidance information and the City will be able to receive feedback from HCD regarding compliance with this requirement. The census tract to the immediate east of the Hollywood Burbank Airport within the Golden State district, where several opportunity sites are identified, is also identified as a disadvantaged community per the CalEnviro Screen analysis conducted as part of the Environmental Justice component of the GP update, in that this area is exposed to relatively higher degree of exposure to noise and air pollution. Although the AFFH requirement is related to the TCAC maps for areas of opportunity, the Safety Element update being prepared in conjunction with the 6<sup>th</sup> cycle Housing Element includes Environmental

Justice policies aimed at addressing these environmental hazards by investing in infrastructure improvements through the Golden State Specific Plan; incorporating project design features such as fixed windows, open space, increased tree plantings and higher MERV rated air filtration systems; and making use of the City's Complete Our Streets Plan to help evaluate streetscape design for new projects that considers all modes of transportation with the goal of providing safe and accessible travel to all individuals.

Again, we appreciate the input that Abundant Housing LA has provided to date and look forward to continuing the conversation. If you have questions, please contact me at [FRamirez@burbankca.gov](mailto:FRamirez@burbankca.gov) or 818-238-5250.

Regards,

A handwritten signature in black ink, appearing to read 'Fred', with a stylized flourish extending from the end.

Federico "Fred" Ramirez  
Assistant Community Development Director, Planning Division

cc:

Leonora Camner, Executive Director - Abundant Housing LA  
Sonja Trauss, Executive Director - YIMBY Law  
Megan Kirkeby, Deputy Director, Housing Policy Development, HCD  
Melinda Coy, Land Use and Planning Manager, HCD  
Tyrone Buckley, Assistant Deputy Director of Fair Housing, HCD  
Paul McDougall, Housing Policy Development Manager, HCD  
Divya Ram, Housing Policy Specialist, HCD





[Read about the coalition here](#)





ABUNDANT  
HOUSING LA



August 27, 2021

Burbank City Council  
Burbank City Hall  
275 E. Olive Avenue  
Burbank, CA 90512

Dear Councilmembers:

Thank you for the opportunity to comment on the process of updating the housing element of Burbank's general plan. We are writing on behalf of **the Our Future LA Coalition** regarding the 6th Cycle housing element update.

**Why does this matter?** Because we face a cascade of housing crises in our region. And while nearly everyone in Los Angeles County feels the crush of our housing crisis, Black and Latino residents feel it more than most:

- Black households have 1.12% the wealth of white households, and Latino households less than 5% (Federal Reserve Bank of San Francisco)
- Black people make up 8% of the county population, but 33.7% of people experiencing homelessness (LAHSA)
- Even under COVID-related eviction moratoriums, Black and Latino neighborhoods face disproportionately higher eviction threats (Los Angeles Times, UCLA)

These are the effects of decades of racist policies that we have not eradicated: Restrictive covenants, exclusionary zoning, and redlining made it impossible for Black families to build wealth through homeownership, and result in lower homeownership and higher rents today. The California Constitution's Article 34 and local "crime-free housing" policies put roadblocks in the way of addressing racial divisions in Californians' housing affordability and security.

This impact was felt devastatingly during the pandemic, when essential workers living in overcrowded housing were exposed to COVID at work and had no choice but to expose their families at home, leading to disproportionate deaths among Black and Latino people. Neighborhoods in South and Southeast LA, where nearly 20% of homes are overcrowded (defined as more than one person per room) had COVID rates of roughly 14,000 cases per 100,000 people. Neighborhoods on the Westside, where less than 5% of homes are overcrowded, had rates well under 5,000 cases per 100,000 people.<sup>1</sup> Death rates were similarly disproportionate -- at a time (January 2021) when the city of Beverly Hills was reporting 21 COVID deaths, and the neighborhood of Brentwood 9, the city of Compton reported 147, and the neighborhood of Westlake 202.<sup>2</sup> In all, COVID-19 mortality rates in LA County were roughly twice as high for Black people (31 deaths/100,000 individuals) and Latinos (29/100K) as for whites (15/100K) (from CGLA).

Of the 3,007 counties in the United States, L.A. County ranks last in housing affordability, overcrowding, and unsheltered homelessness. We are not doing enough to preserve and create homes for working class and lower-income people. The affordable housing crisis, rampant speculation, and housing shortage have gotten so bad that lower-income Black and Latino families are being pushed out of their homes and communities at an alarming rate. At the rate we're going, next generations won't be able to live in Los Angeles County.

Los Angeles County is legally required to build 341,000 affordable homes by 2030. [To truly address our needs, we need more than double that.](#) At the rate we're going today, we might build 25,000. That's 7% of what's needed. That kind of failure will fall hardest on Black and Latino families, who disproportionately face eviction, homelessness and having to choose between rent and food. Our Future LA demands we not let that happen.

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<sup>1</sup> ["When coronavirus invaded their tiny apartment, children desperately tried to protect dad". LA Times. 1/29/21](#)

<sup>2</sup> ["We Are Forced to Live in These Conditions': In Los Angeles, Virus Ravages Overcrowded Homes". NY Times. 1/23/21](#)

In order to create a better housing future, we must make every neighborhood resource-rich so people can live where they want to live and don't have to leave their community to find opportunity. We must also achieve equitable land use and zoning so that we open-up new areas to greater density and value capture, while also ensuring that areas already zoned for density are protected from environmental and spatial racism. As the region plans for growth, there must be no conversion of wildlife habitat to housing or further development in wildfire hazard areas, as identified by CalFire. We understand that the City cares deeply about these issues, and we hope to offer assistance in addressing them.

As it stands right now, the draft housing element will not meet Burbank's goals around equity and affordability. We submit these comments in the spirit of collaboration in order to partner and provide research, grounded data to help in meeting housing needs. We are interested in having a meeting to discuss these comments more.

### **Our Future LA Housing Element Comments**

#### **1. Protections and preservation**

**A. The housing element must do more to prioritize rezoning in transit-rich, job-rich, and high-resource neighborhoods, including single-family zoned areas. This is necessary to expand affordable housing opportunities while minimizing the impact on existing renters in multifamily-zoned areas.**

**B. The housing element should expand just-cause eviction protections to cover all tenants and establish a corresponding enforcement program.**

**C. The housing element should implement a local RSO or strengthen/reduce the annual allowable rent increase for the existing RSO program.**

**D. The housing element should codify a tenant's right to counsel in an eviction proceeding.**

**E. The housing element should strengthen its permanent tenant education program to inform tenants of their rights and how to access eviction defense resources.**

**F. The housing element should exclude parcels containing RSO housing units in the housing element's site inventory.**

**G. The housing element should require that no net loss provisions apply to parcels in the site inventory and rezoning program with a monitoring and implementation program.**

**H. The housing element should institute local programs and funding sources for preservation of existing affordable housing.**

## **2. Prioritization of affordable housing**

- A. The housing element should utilize a value capture mechanism, such as inclusionary zoning, to locally fund and/or incentivize affordable housing.**
- B. The housing element should prioritize creation of affordable housing on public land.**
- C. The housing element should streamline affordable housing production.**
- D. The housing element should include programs for 100% affordable housing zoning overlays, and should ensure that these overlays apply to high-opportunity areas.**
- E. The housing element should include programs for 100% affordable housing zoning overlays, and should ensure that these overlays apply to high-opportunity areas currently zoned R1.**

## **3. Site Capacity Assessment**

- A. The housing element should estimate and report both the likelihood of development and the net new units if developed of inventory sites, both vacant and nonvacant.**

### **Comparison of claimed capacity vs. estimated realistic capacity**

<b>Income Category</b>	<b>RHNA Target</b>	<b>Claimed Capacity in Draft HE</b>	<b>NNL Buffer</b>	<b>Estimated Realistic Capacity in Draft HE</b>	<b>Recommended Realistic Capacity w/20% NNL</b>	<b>Realistic Capacity Gap</b>
VLI + LI	3,971	4,212	6%	505	4,765	-4,260
MI	1,409	1,512	7%	181	1,691	-1,509
AMI	3,392	4,219	24%	506	4,070	-3,564
<b>Total</b>	<b>8,772</b>	<b>9,943</b>	<b>13%</b>	<b>1,193</b>	<b>10,526</b>	<b>-9,333</b>

We estimate that the draft housing element will fall short of the RHNA goal, by 9,333 units of realistic capacity. The City must *fairly* estimate the likelihood of development for all parcels on the suitable sites inventory.

- B. The housing element should report the proportion of sites from the previous housing element's inventory that were developed during the previous planning period, and HCD-recommended methodologies and data sources should be used in order to conduct a thorough "factors" analysis of sites' realistic development capacity.**

**C. The housing element assigns more than 50% of the lower-income RHNA target to nonvacant sites, but should use statistical methods (e.g. surveying a random sample of owners of nonvacant sites) to determine that the sites' existing uses are likely to be discontinued during the planning period.**

**D. A buffer of at least 15-30% extra capacity should be included in the housing element site inventory. This capacity buffer is especially necessary in order to accommodate the lower-income RHNA target.**

See No Net Loss (NNL) section of 3A.

**E. The housing element should provide a quantitative estimate of the likelihood that in-pipeline projects will be completed, based on historical data, and should adjust the number of in-pipeline units counted towards the 6th cycle RHNA target accordingly.**

**F. The housing element should commit to a mid-cycle review to verify the housing element's assumptions about development probabilities.**

#### **4. Affirmatively Furthering Fair Housing**

**A. The housing element should meaningfully increase the concentration of lower-income households in areas of the city where the existing concentration of lower-income households is low.**

**B. The housing element should meaningfully reduce the concentration of lower-income households in areas with significant exposure to noise/pollution.**

**C. The housing element should include a thorough analysis of local patterns in socioeconomic/racial segregation and integration, including patterns of overt racial or ethnic discrimination in the housing and land development market.**

**D. The housing element should adequately prioritize high-opportunity census tracts and well-resourced areas (e.g. near transit, jobs, schools, parks, etc.) when selecting sites for lower-income housing opportunities.**

**E. The housing element should adequately identify funding sources, public resources, and density bonus programs to maximize the likelihood that projects with below-market-rate units are built.**

**F. The jurisdiction should adequately solicit public feedback and commentary on the housing element in a way that accurately reflects the jurisdiction's socioeconomic makeup.**

## **5. Forecasts of ADU Development**

**A. The housing element should use an HCD-recommended safe harbor methodology for forecasting future ADU production.**

**B. The housing element should provide for mid-cycle adjustments if inventory sites are developed at lower rates, or lesser densities, than the housing element anticipated and if ADU production falls short of projections. Mid-cycle adjustments should automatically implement a by-right density bonus on inventory sites, starting mid-cycle, and be large enough to make up for an ADU shortfall.**

**C. The housing element should assess the affordability of forecasted ADUs using city-specific data; it instead uses a regional average.**

\*\*\*

We request the opportunity to meet with you and your colleagues to address the concerns raised in this letter. Thank you for your time and consideration.

Sincerely,

[Our Future LA](#)

[Steering Committee Members](#)

CC: Jason Elliott, Senior Counselor to Governor Gavin Newsom  
Megan Kirkeby, Deputy Director, Housing Policy Development, HCD  
Melinda Coy, Land Use and Planning Manager, HCD  
Tyrone Buckley, Assistant Deputy Director of Fair Housing, HCD  
Paul McDougall, Housing Policy Development Manager, HCD





September 29, 2021

Burbank City Council  
Burbank City Hall  
275 E. Olive Avenue  
Burbank, CA 90512

Dear Councilmembers:

Thank you for the opportunity to comment on the process of updating the housing element of the City of Burbank's general plan. We are writing on behalf of **Abundant Housing LA** and **YIMBY Law** regarding the 6th Cycle housing element update. **Abundant Housing LA** is a pro-housing, nonprofit advocacy organization working to help solve Southern California's housing crisis and **YIMBY Law's** mission is to make housing in California more accessible and affordable through enforcement of state housing law.

We support more housing at all levels of affordability and reforms to land use and zoning codes, which are needed in order to make housing more affordable, improve access to jobs and transit, promote greater environmental sustainability, and advance racial and economic equity.

In May 2021, [we submitted a comment letter](#) regarding the City's draft housing element update. In the letter, we highlighted significant inconsistencies with state housing element law, including the requirement that housing element updates affirmatively further fair housing (AFFH), as well as inconsistencies with the State Department of Housing and Community Development (HCD)'s instructions regarding housing element design and implementation.

**HCD's [recent comment](#) letter on the City's draft housing element update directly addresses many of the same deficiencies that our letter highlighted, and also states that "revisions will be necessary to comply with State Housing Element Law."<sup>1</sup> We have provided a brief summary below (Exhibit A) illustrating how HCD's comments on the City's draft housing element are largely congruent with our previous analysis.**

These deficiencies must be addressed in the final version of the housing element update. We urge the City to swiftly adopt a legally compliant housing element that accommodates the City's RHNA target and provides a variety of attainable housing options for the City's residents and workers.

Thank you for your time and consideration.

Sincerely,

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<sup>1</sup> August 17, 2021 HCD Letter to the City of Burbank, pg. 1

Leonora Camner  
Executive Director  
Abundant Housing LA

Sonja Trauss  
Executive Director  
YIMBY Law

CC: Megan Kirkeby, Deputy Director, Housing Policy Development, HCD  
Melinda Coy, Land Use and Planning Manager, HCD  
Tyrone Buckley, Assistant Deputy Director of Fair Housing, HCD  
Paul McDougall, Housing Policy Development Manager, HCD

**Exhibit A: Comparison of HCD Comment Letter and AHLA/YIMBY Law and Policy Recommendations**

Deficiency	HCD Comment Letter Appendix	AHLA/YIMBY Law Comment Letter	AHLA/YIMBY Law Policy Recommendations
<p><b>Insufficient AFFH analysis and policy reforms to promote integrated neighborhoods</b></p>	<p>Page 9: “As noted in Finding B1, the element must include a complete analysis of AFFH. Based on the outcomes of that analysis, the element must add or modify programs. Furthermore, the element must include metrics and milestones for evaluating progress on programs, actions, and fair housing results. For example, Program 3: Preserve and Protect Existing Tenants and Housing, states that implementation will address tenant protection. However, the program should be expanded to describe why and how this program will address inequities through listing specific deliverables, objectives, and metrics. All programs need to be reviewed to incorporate meaningful actions.”</p> <p>Page 2: “Goals and actions must create meaningful impact to overcome contributing factors to fair housing issues. [...] Currently, the element identifies several programs to address fair housing issues. However, to facilitate meaningful change and address AFFH requirements, the element will need to add or revise/expand programs to demonstrate how it addresses fair housing issues..”</p> <p>Pages 1-2: “The element needs to include complete local and regional data on integration and segregation for the City and analyze it for both local and regional</p>	<p>Page 8: “Restrictive zoning has perpetuated historic patterns of segregation and exclusion, and continues to push housing opportunities for lower-income households away from high-cost, high-opportunity cities.</p> <p>To this day, apartments are banned on 80% of the residentially-zoned land in Burbank. The median home sale price in Burbank was \$755,000 in 2018, and 54% of the city’s renters are “rent-burdened” (i.e. they spend more than 30% of their income on rent). This denies historically disadvantaged groups housing opportunities near job centers, quality schools, and other public resources, a situation that persists today.</p> <p>The City is obligated to promote fair housing opportunities and undo patterns of segregation. Burbank should follow HCD’s recommendation that cities distribute lower-income housing opportunities throughout the city, and recommends that cities first identify development potential for lower-income housing in high-opportunity neighborhoods.</p>	<p>The City should rezone all residential areas within a 10-minute walk of busway stations for apartments at Downtown densities, and rezone commercially-zoned land for mixed-use development, with loosened parking, setback, open space and height requirements.</p> <p>Do more to reduce the concentration of lower-income households in neighborhoods with high concentrations of low- and moderate-income households.</p> <p>Identify new funding sources and public resources to encourage the production and preservation of affordable housing, such as a real estate transfer tax, an introduction of congestion pricing, creation of a local density bonus program, and active abatement of unhealthy facilities, such as pumping stations, incinerators, and other polluting infrastructure.</p> <p>Exempt parcels containing rent-restricted and de facto affordable housing units from rezoning to prevent displacement of vulnerable households.</p>

	<p>trends and patterns. [...] The element needs to be revised to include local and regional data on areas of affluence and analyze this data for trends and patterns. The element should also provide an updated map and analysis on racial and ethnic distribution and poverty.”</p> <p>Page 2: “However, the accompanying analysis shall also be reflective of housing development at all income-levels and evaluate the sites relative to socio-economic patterns. The site inventory analysis should address how the sites are identified to improve conditions (or if sites exacerbate conditions, how a program can mitigate the impact), whether the sites are isolated by income group and should be supported by local data and knowledge.”</p>	<p>This would mean rezoning more parcels, including residential parcels currently zoned single-family only, to encourage enough housing growth to achieve the RHNA target in full.”</p>	<p>Ensure that “no net loss” provisions apply to parcels in the site inventory and rezoning program with an annual and ongoing monitoring and implementation program.</p> <p>Prioritize the production of affordable housing on publicly-owned land, and offer that land to nonprofit developers at no cost as a lawful and bona fide concession through state density bonus law.</p> <p>Create a 100% affordable housing zoning overlay that encompasses high-opportunity neighborhoods, including R1 zoned parcels.</p>
<p><b>Poor site suitability and failure to analyze likelihood of discontinuation for nonvacant sites</b></p>	<p>Page 2: “While the element provides assumptions of buildout for sites included in the inventory, it must also provide support for these assumptions. For example, the element should demonstrate what specific trends, factors, and other evidence led to the assumptions. The estimate of the number of units for each site must be adjusted as necessary, based on the land use controls and site improvements, typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction, and on the current or planned availability and accessibility of sufficient water, sewer, and dry utilities. The element also needs to analyze the likelihood that the identified units will be developed as noted in the</p>	<p>Page 2: “Planning’s analysis identifies 12 sites in Burbank’s Downtown and 7 sites in the Golden State Specific Plan, totaling 95.7 acres and containing theoretical zoned capacity for about 6,100 housing units. However, Planning does not estimate the likelihood of development for these parcels. Instead, Planning only provides a cursory discussion of why these sites may be good candidates for redevelopment, without providing quantitative evidence or analysis. Although Planning claims “property owner and/or developer interest in acquiring and assembling underdeveloped parcels into larger</p>	<p>Provide a quantitative estimate of parcels’ development probabilities, and incorporate this factor into the estimate of sites’ realistic capacity. Valid methodologies include the Survey Method or the Historical Redevelopment Rate Method.</p> <p>Report the proportion of sites in the previous housing element’s inventory that were developed during the planning period.</p> <p>Share letters from owners of the site inventory parcels, indicating their interest in selling or redeveloping these properties during the 6th Cycle.</p>

	<p>inventory in zones that allow nonresidential uses (e.g., mixed-use)..”</p> <p>Page 4: “In addition, the element should clearly identify the degree of reliance on nonvacant sites to accommodate the housing need for lower-income households. Please be aware that relying on nonvacant sites to accommodate 50 percent or more of the housing needs for lower-income households triggers requirements to make findings based on substantial evidence that the existing use is not an impediment and will likely discontinue in the planning period.”</p> <p>Page 4: “The site inventory identifies small sites to accommodate the City’s lower-income RHNA. Sites smaller than a half-acre in size are deemed inadequate to accommodate housing for lower-income households unless it is demonstrated, with sufficient evidence, that sites are suitable to accommodate housing for lower-income households. The element should provide specific examples with the densities, affordability and, if applicable, circumstances leading to consolidation, such as common ownership. The element should relate these examples to the sites identified to accommodate the RHNA for lower-income households to demonstrate that these sites can adequately accommodate the City’s lower-income housing need. Based on a complete analysis, the City should consider adding or revising programs to include incentives for facilitating development on small sites.”</p>	<p>development sites”, Planning did not share any letters from property owners indicating their interest in selling or redeveloping these sites.</p> <p>Per HCD guidelines, if a jurisdiction assigns more than 50% of its lower-income RHNA to nonvacant sites (as Burbank does), the jurisdiction must make findings supported by “substantial evidence” that the sites’ existing uses are “likely to be discontinued during the planning period.” Planning did not follow this instruction, which is a requirement under Assembly Bill 1397.”</p> <p>Page 3: “Housing production data from the 5th cycle further casts doubt on Planning’s implicit assumption that all 19 sites will be redeveloped by 2029. At the outset of the 5th cycle, Burbank claimed a theoretical capacity of roughly 5,573 more housing units. Through 2019, Burbank permitted 501 housing units, which equates to 668 housing units permitted by the end of the 5th cycle (assuming that the same annual permitting pace continues through 2021). This implies that in Burbank, excess zoned capacity has a 12% likelihood of being developed (668 actual units divided by 5,573 theoretical units).”</p>	<p>Remove parcels from the site inventory where redevelopment is unlikely to occur during the 6th Cycle.</p> <p>Commit to a mid-cycle review to verify Planning’s assumptions about development probabilities. If it turns out that sites within a tier, or category, were developed at a lower-than-expected rate during the first half of the cycle, then the city should rezone for additional capacity or make other appropriate adjustments for the second half of the planning period.</p> <p>If the City lacks enough suitable sites to achieve the RHNA target, rezone additional parcels where redevelopment is likely.</p>
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	<p>Page 7: “As noted in the Finding B4, the element does not include a complete sites inventory or analysis; as a result, the adequacy of sites and zoning has not been established. Based on the results of a complete sites inventory and analysis, programs may need to be added, or revised, to address a shortfall of sites and zoning for a variety of housing types.”</p>		
<p><b>Failure to estimate realistic capacity for residential development in Specific Plan areas</b></p>	<p>Page 4: “The element identifies a large portion of its RHNA at all income levels on nonvacant sites including sites that will be rezoned to address the 6th cycle shortfall (page 1-66). The analysis mentioned a list of factors that were considered to determine development potential including age of structures and degree of underutilization. However, the element must include a complete analysis demonstrating the potential for redevelopment of nonvacant sites including the extent to which existing uses may constitute an impediment to additional residential development. The element could include the City’s past experience with converting existing uses to higher density residential development, the current market demand for the existing use, an analysis of any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites.”</p>	<p>Page 4: “We disagree with Planning’s contention that all 19 sites will all be redeveloped by 2029. For example, the Site Assessment assumes that all four acres of Golden State Specific Plan block No. 1 (Lima/Avon) will be built out at the density of Downtown Burbank (84 units per acre), producing 334 homes. However, this block is entirely occupied by a variety of light industrial businesses, including the popular Lincoln Beer Company. Planning provided no evidence that the site is nonviable as industrial land, or that the various property owners intend to sell.”</p> <p>Page 4: “While the City may count permitted or entitled units towards its 6th Cycle RHNA goals, it must realistically estimate how many of these units will ultimately be built during the 6th Cycle, based on recent historical data. The City of Los Angeles’ Initial Study counted active planning entitlements, approved planning entitlements with no building permit, and permitted</p>	<p>Provide a quantitative estimate of parcels’ development probabilities, adjusted for the expected mix of residential vs. commercial development, and incorporate this factor into the estimate of sites’ realistic capacity.</p> <p>Provide a quantitative estimate of the likelihood that in-pipeline projects will be completed, based on historical data, and adjust the number of in-pipeline units counted towards the 6th cycle RHNA target accordingly. If the City does not have these data, it should apply the same discount as the City of Los Angeles due to the close proximity and microeconomic conditions that exist there.</p>



		<p>projects that have not yet been completed towards its 6th Cycle RHNA goals, but discounted each category based on the share of proposed units expected to be built, using the City's historical data.</p> <p>Planning must incorporate a similar estimate into its Inventory Analysis. Using data from recent projects, the City of Los Angeles estimated that 37% of projects with pending entitlements, 45% of projects with approved entitlements, and 79% of permitted projects, are ultimately completed."</p>	
<p><b>Lack of concrete constraint removal and adequate rezoning program</b></p>	<p>Page 9: "As noted in Finding B5 the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints."</p> <p>Pages 5-6: "[T]he City's Growth Management Ordinance includes information on its purpose and analysis on constraints (page 1-49). However, the analysis should include the current number of units vs. units built out considering the RHNA. Furthermore, the element notes "the maximum allowed number of residential units beyond the approved maximum build out in the 1988 Land Use Element without voter approval" and that City Council extended Measure 1 to January 1, 2030. The Housing Crisis Act of 2019 (SB 330, 2019) [...] generally</p>	<p>Pages 5-6: "Building housing in Burbank is difficult, expensive, and time-consuming. Development timelines are long, with an average time of 12-16 months for multifamily project approval. Mixed-use projects take even longer, requiring a 3-4 year approval process and a conditional use permit (for which approval can take 12-16 months alone). This process is a major impediment to housing production.</p> <p>[...]</p> <p>Housing element law requires cities to provide an analysis of constraints on housing development, as well as a program to mitigate or remove these constraints. While the Draft Housing Element discusses constraints in detail, including long</p>	<p>Create a high-quality local density bonus program, which would also apply to low-density parcels where apartments are banned today.</p> <p>Pre-approve standard accessory dwelling unit (ADU), small-scale "missing middle" multifamily and small lot subdivision housing plans, allowing developers to receive a permit quickly if they use a pre-approved design.</p> <p>Speed up the timeline for ministerial review, and expand ministerial review to apply to more projects.</p> <p>Eliminate on-site parking requirements, instead allowing property owners to decide how much on-site parking is necessary.</p>

	<p>prohibits a locality from enacting a development policy, standard or condition that reduces intensity, imposes moratoriums, enforces subjective design standards, or implements any provision that limits approvals or caps population. [...] The City should evaluate consistency with these requirements and if necessary, immediately void or suspend the annual growth cap.”</p> <p>Page 6: “The element must describe all required fees for single family and multifamily housing development, [...] and then, the element must analyze their impacts as potential constraints on housing supply and affordability.”</p> <p>Page 6: “<u>Local Processing and Permit Procedures</u>: The element states that a community meeting is required for multifamily projects (page 1-58). The element should describe and analyze how this meeting relates to the approval of the project, if the community meeting is required for both discretionary and non-discretionary projects, and any impacts to the project in terms of cost and approval certainty. In addition, the element should describe the City’s SB 35 (Chapter 366, Statutes of 2017) streamline ministerial approval process and application.</p> <p>Page 7: “As the element relies on consolidated small sites to accommodate the RHNA for lower-income households, it should include a program(s) to facilitate lot consolidation and development of housing</p>	<p>approval timelines, strict limits on building size, high construction costs, and a lack of local funding for affordable housing production, the report does not commit to a strong enough program to remove policy constraints that deter housing production.”</p>	<p>Reduce restrictions on maximum height, floor-area ratio, unit size, setbacks, and lot coverage.</p> <p>Rezone parcels located near transit, job centers, schools, and parks in order to expand the supply of housing in high- and highest-resource areas, including R1 parcels where single-family detached homes are currently mandated by law.</p> <p>Reduce fees on multifamily residential development.</p> <p>Eliminate the conditional use permit requirement for mixed-use development.</p>
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	on small sites. For example, the program could commit to (1) granting density bonuses above state density bonus law (Gov. Code, § 65915.); (2) deferring fees specifically for consolidation; (3) expediting permit processing; (4) identifying and targeting specific financial resources; and, (5) modifying development standards.”		
<b>Unrealistic forecast of future ADU development</b>	<p>Page 5: “The element assumes an ADU buildout of 200 ADUs per year for a potential buildout of 1,600 units within the planning period. Given that the City has permitted 54 ADUs in 2018, 110 in 2019, 97 in 2020, and 179 in the first 6 months of 2021 (for an average of 98 units per year), it is not clear if a production level of 200 ADUs per year will be achievable over the planning period. As a result, the element should be updated to include a realistic estimate of potential ADU production.</p>	<p>Page 5: “Burbank issued permits for 54 ADUs in 2018, 110 ADUs in 2019, and 112 ADUs in 2020. Under a correct calculation of HCD’s “Option #1”, Burbank would take the average of the ADU permitting trend between 2018 and 2020, and forecast that 92 ADUs will be permitted per year during the 6th Cycle. This would allow for a total 6th cycle forecast of 736 ADUs.</p> <p>However, Planning counts 1,600 ADUs, or 200 ADUs per year, towards the City’s RHNA target. Planning contends that a small reduction in processing fees, expedited application review, and pre-approved ADU plans will lead to a doubling in the number of ADUs permitted annually going forward. But Planning provides no tangible evidence that these relatively minor incentives will yield this outcome.”</p>	<p>Use HCD’s Option 1 safe harbor, and project that 736 ADUs will be permitted during the 6th Cycle.</p> <p>Follow HCD’s recommendation to track ADU and JADU creation and affordability levels, and commit to a review at the planning cycle midpoint to evaluate if production estimates are being achieved.</p>



December 16, 2021

Burbank City Council  
Burbank City Hall  
275 East Olive Avenue  
Burbank, CA 91502

Dear Councilmembers:

Thank you for the opportunity to comment on the process of updating the housing element of Burbank's general plan. We are writing on behalf of **Abundant Housing LA** and **YIMBY Law** regarding the 6th Cycle housing element update. **Abundant Housing LA** is a pro-housing, nonprofit advocacy organization working to help solve Southern California's housing crisis, and **YIMBY Law's** mission is to make housing in California more accessible and affordable through enforcement of state housing law.

We support more housing at all levels of affordability and reforms to land use and zoning codes, which are needed in order to make housing more affordable, improve access to jobs and transit, promote greater environmental sustainability, and advance racial and economic equity.

In May 2021, we [submitted a comment letter](#) regarding Burbank's draft housing element update. In the letter, we highlighted significant inconsistencies with state housing element law, including the requirement that housing element updates affirmatively further fair housing (AFFH), as well as inconsistencies with the State Department of Housing and Community Development (HCD)'s instructions regarding housing element design and implementation.

In September 2021, we also [submitted a comment letter](#) demonstrating significant alignment between our May comments and HCD's review of the City's draft housing element update. Our September letter includes a brief summary (included in this letter as Appendix A) illustrating how HCD's comments on the City's draft housing element are largely congruent with our previous analysis. We agreed with HCD's finding that "revisions will be necessary to comply with State Housing Element Law."<sup>1</sup>

**We are disappointed that the latest version of the City's housing element update does not meaningfully fix the deficiencies identified in our earlier comments or in HCD's review and comments.** The City's housing element is inconsistent with HCD's instructions, does not comply with the requirement that housing element updates affirmatively further fair housing under Assembly Bill 686, and does not comply with Government Code Section 65583(c)'s requirement that housing elements include programs with concrete action steps to facilitate housing production.

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<sup>1</sup> HCD, Review of the City of Burbank's 6th Cycle (2021-2029) Draft Housing Element Update, 8/17/21, pg. 1

**The following issues that we raised earlier this year remain unaddressed:**

- 1. Planning's process for selecting sites and assessing their capacity does not accurately estimate parcels' likelihood of development or net new units if redeveloped. Therefore, Planning has not identified enough sites where 8,750 homes will realistically be developed by 2029.*
- 2. Planning assumes that 2,180 housing units that were approved or pending approval during the 5th Cycle will be built during the 6th Cycle, without accounting for the near-certainty that some projects will never be built.*
- 3. Planning makes overly optimistic forecasts of future ADU production which are unlikely to be achieved even with aggressive policies, without providing evidence to support this claim.*
- 4. Planning did not propose adequate reforms to address the major constraints on redevelopment that exist in Burbank.*
- 5. The housing element does not promote new housing opportunities on parcels where apartments are currently banned, even near the planned NoHo-Pasadena busway. Instead, it concentrates lower-income housing opportunities in areas with significant noise and air pollution exposure. This approach fails to affirmatively further fair housing and reverse existing patterns of residential segregation.*

**We also wish to raise the following issues that are specific to this latest draft:**

**AB 1397 Compliance**

Under Assembly Bill 1397, when cities allocate over 50% of their lower-income RHNA targets to nonvacant sites (as Burbank does), they must demonstrate through **substantial evidence** that the current use of these sites is likely to be discontinued during the planning period.

While AB 1397 and HCD's existing guidance require cities to provide substantial evidence of nonvacant sites' likely discontinuation, cities have many options available to them for **how** to assess nonvacant site capacity. For example, cities could communicate with the owners of site inventory parcels, to find out whether they plan to redevelop their property into housing. Cities can survey a random, representative sample of property owners to estimate the overall likelihood that a site's existing use will discontinue in the near future. Cities can calculate the share of properties associated with permits for demolition, change of use, or redevelopment over the past few years, in order to estimate an overall likelihood of site discontinuation.

The proposed housing element relies on a relatively short list of 19 "Opportunity Sites" for most of the City's anticipated housing growth during the 6th Cycle, many of which are zoned for commercial uses and currently host businesses. Given that some of these businesses may be operating under long-term leases, and given that commercially-zoned sites can be redeveloped into uses other than 100% residential structures, it's especially important for cities to provide

strong evidence that these sites are likely to be redeveloped into residential or mixed-use developments.

Unfortunately, the City does not provide this evidence, nor does it attempt to estimate a likelihood of discontinuation based on recent redevelopment trends. Appendix D of the housing element provides information about each of the 19 Opportunity Sites, including whether city staff has spoken to the property's owners about their interest in redeveloping the site, the current building's age and use, and the building's current value relative to the value of the land.

While this information is useful for identifying sites that have a reasonable chance at being redeveloped in the future, **this is not the same as providing firm evidence that redevelopment is likely to occur by 2029.** Of course, planners are unable to predict with certainty whether a site will be redeveloped in the near future, which is why experts recommend that cities' housing elements provide theoretical zoned capacity equivalent to a multiple of the RHNA target. This is the approach [used in the City of Los Angeles' housing element](#).

Additionally, the City has included multiple Opportunity Sites where redevelopment is far from likely. For example:

- **TOD 3 (potential for 23 homes)** is a collection of lots, including a large parcel owned by Caltrans, two restaurants, and a gas station. While City staff “has been engaged with Caltrans and the adjacent property owners about the viability of redeveloping these parcels as a cohesive mixed-use project”<sup>2</sup>, the housing element does not say when these discussions took place, or whether the owners of these properties are interested in selling their parcels to a single owner. Development projects that involve combining multiple parcels with different owners are often challenging, especially when the owner of the largest parcel is a state agency. While this project is certainly possible, it is far from a certainty.
- **TOD 7 (potential for 379 homes)** is the Civic Center's parking lots, owned by the City of Burbank. The City has not made a clear commitment to allowing the redevelopment of these sites, and redevelopment of publicly-owned land, while certainly possible, should not be treated as a sure thing.
- **TOD 8 (potential for 88 homes)** is fully occupied by a variety of small businesses. While the City states that “staff had previous discussions with the property owner about the redevelopment of this opportunity site as a residential/mixed use project”<sup>3</sup>, the City doesn't say when these discussions took place, or whether the owner is interested in redevelopment.

The City must present solid evidence that the owners of site inventory parcels (especially those with existing businesses and leases) are interested in redevelopment, and must discount sites by their likelihood of discontinuation. The City must also include additional parcels on their site inventory in order to achieve the RHNA target, which will likely necessitate rezoning.

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<sup>2</sup> Burbank Housing Element, Appendix D, November 2021, pg. D-16

<sup>3</sup> Burbank Housing Element, Appendix D, November 2021, pg. D-21



## **Fair Housing Issues and AFFH Compliance**

The latest version of the housing element provides additional detail on fair housing issues in Burbank, including segregation patterns, displacement risk, and major disparities in access to high-opportunity neighborhoods. This updated AFFH section includes detailed data, maps, and qualitative analysis explaining these issues and describing their impact in Burbank.

However, the housing element's proposed actions to actually encourage more housing opportunities in high-resource areas, a necessary component for AFFH compliance, are weak. As we described in Issue #1 of our May letter, the City's proposed sites inventory does not provide "substantial evidence" that discontinuation of the sites' existing uses is likely, does not provide evidence that the sites' owners are interested in redevelopment, and includes several large commercial sites where residential redevelopment is far from a sure thing. As we described in Issue #4 of our May letter, the City's housing element would do little to relieve the severe constraints on homebuilding (separate from restrictive zoning) that have made housing difficult to build in Burbank.

While the housing element includes a map of the sites inventory overlaid over census tracts' TCAC designations, indicating that most sites inventory parcels are located in census tracts categorized as High Resource TCAC, this matters little if, as is likely, many of these sites are not redeveloped during the 6th cycle.

Additionally, the updated housing element failed to include policies that would encourage denser development on R1-zoned parcels, even near the future NoHo-Pasadena busway, a shortcoming that we raised in Issue #5 of our June letter. This helps to explain why only 3 out of the 19 Opportunity Sites are located in census tracts with Highest Resource TCAC designations,<sup>4</sup> since R1 zoning predominates in these tracts.

**Ending exclusionary zoning is necessary for the housing element to advance socioeconomic integration and greater housing affordability.** The final housing element must make a stronger effort to affirmatively further fair housing by rezoning sites in low-density, high-resource areas of Burbank, particularly near transit corridors. This is necessary to ensure that sufficient housing opportunities, available at all levels of income, are created citywide, including in Highest Resource areas.

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Once again, we remind you that Burbank has a legal obligation to sufficiently plan to meet current and future residents' housing needs, in a way that guarantees access to opportunity for Californians of all racial and ethnic backgrounds. Concerned residents and equity advocates have consistently highlighted the above issues, and we believe that Burbank is not on a path to fulfilling its legal obligation.

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<sup>4</sup> Burbank Housing Element, Appendix B, November 2021, pg. B-45

We urge the City to swiftly adopt a legally compliant housing element that accommodates the City's RHNA target and provides a variety of attainable housing options for the City's residents and workers.

Thank you for your time and consideration.

Sincerely,

Leonora Camner  
Executive Director  
Abundant Housing LA

Sonja Trauss  
Executive Director  
YIMBY Law

CC: Megan Kirkeby, Deputy Director, Housing Policy Development, HCD  
Melinda Coy, Land Use and Planning Manager, HCD  
Tyrone Buckley, Assistant Deputy Director of Fair Housing, HCD  
Paul McDougall, Housing Policy Development Manager, HCD

## Appendix A: Comparison of HCD Comment Letter and AHLA/YIMBY Law Comment Letter and Policy Recommendations

Deficiency	HCD Comment Letter Appendix	AHLA/YIMBY Law Comment Letter	AHLA/YIMBY Law Policy Recommendations
<b>Insufficient AFFH analysis and policy reforms to promote integrated neighborhoods</b>	<p>Page 9: “As noted in Finding B1, the element must include a complete analysis of AFFH. Based on the outcomes of that analysis, the element must add or modify programs. Furthermore, the element must include metrics and milestones for evaluating progress on programs, actions, and fair housing results. For example, Program 3: Preserve and Protect Existing Tenants and Housing, states that implementation will address tenant protection. However, the program should be expanded to describe why and how this program will address inequities through listing specific deliverables, objectives, and metrics. All programs need to be reviewed to incorporate meaningful actions.”</p> <p>Page 2: “Goals and actions must create meaningful impact to overcome contributing factors to fair housing issues. [...] Currently, the element identifies several programs to address fair housing issues. However, to facilitate meaningful change and address AFFH requirements, the element will need to add or revise/expand programs to demonstrate how it addresses fair housing issues..”</p> <p>Pages 1-2: “The element needs to include complete local and regional data on integration and segregation for the City and analyze it for both local and regional</p>	<p>Page 8: “Restrictive zoning has perpetuated historic patterns of segregation and exclusion, and continues to push housing opportunities for lower-income households away from high-cost, high-opportunity cities.</p> <p>To this day, apartments are banned on 80% of the residentially-zoned land in Burbank. The median home sale price in Burbank was \$755,000 in 2018, and 54% of the city’s renters are “rent-burdened” (i.e. they spend more than 30% of their income on rent). This denies historically disadvantaged groups housing opportunities near job centers, quality schools, and other public resources, a situation that persists today.</p> <p>The City is obligated to promote fair housing opportunities and undo patterns of segregation. Burbank should follow HCD’s recommendation that cities distribute lower-income housing opportunities throughout the city, and recommends that cities first identify development potential for lower-income housing in high-opportunity neighborhoods.</p>	<p>The City should rezone all residential areas within a 10-minute walk of busway stations for apartments at Downtown densities, and rezone commercially-zoned land for mixed-use development, with loosened parking, setback, open space and height requirements.</p> <p>Do more to reduce the concentration of lower-income households in neighborhoods with high concentrations of low- and moderate-income households.</p> <p>Identify new funding sources and public resources to encourage the production and preservation of affordable housing, such as a real estate transfer tax, an introduction of congestion pricing, creation of a local density bonus program, and active abatement of unhealthy facilities, such as pumping stations, incinerators, and other polluting infrastructure.</p> <p>Exempt parcels containing rent-restricted and de facto affordable housing units from rezoning to prevent displacement of vulnerable households.</p>

	<p>trends and patterns. [...] The element needs to be revised to include local and regional data on areas of affluence and analyze this data for trends and patterns. The element should also provide an updated map and analysis on racial and ethnic distribution and poverty.”</p> <p>Page 2: “However, the accompanying analysis shall also be reflective of housing development at all income-levels and evaluate the sites relative to socio-economic patterns. The site inventory analysis should address how the sites are identified to improve conditions (or if sites exacerbate conditions, how a program can mitigate the impact), whether the sites are isolated by income group and should be supported by local data and knowledge.”</p>	<p>This would mean rezoning more parcels, including residential parcels currently zoned single-family only, to encourage enough housing growth to achieve the RHNA target in full.”</p>	<p>Ensure that “no net loss” provisions apply to parcels in the site inventory and rezoning program with an annual and ongoing monitoring and implementation program.</p> <p>Prioritize the production of affordable housing on publicly-owned land, and offer that land to nonprofit developers at no cost as a lawful and bona fide concession through state density bonus law.</p> <p>Create a 100% affordable housing zoning overlay that encompasses high-opportunity neighborhoods, including R1 zoned parcels.</p>
<p><b>Poor site suitability and failure to analyze likelihood of discontinuation for nonvacant sites</b></p>	<p>Page 2: “While the element provides assumptions of buildout for sites included in the inventory, it must also provide support for these assumptions. For example, the element should demonstrate what specific trends, factors, and other evidence led to the assumptions. The estimate of the number of units for each site must be adjusted as necessary, based on the land use controls and site improvements, typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction, and on the current or planned availability and accessibility of sufficient water, sewer, and dry utilities. The element also needs to analyze the likelihood that the identified units will be developed as noted in the</p>	<p>Page 2: “Planning’s analysis identifies 12 sites in Burbank’s Downtown and 7 sites in the Golden State Specific Plan, totaling 95.7 acres and containing theoretical zoned capacity for about 6,100 housing units. However, Planning does not estimate the likelihood of development for these parcels. Instead, Planning only provides a cursory discussion of why these sites may be good candidates for redevelopment, without providing quantitative evidence or analysis. Although Planning claims “property owner and/or developer interest in acquiring and assembling underdeveloped parcels into larger</p>	<p>Provide a quantitative estimate of parcels’ development probabilities, and incorporate this factor into the estimate of sites’ realistic capacity. Valid methodologies include the Survey Method or the Historical Redevelopment Rate Method.</p> <p>Report the proportion of sites in the previous housing element’s inventory that were developed during the planning period.</p> <p>Share letters from owners of the site inventory parcels, indicating their interest in selling or redeveloping these properties during the 6th Cycle.</p>

	<p>inventory in zones that allow nonresidential uses (e.g., mixed-use)..”</p> <p>Page 4: “In addition, the element should clearly identify the degree of reliance on nonvacant sites to accommodate the housing need for lower-income households. Please be aware that relying on nonvacant sites to accommodate 50 percent or more of the housing needs for lower-income households triggers requirements to make findings based on substantial evidence that the existing use is not an impediment and will likely discontinue in the planning period.”</p> <p>Page 4: “The site inventory identifies small sites to accommodate the City’s lower-income RHNA. Sites smaller than a half-acre in size are deemed inadequate to accommodate housing for lower-income households unless it is demonstrated, with sufficient evidence, that sites are suitable to accommodate housing for lower-income households. The element should provide specific examples with the densities, affordability and, if applicable, circumstances leading to consolidation, such as common ownership. The element should relate these examples to the sites identified to accommodate the RHNA for lower-income households to demonstrate that these sites can adequately accommodate the City’s lower-income housing need. Based on a complete analysis, the City should consider adding or revising programs to include incentives for facilitating development on small sites.”</p>	<p>development sites”, Planning did not share any letters from property owners indicating their interest in selling or redeveloping these sites.</p> <p>Per HCD guidelines, if a jurisdiction assigns more than 50% of its lower-income RHNA to nonvacant sites (as Burbank does), the jurisdiction must make findings supported by “substantial evidence” that the sites’ existing uses are “likely to be discontinued during the planning period.” Planning did not follow this instruction, which is a requirement under Assembly Bill 1397.”</p> <p>Page 3: “Housing production data from the 5th cycle further casts doubt on Planning’s implicit assumption that all 19 sites will be redeveloped by 2029. At the outset of the 5th cycle, Burbank claimed a theoretical capacity of roughly 5,573 more housing units. Through 2019, Burbank permitted 501 housing units, which equates to 668 housing units permitted by the end of the 5th cycle (assuming that the same annual permitting pace continues through 2021). This implies that in Burbank, excess zoned capacity has a 12% likelihood of being developed (668 actual units divided by 5,573 theoretical units).”</p>	<p>Remove parcels from the site inventory where redevelopment is unlikely to occur during the 6th Cycle.</p> <p>Commit to a mid-cycle review to verify Planning’s assumptions about development probabilities. If it turns out that sites within a tier, or category, were developed at a lower-than-expected rate during the first half of the cycle, then the city should rezone for additional capacity or make other appropriate adjustments for the second half of the planning period.</p> <p>If the City lacks enough suitable sites to achieve the RHNA target, rezone additional parcels where redevelopment is likely.</p>
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	<p>Page 7: “As noted in the Finding B4, the element does not include a complete sites inventory or analysis; as a result, the adequacy of sites and zoning has not been established. Based on the results of a complete sites inventory and analysis, programs may need to be added, or revised, to address a shortfall of sites and zoning for a variety of housing types.”</p>		
<p><b>Failure to estimate realistic capacity for residential development in Specific Plan areas</b></p>	<p>Page 4: “The element identifies a large portion of its RHNA at all income levels on nonvacant sites including sites that will be rezoned to address the 6th cycle shortfall (page 1-66). The analysis mentioned a list of factors that were considered to determine development potential including age of structures and degree of underutilization. However, the element must include a complete analysis demonstrating the potential for redevelopment of nonvacant sites including the extent to which existing uses may constitute an impediment to additional residential development. The element could include the City’s past experience with converting existing uses to higher density residential development, the current market demand for the existing use, an analysis of any existing leases or other contracts that would perpetuate the existing use or prevent redevelopment of the site for additional residential development, development trends, market conditions, and regulatory or other incentives or standards to encourage additional residential development on these sites.”</p>	<p>Page 4: “We disagree with Planning’s contention that all 19 sites will all be redeveloped by 2029. For example, the Site Assessment assumes that all four acres of Golden State Specific Plan block No. 1 (Lima/Avon) will be built out at the density of Downtown Burbank (84 units per acre), producing 334 homes. However, this block is entirely occupied by a variety of light industrial businesses, including the popular Lincoln Beer Company. Planning provided no evidence that the site is nonviable as industrial land, or that the various property owners intend to sell.”</p> <p>Page 4: “While the City may count permitted or entitled units towards its 6th Cycle RHNA goals, it must realistically estimate how many of these units will ultimately be built during the 6th Cycle, based on recent historical data. The City of Los Angeles’ Initial Study counted active planning entitlements, approved planning entitlements with no building permit, and permitted</p>	<p>Provide a quantitative estimate of parcels’ development probabilities, adjusted for the expected mix of residential vs. commercial development, and incorporate this factor into the estimate of sites’ realistic capacity.</p> <p>Provide a quantitative estimate of the likelihood that in-pipeline projects will be completed, based on historical data, and adjust the number of in-pipeline units counted towards the 6th cycle RHNA target accordingly. If the City does not have these data, it should apply the same discount as the City of Los Angeles due to the close proximity and microeconomic conditions that exist there.</p>



		<p>projects that have not yet been completed towards its 6th Cycle RHNA goals, but discounted each category based on the share of proposed units expected to be built, using the City's historical data.</p> <p>Planning must incorporate a similar estimate into its Inventory Analysis. Using data from recent projects, the City of Los Angeles estimated that 37% of projects with pending entitlements, 45% of projects with approved entitlements, and 79% of permitted projects, are ultimately completed."</p>	
<p><b>Lack of concrete constraint removal and adequate rezoning program</b></p>	<p>Page 9: "As noted in Finding B5 the element requires a complete analysis of potential governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints."</p> <p>Pages 5-6: "[T]he City's Growth Management Ordinance includes information on its purpose and analysis on constraints (page 1-49). However, the analysis should include the current number of units vs. units built out considering the RHNA. Furthermore, the element notes "the maximum allowed number of residential units beyond the approved maximum build out in the 1988 Land Use Element without voter approval" and that City Council extended Measure 1 to January 1, 2030. The Housing Crisis Act of 2019 (SB 330, 2019) [...] generally</p>	<p>Pages 5-6: "Building housing in Burbank is difficult, expensive, and time-consuming. Development timelines are long, with an average time of 12-16 months for multifamily project approval. Mixed-use projects take even longer, requiring a 3-4 year approval process and a conditional use permit (for which approval can take 12-16 months alone). This process is a major impediment to housing production.</p> <p>[...]</p> <p>Housing element law requires cities to provide an analysis of constraints on housing development, as well as a program to mitigate or remove these constraints. While the Draft Housing Element discusses constraints in detail, including long</p>	<p>Create a high-quality local density bonus program, which would also apply to low-density parcels where apartments are banned today.</p> <p>Pre-approve standard accessory dwelling unit (ADU), small-scale "missing middle" multifamily and small lot subdivision housing plans, allowing developers to receive a permit quickly if they use a pre-approved design.</p> <p>Speed up the timeline for ministerial review, and expand ministerial review to apply to more projects.</p> <p>Eliminate on-site parking requirements, instead allowing property owners to decide how much on-site parking is necessary.</p>

	<p>prohibits a locality from enacting a development policy, standard or condition that reduces intensity, imposes moratoriums, enforces subjective design standards, or implements any provision that limits approvals or caps population. [...] The City should evaluate consistency with these requirements and if necessary, immediately void or suspend the annual growth cap.”</p> <p>Page 6: “The element must describe all required fees for single family and multifamily housing development, [...] and then, the element must analyze their impacts as potential constraints on housing supply and affordability.”</p> <p>Page 6: “<u>Local Processing and Permit Procedures</u>: The element states that a community meeting is required for multifamily projects (page 1-58). The element should describe and analyze how this meeting relates to the approval of the project, if the community meeting is required for both discretionary and non-discretionary projects, and any impacts to the project in terms of cost and approval certainty. In addition, the element should describe the City’s SB 35 (Chapter 366, Statutes of 2017) streamline ministerial approval process and application.</p> <p>Page 7: “As the element relies on consolidated small sites to accommodate the RHNA for lower-income households, it should include a program(s) to facilitate lot consolidation and development of housing</p>	<p>approval timelines, strict limits on building size, high construction costs, and a lack of local funding for affordable housing production, the report does not commit to a strong enough program to remove policy constraints that deter housing production.”</p>	<p>Reduce restrictions on maximum height, floor-area ratio, unit size, setbacks, and lot coverage.</p> <p>Rezone parcels located near transit, job centers, schools, and parks in order to expand the supply of housing in high- and highest-resource areas, including R1 parcels where single-family detached homes are currently mandated by law.</p> <p>Reduce fees on multifamily residential development.</p> <p>Eliminate the conditional use permit requirement for mixed-use development.</p>
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	on small sites. For example, the program could commit to (1) granting density bonuses above state density bonus law (Gov. Code, § 65915.); (2) deferring fees specifically for consolidation; (3) expediting permit processing; (4) identifying and targeting specific financial resources; and, (5) modifying development standards.”		
<b>Unrealistic forecast of future ADU development</b>	<p>Page 5: “The element assumes an ADU buildout of 200 ADUs per year for a potential buildout of 1,600 units within the planning period. Given that the City has permitted 54 ADUs in 2018, 110 in 2019, 97 in 2020, and 179 in the first 6 months of 2021 (for an average of 98 units per year), it is not clear if a production level of 200 ADUs per year will be achievable over the planning period. As a result, the element should be updated to include a realistic estimate of potential ADU production.</p>	<p>Page 5: “Burbank issued permits for 54 ADUs in 2018, 110 ADUs in 2019, and 112 ADUs in 2020. Under a correct calculation of HCD’s “Option #1”, Burbank would take the average of the ADU permitting trend between 2018 and 2020, and forecast that 92 ADUs will be permitted per year during the 6th Cycle. This would allow for a total 6th cycle forecast of 736 ADUs.</p> <p>However, Planning counts 1,600 ADUs, or 200 ADUs per year, towards the City’s RHNA target. Planning contends that a small reduction in processing fees, expedited application review, and pre-approved ADU plans will lead to a doubling in the number of ADUs permitted annually going forward. But Planning provides no tangible evidence that these relatively minor incentives will yield this outcome.”</p>	<p>Use HCD’s Option 1 safe harbor, and project that 736 ADUs will be permitted during the 6th Cycle.</p> <p>Follow HCD’s recommendation to track ADU and JADU creation and affordability levels, and commit to a review at the planning cycle midpoint to evaluate if production estimates are being achieved.</p>



CITY OF BURBANK  
COMMUNITY DEVELOPMENT DEPARTMENT

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January 13, 2022

Divya Sen, Analyst  
California Department of Housing and Community Development  
Housing Policy Division

**Subject: Response to 3rd Party Comments on Revised draft Burbank Housing Element -  
Abundant Housing LA 12/16/21 Comment Letter**

Dear Ms. Sen:

To assist in your review of Burbank's revised Draft Housing Element submitted to HCD on December 3, 2021, we have prepared the following responses to comments raised by Abundant Housing LA in their December 16, 2021 comment letter on the Element.

**Comment #1 (pg 2):** *Planning's process for selecting sites and assessing their capacity does not accurately estimate parcels' likelihood of development or net new units if redeveloped. Therefore, Planning has not identified enough sites where 8,750 homes will realistically be developed by 2029.*

The opportunity sites in the draft housing element were selected based on site-specific factors that are supportive of redevelopment with housing during the 8-year planning period. The sites are also opportunity sites within the two major specific plan update projects (Golden State Specific Plan and the Downtown Burbank Transit Oriented Development TOD Specific Plan) currently underway in the City. Both specific plans are anticipated for consideration by the City Council within calendar year 2022. The approach taken to use opportunity sites from the specific plans as opportunity sites for the Housing Element is intended to establish consistency throughout the City's long range planning documents. The timing of the Housing Element coinciding with the specific plan projects provides a unique opportunity to do so. Additionally, the sites themselves are optimal for facilitating new housing development given their size, status of the existing uses, proximity to two of the City's major employment and transit centers (consistent with city, regional and state efforts to reduce greenhouse gas emissions), and direct and ongoing communication from various developers and/or property owners indicating interest and intent to pursue housing.

The strategies being developed as part of the specific plans will be significant in increasing the likelihood of development on the housing element sites –and within the specific plan areas generally – by establishing objective development standards and streamlining project review. The Golden State Specific Plan also involves significant upzoning of residential density including on the opportunity sites. Additionally, the City recently received funds through SCAG's Sustainable

ADMINISTRATION	BUILDING	HOUSING, ECONOMIC DEVELOPMENT & SUCCESSOR AGENCY	PLANNING	SECTION 8 & CDBG	TRANSPORTATION
818.238.5176	818.238.5220	818.238.5180	818.238.5250	818.238.5160	818.238.5270

Communities Program in addition to funds previously awarded through LEAP to update the existing Media District Specific Plan. This update is anticipated to occur in 2023 and would result in similar code and process improvements as those that will be established with the Golden State and Downtown TOD Specific Plans, and is noted in draft Housing Element Program #5.

In response to Abundant Housing's prior comments, City staff has added descriptions of the suitability of each opportunity site by summarizing our knowledge of site-specific factors that support housing development beyond having the zoning/General Plan in place to do so. Additionally, Housing Element Program #5 was revised to include a mid-cycle review with respect to development of housing on the opportunity sites. The mid-cycle review will be an opportunity to assess the City's progress and, if necessary, make changes accordingly.

**Comment #2 (pg 2):** *Planning assumes that 2,180 housing units that were approved or pending approval during the 5th Cycle will be built during the 6th Cycle, without accounting for the near-certainty that some projects will never be built.*

The inclusion of housing units that are part of projects already-approved or pending approval is consistent with HCD sites inventory guidelines. Additionally, based on what the City has experienced with recent projects and the continued demand for housing we believe it's reasonable to assume the approved and pending projects will be built. Within the last 6 years only one developer ultimately opted not to move forward with their entitlement. Of the four entitled projects identified in the draft Housing Element, one is under construction, one has been issued building permits, and two are in plan check review.

We recognize that housing production in the 5<sup>th</sup> cycle was low. Since then, the City Council adopted the Affordable Housing Strategy and the goal of facilitating the building of 12,000 new homes through 2035. City Council action in this regard has sent a positive message to the development community that the City is seeking to facilitate housing that helps to build neighborhoods and seeks to make positive inroads in our 3 to 1 jobs to housing imbalance. The 2,180 housing units in the pipeline reflects that policy and goal-setting at work. The housing element and specific plans will help to further advance these goals. Furthermore, consistent with the City Council housing goal and the programs proposed in the Housing Element, the City Council affirmed its commitment to implementing these housing goals and programs by approving a mixed- use project of 862 rental dwelling units (including 69 deed-restricted units affordable to low-income households) at the former Fry's Electronic Store at 2311 N. Hollywood Way. The project was approved on November 18, 2021, and is the largest mixed use residential unit approved by the City in the last 20 years. The developer of this project is the same one that is currently constructing a 573-unit mixed use project approved by the City Council for the site located at 777 N. Front Street (a noted pipeline project).

**Comment #3 (pg 2):** *Planning makes overly optimistic forecasts of future ADU production which are unlikely to be achieved even with aggressive policies, without providing evidence to support this claim.*

City staff continue to receive ADU applications, averaging about 5 – 10 submittals each week, and with the total number increasing each year since ADU regulations were updated by the State. During the most recent three-year period (Jan 1, 2019 – Dec 31, 2021), the City has issued building

permits for 542 ADUs, an average of 180 ADU permits per year, with 322 ADU permit issued in 2021 alone. From the demand the City has been experiencing over the past three years, the City only sees ADU applications and permitting increasing. It is staff's assessment that our proposed numbers will be met as the City proposes new program initiatives as part of the Housing Update for the 6<sup>th</sup> Cycle that will bolster ADU production (including reduced fees, reduced processing times for smaller ADUs, and creation of pre-approved ADU plans). Therefore, City staff and the consultant believe 200 ADUs per year for a total of 1,600 ADUs during the eight-year planning period is realistic and achievable.

Additionally, in response to Abundant Housing's earlier comments, the Housing Element includes an explicit commitment to provide mid-cycle review of ADU production.

**Comment #4 (pg 2):** *Planning did not propose adequate reforms to address the major constraints on redevelopment that exist in Burbank.*

Many of the strategies recommended by Abundant Housing are included in the draft Housing Element as part of the proposed programs. Objective development standards and by-right review processes would be established through the two Specific Plans for qualifying projects including removal of the CUP requirement. Fine-tuning of the details for how this would work are being addressed through the development of the Specific Plans, with the potential to be replicated in other areas of the City including as part of the eventual update to the Media District Specific Plan. Another separate program addresses updating the multifamily development standards, including parking, setbacks, height, and other standards to better enable compact, well-designed multi-family product types.

The proposed Housing Element update also includes a program to create pre-approved ADU plans, and to pursue zoning updates that facilitate infill development in the form of small lot subdivision and missing middle housing. In regards to pre-approved ADU plans, the City has been in discussion with firms such as YIMYADU, Inc. to discuss the possibility of one or more product types that could be pre-approved by the City to streamline review and shorter processing times for this housing type.

**Comment #5 (pg 2):** *The housing element does not promote new housing opportunities on parcels where apartments are currently banned, even near the planned NoHo-Pasadena busway. Instead, it concentrates lower-income housing opportunities in areas with significant noise and air pollution exposure. This approach fails to affirmatively further fair housing and reverse existing patterns of residential segregation.*

LA Metro's North Hollywood (NoHo) to Pasadena Bus Rapid Transit Corridor, scheduled to begin service in 2024, will extend 18 miles between the San Fernando and San Gabriel Valleys, providing east-west transit service to link key activity centers to improve access to jobs, education and essential services. The NoHo-Pasadena busway will have six stops within the City of Burbank, exiting SR-134 to serve the Burbank Media District and continuing along Olive Avenue to Glenoaks Boulevard. As depicted on the map which follows, two of these stops are in areas where the City is focusing future high density residential development: the station at Olive Avenue and N. San Fernando Boulevard is in the heart of Burbank's downtown where the Downtown TOD Specific Plan is planning for over 3,400 units, and the station at Alameda Avenue and Hollywood

Way falls within the Media District Specific Plan which the City has received funding to update through SCAG's Sustainable Communities Program to accommodate an estimated 2,000 new housing units.



In terms of the relationship of the 19 opportunity sites identified in the Housing Element to affirmatively furthering fair housing (AFFH), sites are located predominately in High and Highest Resource census tracts, with just one site and two pending projects located in a Moderate Resource tract, per the Tax Credit Allocation Committee (TCAC) maps (refer to Exhibit B-21 in Appendix B of the draft Housing Element).

The census tract to the immediate east of the Hollywood Burbank Airport within the Golden State district, where several opportunity sites are identified, is identified as a disadvantaged community per the CalEnviro Screen analysis conducted as part of the Environmental Justice component of the GP update, in that this area is exposed to relatively higher degree of exposure to noise and air pollution. Although the AFFH requirement is related to the TCAC maps for areas of opportunity, the Safety Element update being prepared in conjunction with the 6<sup>th</sup> cycle Housing Element includes Environmental Justice policies aimed at addressing these environmental hazards by investing in infrastructure improvements through the Golden State Specific Plan; incorporating project design features such as fixed windows, open space, increased tree plantings and higher MERV rated air filtration systems; and making use of the City's Complete Our Streets Plan to help evaluate streetscape design for new projects that considers all modes of transportation with the goal of providing safe and accessible travel to all individuals. The aforementioned 862 unit development at the former Fry's Site (2311 N. Hollywood Way) is a real world example of this type of mixed use project approved by the City that includes many of the noted design features including MERV 13 filtration system, fixed windows, open space, tree plantings and a bike and pedestrian friendly paseo that provides a direct path from the lower income neighborhood south of the Metrolink rail line to the existing Metrolink Station on Vanowen Street.



*Comment #6 (pg 3): The City has included multiple Opportunity Sites where redevelopment is far from likely. For example:*

***TOD 3 (potential for 23 homes)*** is a collection of lots, including a large parcel owned by Caltrans, two restaurants, and a gas station. While City staff “has been engaged with Caltrans and the adjacent property owners about the viability of redeveloping these parcels as a cohesive mixed-use project”, the housing element does not say when these discussions took place, or whether the owners of these properties are interested in selling their parcels to a single owner. Development projects that involve combining multiple parcels with different owners are often challenging, especially when the owner of the largest parcel is a state agency. While this project is certainly possible, it is far from a certainty.

This opportunity site includes a 1960s IHOP restaurant, fast food eatery and gas station and adjacent 1.58-acre portion of land currently owned by Caltrans. Excluding the Caltrans parcel, the site has an improvement-to-land value ratio of just 0.17, indicating a strong potential for redevelopment with a higher value economic use. City staff has been engaged with Caltrans and the adjacent property owners about the viability of redeveloping these parcels as a cohesive mixed-use project including the introduction of affordable and market rate residential units in proximity to downtown. Redevelopment of the site is being evaluated as part of the Downtown Burbank TOD Specific Plan. This site falls within the Housing Element program to allow for a by-right ministerial review process for projects within the specific plans that include 100 dwelling units or fewer. The existing zoning of the Project site will be updated as a part of the Downtown Burbank TOD Specific Plan to include objective development standards making the project site more conducive for redevelopment. City Planning and Housing staff have initiated communication regarding relinquishment of this and other Caltrans property adjacent to street right of way in the City to facilitate land consolidation to build the projected 23 dwelling units at the proposed site. Furthermore, City’s Planning and Economic Development team have continued outreach with property owners of the San Fernando Blvd. fronting properties to facilitate redevelopment including new housing opportunities at this TOD 3 site consistent with the Housing Element and subject to the development standards being developed as part of the upcoming Downtown Burbank Transit Oriented Development (TOD) Specific Plan.

***TOD 7 (potential for 379 homes)*** is the Civic Center’s parking lots, owned by the City of Burbank. The City has not made a clear commitment to allowing the redevelopment of these sites, and redevelopment of publicly-owned land, while certainly possible, should not be treated as a sure thing.

The Civic Center site currently has no allowable residential density under the Institutional General Plan land use designation. As part of the Downtown TOD Specific Plan and Housing Element implementation, the site’s density will be increased to allow up to 87 dwelling units per acre. This effort will help facilitate the planning and visioning process that the City is currently undertaking with the community and City decision makers to consider redevelopment of City-owned properties within this opportunity site to include a new library, affordable and workforce housing, new office space, shared parking facilities, a transit plaza, and new public open spaces. The existing City Hall building will remain. As part of the development of the Downtown Burbank TOD Specific Plan, the City is developing a general concept for the Civic Center opportunity site that will consider the development of a Public-Private-Partnership (“P3”) to help

facilitate the development of the project during the 2021-2029 planning period. The proposed land uses, including residential, will be evaluated as part of the Specific Plan's Program EIR with the intent to facilitate streamlined review of future development. The Specific Plan will also consider the potential use of transfer development rights, to allow transfer of unused density to other parcels within the Civic Center site. As of January 2022, the consultant team of economists and land use planners have been selected to assist the City in analyzing the site's potential for redeveloping a mix of uses including 379 housing units.

***TOD 8 (potential for 88 homes)*** is fully occupied by a variety of small businesses. While the City states that "staff had previous discussions with the property owner about the redevelopment of this opportunity site as a residential/mixed use project", the City doesn't say when these discussions took place, or whether the owner is interested in redevelopment.

City staff had previous discussions with the property owner about the redevelopment of this opportunity site as a residential/mixed use project. The site currently contains multi-tenant office buildings in the City's Downtown. Most of the buildings on the site were constructed prior to 1980. The site itself is near the City's downtown adjacent to a Los Angeles County Courthouse and across the street from the City's Civic Center. The site is approximately half a mile from the Downtown Burbank Metrolink Train Station, within a High-Quality Transit Area. Per the TCAC Opportunity Map, the site is within a high resource area. The redevelopment effort is focused on facilitating a mixed-use project that combines the potential for new office space with new housing in a major employment and transportation hub. In addition, this site falls within the Housing Element program to allow for by-right ministerial review process for projects within the specific plans that include 100 dwelling units or fewer. The existing zoning of the Project site will be updated as a part of the Downtown Burbank TOD Specific Plan to include objective development standards making the project site more conducive for redevelopment. The City's Planning and Economic Development team have continued outreach with property owners and prospective developers of the subject site to facilitate redevelopment including new housing opportunities consistent with the Housing Element and subject to the development standards being developed as part of the upcoming Downtown Burbank Transit Oriented Development (TOD) Specific Plan.

***Comment #7 (pg 4):*** The housing element fails to include policies that would encourage denser development on R-1 parcels.

The City's primary focus to accommodating future housing growth is to concentrate densities near employment and high quality transit, while preserving and enhancing existing neighborhoods. This is exemplified by the Golden State and Downtown TOD Specific Plans that will provide for over 6,000 additional high density housing units, as well as Media District which is projected to accommodate 2,000 new units. Within Burbank's single-family districts, more limited infill opportunities will be provided through the following:

Senate Bill 9, effective January 1, 2022, allows property owners to split a single-family zoned lot into two lots and/or place up to two housing units on a single-family zoned lot. The City is currently working on a Code update to implement the provisions of SB 9, expanding opportunities for residential infill in high resource single-family zones.

The City is also in the process of updating development standards for R-1 and R-1-H single family residential zones to facilitate development of single-family residential units by incorporating objective standards and eliminating the existing discretionary review process for development of single-family homes. The proposed update to single-family standards, in conjunction with existing regulations that facilitate the provision of ADUs and JADUs, will facilitate development on R-1 parcels.

Additionally, compliant with State law, the City updated its Code to permit transitional and supportive housing in R-1 and R-1-H single-family zones, expanding the variety of by-right housing options in single-family zones.

***Appendix A (pgs 6-12) Policy Recommendations:***

*Identify new funding sources and public resources to encourage the production and preservation of affordable housing.*

As stated in Program 14, the City will be evaluating establishing an impact fee on non-residential development to provide an additional source of revenue for the Housing Trust Fund, similar to the City of Glendale. The City's Housing and Grants Division, along with the Burbank Housing Corporation, actively pursues funding sources in support of affordable housing, and as indicated in the AFFH, has secured Permanent Local Housing Allocation funds, and will be pursuing round 2 Project Homekey funds from the State.

*Exempt parcels containing rent-restricted and de facto affordable housing from rezoning to prevent displacement of vulnerable households.*

In contrast to Burbank's 5<sup>th</sup> cycle Housing Element which focused new housing growth on underutilized residential parcels, the 19 Housing Opportunity Sites in the 6<sup>th</sup> cycle Housing Element are located entirely in non-residential districts, thereby minimizing any potential residential displacement. In addition, the City adheres to AB 1397, which requires development on Housing Element sites occupied by lower income households within the last five years to be replaced with affordable units.

*Ensure that "no net loss" provisions apply to parcels in the site inventory and rezoning program with an annual and ongoing monitoring and implementation program.*

To ensure the City's monitors its compliance with SB 166 (No Net Loss), Program 7 has been added to the Housing Element to develop a procedure to monitor the development of sites in the Housing Element and remaining capacity to address the RHNA by income category.

*Prioritize the production of affordable housing on City-owned land, and offer that land to nonprofit developers at no cost as a lawful and bona fide concession under state density bonus law.*

Approximately six acres within the Civic Center have been identified as an opportunity site in the Housing Element sites inventory. The City is currently undertaking a visioning process to evaluate redevelopment of City-owned properties within the Civic Center to include the integration of an

estimated 379 units of affordable and workforce housing. The TOD Specific Plan is incorporating concept planning for the Civic Center opportunity site to include a Public-Private Partnership (P3) to help facilitate development of the projects during the 2021-2029 planning period.

*Commit to mid-cycle review to verify Planning's assumptions about development probabilities. If it turns out that sites were developed at a lower-than-expected rate, rezone for additional capacity or make other appropriate adjustments.*

Program 5 commits the City to conduct a mid-cycle review (2025) to evaluate production levels in comparison to the RHNA, and if falling significantly short, to rezone additional sites to increase capacity.

*Provide a quantitative estimate of the likelihood that in-pipeline projects will be completed, based on historical data, and adjust the number of in-pipeline units counted towards the RHNA accordingly. If the City doesn't have this data, it should apply the same discount as the City of Los Angeles due to the close proximity and microeconomic conditions that exist there.*

The following table presents an update of the status of projects with development entitlements. As shown, all projects are moving forward. In addition, the former Fry's Electronics site which was identified as a pending project in the Draft Housing Element received its planning entitlements in November 2021. Within the last six years only one developer ultimately opted not to move forward with their entitlement.

Projects with Entitlements	Description	Zoning	Acres	# Units	Affordability	Project Status (as of Jan 2022)
<b>La Terra</b> 777 Front St	Mixed Use (573 apt. units, 307-room hotel, 1,067 sf retail)	Rezoned from AD (Auto Dealership) to PD 17-01	7 acres	573	Mod: 69 AMod: 504	Project currently undergoing plan check process to obtain building permits
<b>First Street Village</b> 315 N. First St	Mixed Use (275 apt units, 21,265 sf retail/ restaurant)	Rezoned from BCC-2 to PD 14-01	2.99 acres	275	Mod: 14 AMod: 261	Phase 1 of the project is under construction. Applicant undergoing plan check process to obtain building permits for Phase 2.
<b>601-615 E. Cedar Ave.</b>	MF residential	R-4, High Density Residential	0.8 acres	46	Very Low: 3 Low: 5 AMod: 24	Building Permits for the project were issued 4th Quarter of 2021
<b>624-628 San Fernando Blvd</b>	Mixed use (42 apt units and 14,800 sf commercial use)	BCC-3	0.71 acres	42	Very Low: 4 Low: 1 AMod: 37	Project currently undergoing plan check process to obtain building permits
<b>Former Fry's Electronics Site</b> 2311 N. Hollywood Way	Mixed Use (862 units, 151,800 sf office, 9,700 sf commercial uses)	C-3	10.43 acres	862	Very Low: 80 AMod: 782	Received Planning entitlements November 2021. Applicant will initiate the plan check process soon.

The eight pending projects totaling 626 units identified in the Housing Element are all in various stages of entitlement (excluding the former Fry's site since it is now entitled). Even if one or two

of these projects ultimately don't end up moving forward, the City has two recent SB 35 applications (see Table below) for a total of 471 units that would more than offset any losses. In summary, the market demand for residential development in Burbank is extremely robust, and the inclusion of entitled and pending projects in the sites inventory is warranted based on the City's experience with recent projects.

Recent Project Applications	Description	Zoning	Acres	# Units	Afford-ability	Project Status (as of Jan 2022)
<b>3000 Empire Ave.</b>	340-unit residential building	M-2 (General Industrial)	1.97 acres	340 units	Low: 271 Mod: 68 AMod:1	SB-35 application (notice of intent filed), SB 330 preliminary application.
<b>3001 Empire Ave.</b>	131-unit residential building	M-2 (General Industrial)	0.68 acres	131	Low: 104 Mod: 26 AMod: 1	SB-35 application (notice of intent filed), SB 330 preliminary application.

Should you have any questions regarding our responses to these comments, please contact me at [framirez@burbankca.gov](mailto:framirez@burbankca.gov) or 818-238-5250.

Regards,

Federico "Fred" Ramirez  
Assistant Community Development Director, Planning Division

cc:

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May 13, 2022

Gustavo Velasquez, Director  
California Department of Housing & Community Development  
2020 West El Camino Avenue, Suite 500  
Sacramento, CA 95833

Dear Director Velasquez:

Thank you for the opportunity to comment on the process of updating the Housing Element of Burbank's general plan. We are writing on behalf of **Abundant Housing LA (AHLA)** and **YIMBY Law** regarding Burbank's 6th Cycle Housing Element Update (HEU). **Abundant Housing LA** is a pro-housing, nonprofit advocacy organization working to help solve Southern California's housing crisis, and **YIMBY Law's** mission is to make housing in California more accessible and affordable through enforcement of state housing law.

We support reforms to legalize more homes, make homes easier to build, increase funding for affordable housing, and protect tenants, which are all needed to make housing more affordable, improve access to jobs and transit, promote greater environmental sustainability, and advance racial and economic equity.

On [5/24/2021](#), [9/29/2021](#) and [12/16/2021](#), AHLA shared letters with Burbank and HCD, regarding drafts of the HEU, providing comments on how Burbank should fulfill both the letter and the spirit of housing element law.

On 2/1/2022, HCD sent a [letter](#) to Burbank regarding an earlier draft of the housing element, identifying corrections that need to be made to obtain certification of the plan. A subsequent draft Housing Element was received by HCD for review on 4/4/2022. The purpose of this letter is to provide our comments on the subsequent draft HEU.

We have reviewed the City's subsequent draft HEU received by HCD on 4/4/2022, **and continue to have major concerns about Burbank's ability to meet its state-mandated RHNA targets.**

On 12/16/2021, MapCraft Labs published [an analysis](#)<sup>1</sup> of an earlier draft of the HEU, which was commissioned by AHLA. The purpose of the analysis was to evaluate Burbank's sites inventory to assess its likely impact on housing production. The analysis found a capacity shortfall of between approximately 1,100 and 2,300 units and made several recommendations for improving the Housing Element, which are summarized below.

The 2/1/2021 HCD review letter identified deficiencies in the previous draft HEU. This letter concludes by highlighting common themes in AHLA and HCD's comments.

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<sup>1</sup> MapCraft Labs (2021). "Burbank Housing Element Analysis Results" page 1.

### **Discussion of issues that AHILA raised previously:**

**Comment 1:** “Planning’s process for selecting sites and assessing their capacity does not accurately estimate parcels’ likelihood of development or net new units if redeveloped. Therefore, Planning has not identified enough sites where [8,772] homes will realistically be developed by 2029.”

The HEU relies on just 19 sites to accommodate a large portion of the RHNA. Many of these sites have substantial constraints to housing in the form of existing structures and environmental factors. For example, a major grouping of seven housing opportunity sites is located in the Golden State Specific Plan (GSSP) area, which is in close proximity to the Hollywood Burbank Airport and characterized by existing industrial uses. These factors raise concerns about future residents’ exposure to noise and pollution from existing uses and related questions about how these environmental conditions may deter developers from building housing. One of the sites, “GSSP 3 - Valhalla”, which is supposed to accommodate 678 homes, is located in the airport influence area, and may face additional development constraints, such as on building height, which should be analyzed<sup>2</sup>. On another site, “GSSP 7 - Empire”, Burbank claims capacity for 510 homes, but the aerial image provided shows a substantial portion of the site is covered with existing buildings<sup>3</sup>. While redevelopment of this site may be technically possible, the plan should include an analysis of likely constraints to that redevelopment, such as existing leases, so that the likelihood of redevelopment during the planning period can be properly accounted for.

Furthermore, the sites inventory is required to specify the projected number of units at each affordability level for each site, per HCD’s standard form<sup>4</sup>, yet this information is missing in the sites inventory<sup>5</sup>. Burbank has an obligation to present substantial evidence that existing uses will discontinue during the planning period because non-vacant sites are accommodating over half of the lower-income RHNA<sup>6</sup>, but it is not clear exactly where the lower-income RHNA would be accommodated. This issue is especially relevant because Burbank saw only 26% of its 5th cycle RHNA actually built, with significant shortfalls of housing affordable to moderate, low and very low income households<sup>7</sup>. The 6th cycle RHNA numbers are significantly higher, meaning more effort will be required to meet them.

In the Downton TOD Specific Plan area, analysis of existing leases to assess realistic development potential is critical. For example, on site “TOD 6 - Burbank Town Center” Burbank claims capacity for 1,020 homes, and states that the property was purchased by a firm interested in redevelopment<sup>8</sup>. However, the site is developed with a large indoor mall where many existing leases could constrain redevelopment over the next eight years. Perhaps a developer could buy out those leases, but that would increase the cost and affect the feasibility

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<sup>2</sup> Burbank Subsequent Draft Housing Element, page 1-80.

<sup>3</sup> Burbank Subsequent Draft Housing Element Appendices, page D-24.

<sup>4</sup> California Government Code Section 65583.3.

<sup>5</sup> Burbank Subsequent Draft Housing Element Appendices, pages D-8 - D-13.

<sup>6</sup> California Government Code Section 65583.2.(g)(3)

<sup>7</sup> Burbank Subsequent Draft Housing Element Appendices, page C-13.

<sup>8</sup> Burbank Subsequent Draft Housing Element Appendices, page D-19.



of any potential redevelopment, and particularly of any below market rate units that may be included in such a development, as Burbank's inclusionary zoning ordinance would require. This is the site with the largest claimed capacity for new housing in the plan (about 12% of the RHNA), and the assumptions around realistic development capacity here must be better supported.

**Comment 2:** "Planning assumes that 2,180 housing units that were approved or pending approval during the 5th Cycle will be built during the 6th Cycle, without accounting for the near-certainty that some projects will never be built."

The sites inventory now claims 2,431 units from entitled or "pending" projects<sup>9</sup>. However, it is not legitimate to assume that 100% of proposed, entitled, or even permitted units will actually be built. In all of these scenarios there is some probability that the project will not be completed. Burbank can and should report and assess what these probabilities are with reference to its own historical experience with past projects and discount the number of units claimed as in pipeline appropriately. Furthermore, the number of units claimed must be specified at each affordability level.

**Comment 3:** "Planning makes overly optimistic forecasts of future ADU production which are unlikely to be achieved even with aggressive policies, without providing evidence to support this claim."

The plan states that 181 ADUs were permitted annually between 2019 and 2021 and then projects 200 ADUs per year over the planning period. HCD lays out a safe harbor option for projecting ADUs based on permitting trends since 2018<sup>10</sup>. While it is conceivable that programs to promote ADUs could result in production during the planning period exceeding the historical average, we recommend adhering to the historical average since 2018 for purposes of projections to account for factors that could depress ADU production during the planning period, such as a recession. A conservative ADU forecast also creates an additional buffer in case the plan's expectations on other sites are not met, as seems probable (see discussion above under Comment 1).

**Comment 4:** "Planning did not propose adequate reforms to address the major constraints on redevelopment that exist in Burbank."

Program 10<sup>11</sup> includes evaluating Burbank's Inclusionary Zoning Ordinance and should include specific reform commitments to make it less burdensome and more effective at producing housing at all income levels. For rental housing developments the ordinance currently requires 10% of homes to be affordable for lower-income households and 5% to be affordable for very low income households. This framing is not well aligned with the state density bonus law

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<sup>9</sup> Burbank Subsequent Draft Housing Element Appendices, page D-7.

<sup>10</sup> HCD Site Inventory Guidebook, page 31.

<sup>11</sup> Burbank Subsequent Draft Housing Element, page 1-107.

because that law requires the granting of one density bonus for qualifying projects<sup>12</sup>. Burbank's requirements for low income and very low income units each would individually trigger a state density bonus, but those bonuses do not "stack" as a matter of state law. It would be better to specify a menu of options at different affordability levels, at the lower end of what triggers a state density bonus. For example requiring 10% of units for low-income households or 5% for very low income households, instead of requiring both. In this manner a homebuilder would qualify for a state density bonus to offset the feasibility challenges that can come with requiring affordable units. Of course, a builder could always choose to exceed the minimum affordability requirements, if incentives are properly structured so that pathway is feasible.

Program 5 discusses revisions to parking requirements consistent with state density bonus law. Parking requirements increase the cost of housing, reduce the density of development, and exacerbate environmental problems, and we advocate for their abolition at the state and local level. State density bonus law lays out three different scenarios whereby parking requirements may be reduced, and different reductions, based on the level of affordability and other factors<sup>13</sup>. Since Burbank has an inclusionary zoning ordinance that triggers state density bonuses, projects will qualify for this parking relief regardless of what Burbank does to change parking requirements in its municipal code. A more meaningful action would be to propose eliminating residential parking requirements or at least reducing them to levels below what state density bonus law makes available.

The plan makes the problematic decision to steer development away from areas zoned single-family residential, instead directing it to the Downtown TOD Specific Plan Area and Golden State Specific Plan Area. Single-family zoning is a significant constraint to housing production, and particularly the production of affordable housing. While the plan does include some positive programs around ADUs, such as pre-approved plans and reduced fees, the plan should go farther to promote housing opportunities in exclusionary areas. Cities are required to permit ADUs and SB 9 duplexes and lot splits by state law. Burbank should go beyond strategies that are driven by state law and legalize bungalow courts, townhomes, and small apartment buildings in all residential neighborhoods, with reasonable public safety exceptions such as for high fire hazard severity zones.

The lack of funding for affordable housing as a constraint merits further consideration. For example, Program 1a discusses using \$5 million in redevelopment successor agency funding to purchase ten market rate units and preserve them as affordable<sup>14</sup>. The analysis of the inclusionary zoning ordinance does not make clear how much money it has raised in in-lieu fees or how many affordable units have been built under its provisions, if any. Given the scarcity of available funding, it is critical that Burbank commit to raising more funding locally and aligning its affordable housing incentives and mandates well with the state density bonus law, as discussed above.

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<sup>12</sup> California Government Code Section 65915.(b)(1)

<sup>13</sup> California Government Code Section 65915.(p)

<sup>14</sup> Burbank Subsequent Draft Housing Element, page 1-101.

Per HCD's review letter, the HEU in Program 7<sup>15</sup> commits to rezoning certain sites identified but not redeveloped in prior planning periods for 20% affordable projects to be approved by right. However, we recommend extending by right approval to all 20% affordable projects, or even more broadly (where not already covered by other ministerial approval programs), because this standard would be easier to track and administer and is more supportive of housing construction than the minimum standard in state law.

**Comment 5:** "The housing element does not promote new housing opportunities on parcels where apartments are currently banned, even near the planned NoHo-Pasadena busway. Instead, it concentrates lower-income housing opportunities in areas with significant noise and air pollution exposure. This approach fails to affirmatively further fair housing and reverse existing patterns of residential segregation."

With regard to affirmatively furthering fair housing (AFFH), Exhibit B-25<sup>16</sup>, which shows the sites inventory overlaid on a map of low to moderate income population, is concerning. The map shows that the vast majority of opportunity sites are located in areas with the highest concentrations of low to moderate income households. This means that the HEU is unlikely to reverse patterns of socioeconomic segregation in Burbank, which is essential to AFFH. Furthermore, Exhibit B-27<sup>17</sup>, shows a significant proportion of opportunity sites are located in areas that are designated as susceptible to displacement or areas of ongoing displacement. To some extent this approach is justified, since this is the area where Downtown Burbank is located, and a place where future residents would have good access to jobs and transit. However, it is critical to strengthen programs to protect residential tenants. Program 3<sup>18</sup>, on this subject, mainly references compliance with existing state laws, but Burbank should go further, for example by establishing a robust right to compensation in a no-fault eviction for redevelopment and a right to return at the previous rent for some period of time. Policies such as these would help steer investment to areas where fewer tenants would be displaced. However, this must be accompanied by strong policies to create more housing opportunities in other parts of the city, particularly in areas zoned single-family residential.

As discussed above in Program 1, a significant portion of the sites inventory is located in the Golden State Specific Plan area, where existing industrial uses and the airport not only constrain redevelopment, but also raise environmental justice concerns for future residents of the area.

The planned [North Hollywood to Pasadena Bus Rapid Transit Project](#) would run through southern Burbank along Olive Avenue and Glenoaks Boulevard, with a connection to the Downtown Burbank Metrolink station. Although the plan references some future rezoning of the Media District in Program 5<sup>19</sup>, the commitment is somewhat vague and this area is not part of

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<sup>15</sup> Burbank Subsequent Draft Housing Element, page 115.

<sup>16</sup> Burbank Subsequent Draft Housing Element, page B-57

<sup>17</sup> Burbank Subsequent Draft Housing Element, page B-60

<sup>18</sup> Burbank Subsequent Draft Housing Element, page 1-102.

<sup>19</sup> Burbank Subsequent Draft Housing Element, page 1-103.

the sites inventory. The HEU should take full advantage of the opportunity to plan for more homes at all income levels near high-quality transit, which allows people to lower their transportation costs and live more sustainably.

### **Rezoning Deadline**

California Government Code Section 65583.(c)(1)(A) states in part “a local government that fails to adopt a housing element that the department has found to be in substantial compliance with this article within 120 days of the statutory deadline in Section 65588 for adoption of the housing element, rezoning of those sites, including adoption of minimum density and development standards, shall be completed no later than one year from the statutory deadline in Section 65588 for adoption of the housing element.” The statutory deadline for jurisdictions in the SCAG region, such as Burbank, was 10/15/2021. Per HCD’s website, the subsequent draft HEU was received for review on 4/4/2022, after the 120 day grace period had elapsed.

Some of the programs (e.g. Programs 12, 14, 18) to rezone and adopt supportive development standards, target implementation dates after the one-year rezoning deadline of 10/15/2022. However, this schedule is not available to jurisdictions that fail to obtain certification of their housing elements in a timely manner, as described above. Therefore, HCD should clarify that compliance with the one-year rezoning deadline is required.

### **MapCraft Analysis:**

The [MapCraft analysis](#) of the HEU commissioned by AHLA found that the capacity claimed in the sites inventory could fall short by approximately 1,100 to 2,300 units. The finding lends support to our conclusion that the sites inventory is not adequately considering realistic development capacity of non-vacant sites. The analysis considered historic development scale and financial feasibility analysis under different parking requirements scenarios. The analysis makes the following recommendations:

1. “Right-sizing claimed capacity on sites in the current site inventory, both by reducing expectations on many sites and being more ambitious in upzoning other sites. The city could revisit additional opportunities to rezone more parcels in the inventory, particularly in areas like Downtown and along commercial corridors like West Olive Avenue.”
2. “Adding more sites to the site inventory and evaluating rezoning of those sites. Excluding ADUs, the inventory addresses only 3.5% of the city’s 4,200 parcels, so there are many places that could be explored further to address this potential shortfall.”
3. “Reducing or eliminating parking requirements and promoting automobile alternatives to reduce households’ demand for parking. If developers could meet household demand with fewer on-site parking stalls, it could make multifamily development in many parts of the City more economically feasible.”
4. “Introducing new economic incentives to increase the financial feasibility of redevelopment, especially for projects that include below-market-rate units.”

5. "Consider establishing development minimums to ensure high utilization of sites with feasible housing capacity."

**Comparison of HCD Comment Letter and AHLA/YIMBY Law Comment Letter:**

The table below lists the comment numbers that are relevant to the categories of deficiencies identified, along with a summary of key AHLA and YIMBY Law policy recommendations for each category.

<b>Deficiency</b>	<b>AHLA/YIMBY Law Comment Letter</b>	<b>HCD Comment Letter</b>	<b>Key AHLA/YIMBY Law Policy Recommendations</b>
<b>Sites Inventory</b>	1, 2, 3	A2	<p>Improve analysis of constraints to housing production such as environmental factors in the GSSP area, and existing leases.</p> <p>Inventory must project units at each affordability level for each site.</p> <p>Adjust the number of units expected from in-pipeline projects to reflect the reality that not all projects will be built, based on historical trends in Burbank.</p> <p>Use the HCD ADU forecast safe harbor based on permitting trends since 2018.</p>
<b>Funding and Promoting Affordable Housing and Housing for Special-Needs Groups</b>	4	B2	<p>Commit to raising local funds to fund affordable housing and better align inclusionary zoning ordinance with state density bonus law.</p>
<b>Governmental Constraint Removal</b>	4	A3, B1, B3	<p>Better align the inclusionary zoning ordinance with state density bonus law.</p> <p>Eliminate parking requirements or at least reduce them beyond what state density bonus law already accomplishes.</p> <p>Upzone single-family areas to allow</p>

			a balanced mixture of housing types going beyond state ADU law and SB 9.
<b>AFFH Analysis and Programs to Promote Integrated Neighborhoods</b>	5	A1, B4	<p>Upzone single-family areas to allow a balanced mixture of housing types going beyond state ADU law and SB 9.</p> <p>Strengthen anti-displacement policies, including a robust right to compensation for a no-fault eviction and right to return at previous rent for some period of time.</p> <p>GSSP sites are problematic due to existing industrial uses and the airport raising environmental justice concerns.</p> <p>Take advantage of the opportunity to allow more housing at all income levels near planned BRT stations.</p>
<b>Public Participation</b>	We concur with HCD's comment	C	Improve outreach methods to lower income and special-needs households.

We request the opportunity to meet with you and your colleagues to address the concerns raised in this letter. Thank you for your time and consideration.

Sincerely,

*Leonora Camner*

Leonora Camner  
Executive Director  
Abundant Housing LA

*Sonja Trauss*

Sonja Trauss  
Executive Director  
YIMBY Law

CC: Megan Kirkeby, Deputy Director, Housing Policy Development, HCD  
Melinda Coy, Land Use and Planning Manager, HCD  
Tyrone Buckley, Assistant Deputy Director of Fair Housing, HCD  
Paul McDougall, Housing Policy Development Manager, HCD  
Divya Sen, HCD  
Burbank Planning Department





## COMMUNITY DEVELOPMENT

August 10, 2022

Leonora Camner, Executive Director  
Abundant Housing LA

Sonja Trauss, Executive Director  
YIMBY Law

**Subject: Response to May 13<sup>th</sup>, 2022 Comment Letter on Revised draft Burbank 2021-2029 Housing Element**

The following memo summarizes comments Abundant Housing LA and Yimby Law provided to the State Department of Housing and Community Development (HCD) on Burbank's draft Housing Element in a letter dated May 13, 2022, and provides City staff's response to each comment raised. In a telephone conversation on July 6, 2022, HCD confirmed that Burbank's draft Housing Element fully complies with state Housing Element statutes.

**Comment #1 (pg 2):** *Planning's process for selecting sites and assessing their capacity does not accurately estimate parcels' likelihood of development or net new units if redeveloped. Therefore, Planning has not identified enough sites where [8,772] homes will realistically be developed by 2029.*

The opportunity sites in the draft housing element were selected based on site-specific factors that are supportive of redevelopment with housing during the 8-year planning period. The sites are also opportunity sites within the two major specific plan update projects (Golden State Specific Plan and the Downtown Burbank Transit Oriented Development TOD Specific Plan) currently underway in the City. Both specific plans are anticipated for consideration by the City Council within fiscal year 2022-2023. The approach taken to use opportunity sites from the specific plans as opportunity sites for the Housing Element is intended to establish consistency throughout the City's long range planning documents. The timing of the Housing Element coinciding with the specific plan projects provides a unique opportunity to do so. Additionally, the sites themselves are optimal for facilitating new housing development given their size, status of the existing uses, proximity to two of the City's major employment and transit centers (consistent with city, regional and state efforts to reduce greenhouse gas emissions), and direct and ongoing communication from various developers and/or property owners indicating interest and intent to pursue housing.

The strategies being developed as part of the specific plans will be significant in increasing the likelihood of development on the housing element sites –and within the specific plan areas generally – by establishing objective development standards and streamlining project review. The Golden State Specific Plan also involves significant upzoning of residential density including on the opportunity sites. Additionally, the City received funds through SCAG's Sustainable

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ADMINISTRATION	✦	BUILDING	✦	HOUSING, ECONOMIC DEVELOPMENT & SUCCESSOR AGENCY	✦	PLANNING	✦	SECTION 8 & CDBG	✦	TRANSPORTATION
818.238.5176		818.238.5220		818.238.5180		818.238.5250		818.238.5160		818.238.5270



Communities Program in addition to funds awarded through LEAP to update the existing Media District Specific Plan. This update is anticipated to occur in 2023 and would result in similar code and process improvements as those that will be established with the Golden State and Downtown TOD Specific Plans, and is noted in draft Housing Element Program #5.

In response to Abundant Housing's prior comments, City staff has added descriptions of the suitability of each opportunity site by summarizing our knowledge of site-specific factors that support housing development beyond having the zoning/General Plan in place to do so. Additionally, Housing Element Program #5 was revised to include a mid-cycle review with respect to development of housing on the opportunity sites. The mid-cycle review will be an opportunity to assess the City's progress and, if necessary, make changes accordingly.

**Comment #1a (pg 2):** *Sites located in the GSSP are close to the Hollywood Burbank Airport and are characterized by existing industrial uses, raising concerns about future residents' exposure to noise and pollution and how these environmental factors may deter developers from building housing.*

Approval of an 862-unit mixed use project on the former Fry's site in the GSSP illustrates how project design features and mitigation measures can allow residential uses to safely be introduced in the area. The Fry's site is adjacent to the Airport Influence Area and railroad right of way. The approved project includes numerous measures to address noise control such as MERV 13 filtration system, sound baffling glass barriers, and interior design of units to maintain interior unit noise to 45 dBA, to name a few. The project is consistent with the City's Burbank2035 General Plan goals and policies that seek to facilitate mixed use and transit-oriented development projects near public transit and employment centers while ensuring that new residential development located near the airport, railroad, and freeways are designed to address any potential health risks in compliance with City green building codes, the City's Greenhouse Gas Reduction Plan (updated May 2022), and Burbank2035 Land Use, Housing, Air Quality/Greenhouse Gas, and Mobility Elements. Any future development in the GSSP will be required to receive similar clearances to the Fry's site from the FAA and the Airport Land Use Committee before obtaining approval from the City for development.

In addition to the Fry's site, the City has received a Notice of Intent to Submit an SB 35 application on three other sites in the GSSP, including 148 units being proposed at 2814 W. Empire Avenue, 340 units proposed for 3000 W. Empire Avenue, and 131 units being proposed at 3001 W. Empire Avenue; a fourth SB 35 application has also been received outside the GSSP for 144 units at 3201 W. Olive Avenue. These projects are indicative of the high level of development interest in the area and provide evidence that the existing conditions are not serving as an impediment to residential development.

**Comment #1b (pg 2):** *The sites inventory is required to specify the projected number of units at each affordability level for each site.*

The completed HCD Sites Inventory Table has been added to Appendix D of the Housing Element. Please use the following link to access the document: <https://www.burbankhousingelement.com/>

**Comment #1c (pg 2-3):** *Redevelopment of the Burbank Town Center site (TOD Site 6) may be constrained by existing leases. This site has the largest claimed capacity for new housing in the Housing Element and the assumptions around realistic development capacity need to be better supported.*

As of November 2021, the Onni Group has acquired the Burbank Town Center for redevelopment purposes, and has been in discussions with City staff about the pending Downtown Burbank TOD Specific Plan as it relates the Town Center site. In May of 2022, City staff met with the property owner's representatives and architects about a potential mixed-use project at the subject site. The property owner's representatives conveyed their interest in being involved in the Downtown TOD Specific Plan process to provide input on a mixed-use project of the subject site that is consistent with the Specific Plan project objectives and with the Program Environmental Impact Report to preserve any future opportunities for streamlined project review and environmental assessment. While they are still defining the precise scope of their project, Onni's goal is to develop well in excess of the 1,020 units identified in the Housing Element for this site, as confirmed in a May 2022 letter sent by the Onni's Vice President of Development to the City. Communications between staff and the property owner's representatives is ongoing.

**Comment #2 (pg 3):** *Planning assumes that 2,431 housing units that were approved or pending approval during the 5th Cycle will be built during the 6th Cycle, without accounting for the near-certainty that some projects will never be built.*

The inclusion of housing units that are part of projects already-approved or pending approval is consistent with HCD sites inventory guidelines. Additionally, based on what the City has experienced with recent projects and the continued demand for housing we believe it's reasonable to assume the approved and pending projects will be built. Within the last 6 years only one developer ultimately opted not to move forward with their entitlement. Of the six entitled projects identified in the draft Housing Element, two are under construction, one has been issued building permits and have demolished existing buildings onsite, one has been issued building permits, and two are in plan check review. In addition, as shown in Table 1-42 in the Housing Element, the City has two additional pending projects on Empire Avenue for which staff has received a Notice of Intent to Submit an SB 35 application for a total of 471 units; these proposed units haven't been included in the sites inventory as formal applications have not yet been submitted.

We recognize that housing production in the 5<sup>th</sup> cycle was low. Since then, the City Council adopted the Affordable Housing Strategy and the goal of facilitating the building of 12,000 new homes through 2035. City Council action in this regard has sent a positive message to the development community that the City is seeking to facilitate housing that helps to build neighborhoods and seeks to make positive inroads in our 3 to 1 jobs to housing imbalance. The 2,180 housing units in the pipeline reflects that policy and goal-setting at work. The housing element and specific plans will help to further advance these goals. Furthermore, consistent with the City Council housing goal and the programs proposed in the Housing Element, the City Council affirmed its commitment to implementing these housing goals and programs by approving a mixed-use project of 862 rental dwelling units (including 80 deed-restricted units affordable to very low-income households) at the former Fry's Electronic Store at 2311 N. Hollywood Way. The project was approved by the City Council on November 18, 2021, and is the largest mixed use residential unit approved by the City in the last 20 years. The developer of this project is the same

one that is currently constructing a 573-unit mixed use project approved by the City Council for the site located at 777 N. Front Street (a noted pipeline project).

**Comment #3 (pg 3):** *Planning makes overly optimistic forecasts of future ADU production which are unlikely to be achieved even with aggressive policies, without providing evidence to support this claim.*

City staff continue to receive ADU applications, averaging about 5 – 10 submittals each week, and with the total number increasing each year since ADU regulations were updated by the State. During the most recent three-year period (Jan 1, 2019 – Dec 31, 2021), the City has issued building permits for 542 ADUs, an average of 181 ADU permits per year, with 322 ADU permit issued in 2021 alone. Between January 1 – May 13, 2022, the City issued 85 building permits for ADUs; extrapolating this rate over a one-year period equates to 236 permits, demonstrating the continued demand for ADUs in the community. From the demand the City has been experiencing over the past three years, the City only sees ADU applications and permitting increasing. It is staff's assessment that our proposed numbers will be met as the City proposes new program initiatives as part of the Housing Update for the 6th Cycle that will bolster ADU production (including reduced fees, reduced processing times for smaller ADUs, and creation of pre-approved ADU plans). Therefore, City staff and the consultant believe 200 ADUs per year for a total of 1,600 ADUs during the eight-year planning period is realistic and achievable.

Additionally, in response to Abundant Housing's earlier comments, the Housing Element includes an explicit commitment to provide mid-cycle review of ADU production.

**Comment #4 (pg 3):** *Planning did not propose adequate reforms to address the major constraints on redevelopment that exist in Burbank.*

Many of the strategies recommended by Abundant Housing are included in the draft Housing Element update as part of the proposed programs. Objective development standards and by-right review processes would be established through the two Specific Plans (i.e., Downtown TOD and Golden State specific plans) for qualifying projects including removal of the CUP requirement. Fine-tuning of the details for how this would work are being addressed through the development of the Specific Plans, with the potential to be replicated in other areas of the City including as part of the eventual update to the Media District Specific Plan. Another separate program addresses updating the multifamily development standards, including parking, setbacks, height, and other standards to better enable compact, well-designed multi-family product types.

The proposed Housing Element update also includes a program to create pre-approved ADU plans, and to pursue zoning updates that facilitate infill development in the form of small lot subdivision and missing middle housing. In regards to pre-approved ADU plans, the City has been in discussion with firms such as YIMBYADU, Inc. to discuss the possibility of one or more product types that could be pre-approved by the City to streamline review and shorter processing times for this housing type.

**Comment #4a (pg 3):** *Housing Element Program 10 to update Burbank's Inclusionary Ordinance should include specific commitments to make it less burdensome and more effective at producing*

*affordable housing. The structure of the ordinance is not well aligned with state density bonus law.*

As shown in Table 1-42, Burbank has numerous projects in the pipeline that are complying with the City's current inclusionary requirements and providing affordable units within their projects. Most of these projects are also taking advantage of state density bonus law to achieve additional units. The City is in the process of updating its Inclusionary Housing Ordinance and is projected to have the draft update of the local inclusionary housing regulations completed by the end of 2022. As part of this update, changes to the Ordinance will be evaluated, which are complementary to current state density bonus law.

**Comment #4b (pg 4):** *Housing Element Program 5 discusses revisions to parking requirements consistent with state density bonus law. A more meaningful action would be to propose eliminating residential parking requirements or at least reducing to a level below what state density bonus law makes available.*

Housing Element Program 9 identifies numerous incentives the City will offer in the TOD and GSSP specific plans to promote development on its Housing Element sites. Among these are to reduce parking requirements consistent with standards available under density bonus law, with potential further reductions in exchange for provision of community benefits.

**Comment #4c (pg 4):** *The housing element fails to include policies that would encourage denser development on R-1 parcels.*

The City's primary focus to accommodating future housing growth is to concentrate densities near major employment centers and high-quality transit, while preserving and enhancing existing neighborhoods. This is exemplified by the Golden State and Downtown TOD specific plans that will provide for over 6,000 additional high density housing units, as well as Media District, which is projected to accommodate up to 2,000 new units. Within Burbank's single-family districts, more limited infill opportunities will be provided through the following:

Senate Bill 9, effective January 1, 2022, allows property owners to split a single-family zoned lot into two lots and/or place up to two housing units on a single-family zoned lot. The City approved an urgency ordinance for SB 9 and is currently working on a Code update to implement the provisions of SB 9, expanding opportunities for residential infill in high resource single-family zones.

The City approved updated development standards in March 2022 for R-1 and R-1-H single family residential zones to facilitate development of single-family residential units by incorporating objective standards and eliminating the existing discretionary review process for development of single-family homes. The proposed update to single-family standards, in conjunction with existing regulations that facilitate the provision of ADUs and JADUs, will facilitate development on R-1 parcels.

Additionally, compliant with State law, the City updated its Code to permit transitional and supportive housing in R-1 and R-1-H single-family zones, expanding the variety of by-right housing options in single-family zones.

**Comment #4d (pg 4):** *The Housing Element should go farther to promote housing in single-family areas than just permitting ADUs and SB 9 duplexes and lot splits as required under state law, such as allowing bungalow courts, townhomes and small apartment buildings.*

Housing Element Program 12 identifies several actions the City will undertake to promote homeownership opportunities for first-time homebuyers which will also serve to open up single-family neighborhoods to a broader range of housing types. These include:

- Creation of a small lot subdivision ordinance to accommodate single-family infill housing in commercial and multi-family neighborhoods
- Evaluating allowing “duet homes” – duplexes, which are sold and owned separately – within single-family zones
- Support co-housing communities that are individually owned, private units clustered around common facilities
- Incentivizing the construction of missing middle housing of 15-30 units to the acre including smaller apartments, townhome and rowhouse style development

**Comment #4e (pg 5):** *Two sites included in the Housing Element Site Inventory for lower-income housing were also in the previous (5<sup>th</sup> cycle) Burbank Housing Element and have projects pending entitlement: The Premier on First and 529-537 E. Palm Avenue. If projects are not approved as indicated, the City will allow for by-right approval of any future projects on these sites that set-aside at least 20 percent of units as affordable to lower income households, as required under state law. We recommend extending by right approval to all 20% affordable projects.*

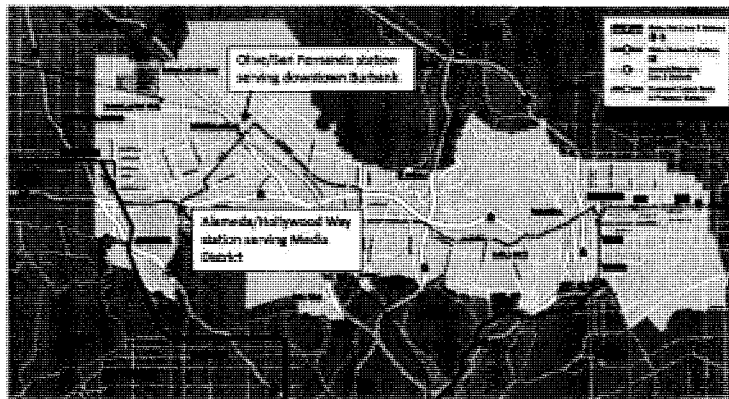
As presented in Housing Element Program 5, the City is going beyond what is required under state law, allowing by right processing on sites within the TOD and GSSP specific plans for projects proposing 100 or less units.

**Comment #5 (pg 5):** *The housing element does not promote new housing opportunities on parcels where apartments are currently banned, even near the planned NoHo-Pasadena busway. Instead, it concentrates lower-income housing opportunities in areas with significant noise and air pollution exposure. This approach fails to affirmatively further fair housing and reverse existing patterns of residential segregation.*



LA Metro's North Hollywood (NoHo) to Pasadena Bus Rapid Transit Corridor, scheduled to begin service in 2024, will extend 18 miles between the San Fernando and San Gabriel Valleys, providing east-west transit service to link key activity centers to improve access to jobs, education and essential services. The NoHo-Pasadena busway will have six stops within the City of Burbank, exiting SR-134 to serve the Burbank Media District and continuing along Olive Avenue to Glenoaks Boulevard. As depicted on the map below, two of these stops are in areas where the

**North Hollywood to Pasadena Transit Corridor**



City is focusing future high density residential development: the station at Olive Avenue and N. San Fernando Boulevard is in the heart of Burbank's downtown where the Downtown TOD Specific Plan is planning for over 3,400 units, and the station at Alameda Avenue and Hollywood Way falls within the Media District Specific Plan which the City has received funding to update through SCAG's Sustainable Communities Program to accommodate an estimated up to 2,000 new housing units.

In terms of the relationship of the 19 opportunity sites identified in the Housing Element update to affirmatively furthering fair housing (AFFH), sites are located predominately in High and Highest Resource census tracts, with just one site and two pending projects located in a Moderate Resource tract, per the Tax Credit Allocation Committee (TCAC) maps (refer to Exhibit B-21 in Appendix B of the draft Housing Element).

The census tract to the immediate east of the Hollywood Burbank Airport within the Golden State district, where several opportunity sites are identified, is identified as a disadvantaged community per the CalEnviro Screen analysis conducted as part of the Environmental Justice component of the General Plan update, in that this area is exposed to relatively higher degree of exposure to noise and air pollution. Although the AFFH requirement is related to the TCAC maps for areas of opportunity, the Safety Element update being prepared in conjunction with the 6<sup>th</sup> cycle Housing Element includes Environmental Justice policies aimed at addressing these environmental hazards by investing in infrastructure improvements through the Golden State Specific Plan; incorporating project design features such as fixed windows, open space, increased tree plantings and higher MERV rated air filtration systems; and making use of the City's Complete Our Streets Plan to help evaluate streetscape design for new projects that considers all modes of transportation with the goal of providing safe and accessible travel to all individuals. The aforementioned 862 unit development at the former Fry's Site (2311 N. Hollywood Way) is a real world example of this type of mixed use project approved by the City that includes many of the noted design features including MERV 13 filtration system, fixed windows, open space, tree plantings and a bike and pedestrian friendly paseo that provides a direct path from the lower income neighborhood south of the Metrolink rail line to the existing Metrolink Station on Vanowen Street.

***Comment #5a (pg 5):*** *The majority of Housing Element sites are located in areas with the highest concentrations of low and moderate income households. Thus, the Housing Element is unlikely to reverse patterns of socioeconomic segregation, which is essential to AFFH.*

As depicted in Figure B-25, census tracts with a high percentage (50-75%) of low - moderate income households are concentrated along the I-5 corridor. These generally coincide with the transit and jobs-rich areas that are proposed for future investment and new development of residential and commercial uses with the adoption and implementation of the Burbank Downtown TOD and Golden State specific plans. Development of mixed income housing in these areas will help to integrate a wider range of housing opportunities in census tracts identified as high and highest resource by TCAC (California Tax Credit Allocation Committee).

***Comment #5b (pg 5):*** *A significant proportion of the housing opportunity sites are located in areas designated as susceptible to displacement. It is critical to strengthen programs to protect residential tenants, accompanied by programs to create more housing opportunities in other parts of the city, and in single-family areas in particular.*

Development on Housing Element opportunity sites will not directly cause significant displacement as they are currently developed with predominately non-residential uses. However, new market rate development in areas already at-risk of displacement may place upward pressure on rents, resulting in the potential displacement of existing lower income residents. Locating lower income sites in these areas can help to protect vulnerable residents from being displaced under changing market pressures.

Burbank carries out several anti-displacement programs including limits on rent increases and prohibiting evictions without just cause for tenants that have resided in their units for more than 12 months; providing relocation fees when state or federal funds are utilized; and offering existing households an opportunity to return to the new development. The City implements the requirements of California Government Code Section 65583.2(g)(3), which requires that for any proposed development on a site that has had residential uses within the past five years that are or were subject to lower income affordability restrictions, or are or were occupied by lower income households, the City shall require the replacement of all affordable units at the same or lower income level as a condition of development on the site.

***Comment #6 (pg 6):*** *Some of the programs to rezone and adopt supportive development standards target implementation dates after the one-year rezoning deadline.*

The referenced Housing Element Housing Plan programs 12, 14 and 18 involve Burbank Municipal Code text amendments but do not involve amendments to the Zoning Map. In addition, SB 197 has extended the rezoning deadline to February 2025 for SCAG jurisdictions with a Housing Element found in compliance within one year of the 2021 statutory deadline.



Should you have any questions regarding our responses to these comments, please contact me at [framirez@burbankca.gov](mailto:framirez@burbankca.gov) or 818-238-5250.

Regards,



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