

MAR 25 2019

STATE CLEARINGHOUSE

Notice of Availability

Subject: Notice of Availability of a Draft Environmental Impact Report

Project Title: 777 North Front Street Project

Dated: March 22, 2019

This is a Notice of Availability to inform your agency that the City of Burbank Planning Division has released the Draft Environmental Impact Report (EIR) for the proposed construction of the 777 North Front Street Project (Project) for a 45-day review period beginning on **March 22, 2019** and ending on **May 6, 2019**. The Project, located at 777 North Front Street, involves construction of 645,806 square feet (sf) of multi-family residential uses (573 residential units), 1,067 sf of retail gallery uses and a 307-room hotel.

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

The EIR assesses potential impacts related to the following environmental topics: Aesthetics, Air Quality, Cultural Resources and Tribal Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise, Population and Housing, Public Services, Transportation and Traffic and Utilities. Project features and mitigation measures are identified in the Draft EIR that would reduce most of the impacts of the proposed project to a less-than-significant level. However, some significant environmental effects would occur despite implementation of mitigation measures with respect to Transportation and Traffic.

Extensive environmental assessment has been conducted since the early 1990s at the Project site, and remediation was conducted from 1998 through 2001. Based on a review of pertinent documents available on the State Water Resources Control Board (SWRCB) GeoTracker database, as well as other sources, identified contaminants of potential concern (COPCs) have been detected in the subsurface at the Project site. COPCs include metals and volatile organic compounds (VOCs). Specifically, tetrachloroethylene (PCE), copper, lead, and hexavalent chromium (CrVI), have been identified as COPCs detected in shallow soils (up to 12 feet below ground surface (bgs)) and PCE and trichloroethylene (TCE) have been identified as COPCs detected in soil vapor at depths of up to 90 feet bgs. The Project site is currently under the oversight of the Los Angeles Regional Water Quality Control Board (LARWQCB). As discussed in the Hazards and Hazardous Materials analysis of the EIR, potential impacts associated with COPCs at the Project site will be mitigated in accordance with a Response Plan (RP) prepared by Geosyntec and a Soil Contingency Management Plan (SCMP), prepared by Leighton and Associates. Mitigation efforts will be conducted under the oversight of the LARWQCB.

The Draft EIR is available for review online at:

<http://www.burbankca.gov/departments/community-development/planning>. Hard copies are available for review at the City of Burbank Community Development Department and at all local libraries.

Draft EIR Review Locations
City of Burbank Community Services Building, 1 st Floor Planning Division Public Counter 150 North Third St., Burbank, CA 91510
Burbank Central Library 110 North Glenoaks Boulevard Burbank, CA 91502
Buena Vista Branch Library 300 North Buena Vista Street Burbank, CA 91505
Northwest Branch Library 3323 West Victory Boulevard Burbank, CA 91505
City Website http://www.burbankca.gov/departments/community-development/planning

Please provide any comments your agency may have on this Draft EIR in writing by **May 6, 2019** to:

Leonard Bechet, Senior Planner
Community Development Department
Planning Division
150 North Third Street
Burbank, California 91510

You may also email your response to LBechet@burbankca.gov. Please put "777 North Front Street Project" in the subject line and include the name of a contact person within the commenting agency.

The Burbank Planning Board will hold a public meeting on April 22, 2019 at 6:00 P.M. to received public comments. The meeting will be held at the Burbank City Council Chamber on the 2nd floor of City Hall located at 275 E. Olive Avenue, Burbank, CA 91502.

777 North Front Street Project Description

The Project applicant has filed an application to permit the development of a mixed-use project in the City of Burbank (**Figure 1**). The proposed Project includes multiple components including

transit connectivity, parking and street improvements, and residential, retail and hotel uses. The Project site is bounded by North Front Street to the west, Burbank Boulevard to the north, the Golden State Freeway (Interstate 5 or I-5) to the east, and West Magnolia Boulevard to the southeast (**Figure 2**).

The Project site is a generally flat, irregularly-shaped parcel with an area of 352,297 square feet (8.09 acres). The site currently contains mounds of soil and construction materials throughout the site as a result of its current use as a construction material storage site for the California Department of Transportation (Caltrans) during the I-5 Freeway project.

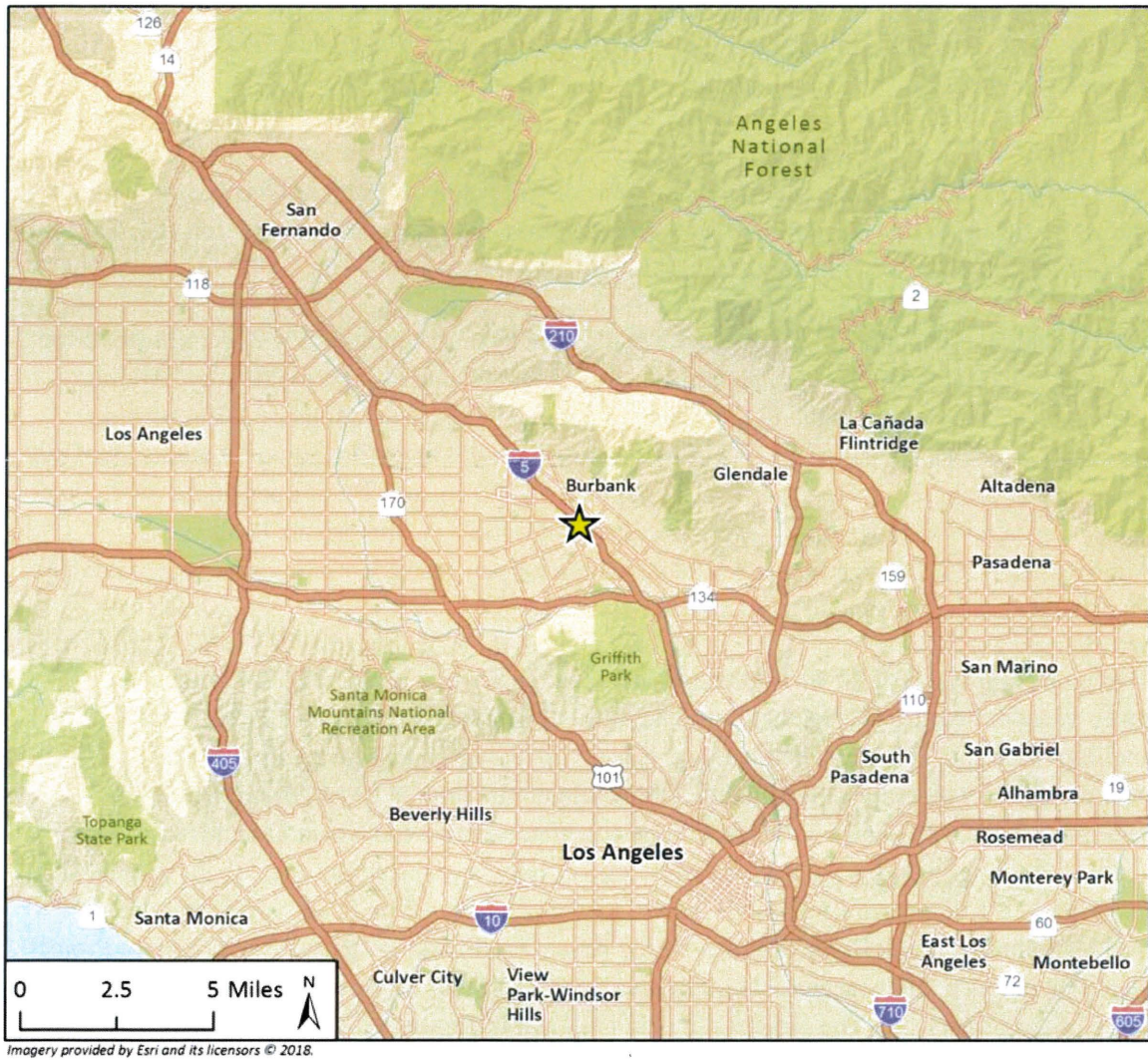
The residential component of the Project would include construction of one 279,162 square-foot, seven-story building containing 252 units and one 346,644 square-foot, eight-story building containing 321 units for a total of 573 residential units. In addition, a total of 1,206 parking spaces would be provided for tenants of both residential buildings (including 63 tandem parking spaces). The proposed Project would also include 106,400 square feet of open space, including courtyards, a pool deck, publicly accessible ground floor plaza, and private balconies. Approximately 87,050 square feet would be common open space, a minimum of approximately 15 percent of which would be landscaped.

The hotel component of the Project would include construction of one 212,250 square-foot, seven-story building at the southeastern end of the Project site containing 307 hotel rooms and ancillary uses and 327 associated parking spaces (including 20 tandem parking spaces). Associated hotel amenities may include, but would not be limited to 1,800 square feet of restaurant space, café, bar, pool terrace, fitness center, meeting rooms, and lounge. The hotel's ancillary commercial uses would include accessory retail and restaurant uses on the ground floor. In addition, a 1,067-square foot retail gallery would be provided on Front Street near the intersection of Burbank Boulevard that would have 4 total parking spaces. The proposed Project would include a publicly accessible plaza area on the adjacent City-owned property located to the south of the project site. The project site plan is shown in **Figure 3**.

The proposed Project would require City approval of the following entitlements: Specific Plan Amendment to the Burbank Center Plan to allow residential uses by changing the underlying subarea of the Project site from City Center West to City Center/City Center Access to the Regional Intermodal Transportation Center (RITC), Development Review for hotel and residential buildings, Rezoning Planned Development (PD) zone and Zone Map Amendment to change the zoning from Auto Dealership (AD) to Planned Development (PD), Development Agreement between the City and the Project applicant, Tentative Tract Map, Purchase and Sale Agreement to sell a portion of an adjacent City owned property to the Project applicant; and Approval of associated building and engineering permits and pay applicable development fees to facilitate the creation of open space and pedestrian access to and from Downtown Burbank to the Project site via a new pedestrian bridge and elevator.

Construction of the Project is expected to be completed in three phases over a period of approximately five years, with construction beginning in September 2019 and ending in September 2025.

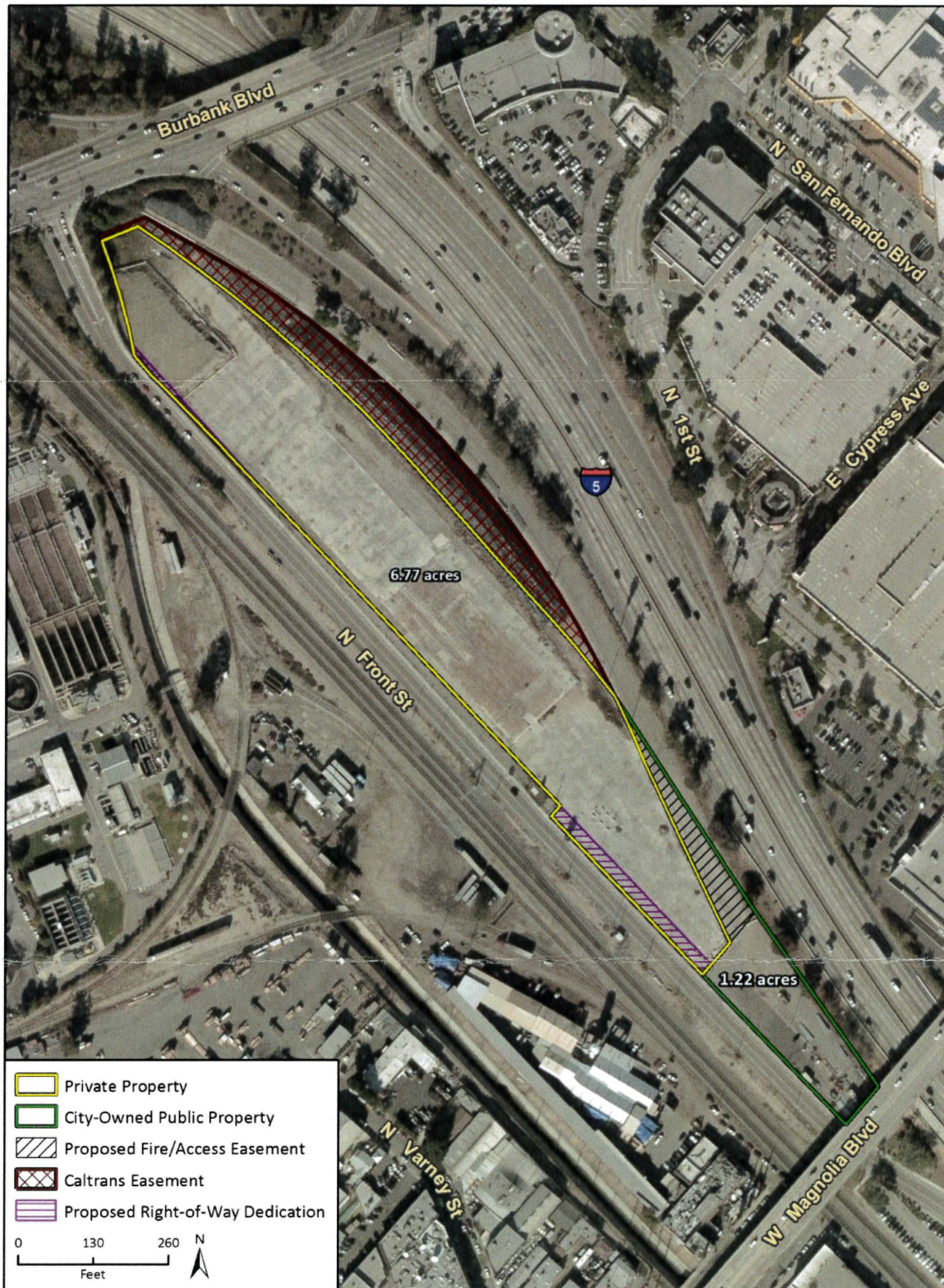
Figure 1 Regional Location



 Project Location



Figure 2 Project Location



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Figure 3 Site Plan

