

Findings for Approval of a Zone Text Amendment

Pursuant to *California Government Code Section 65860* the Planning Commission must find that the ZTA *be consistent with the objectives, policies, general land uses, and programs specified in the Burbank2035 General Plan.*

The proposed Project is consistent with the Burbank2035 General Plan, and more specifically, the Housing Element and is compatible with the objectives, policies, general land uses and programs specified therein, as described below.

1) HOUSING ELEMENT 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 2.2: 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 2.4: 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.*

The proposed ZTA furthers Goal 2 and its underlying policies by updating land regulations to better facilitate the development of various housing types. The updated appeal procedures will streamline the permitting process, which will further the goal of accommodating the City's diverse housing needs by providing a shorter processing time and greater outcome predictability, making projects more economically feasible for the applicant. Additionally, the proposed amendment to the Zoning Use List to make the entitlement for a Multifamily Residential with nonresidential use a Community Development Director-level Administrative Use Permit (AUP) review where currently a Planning Commission-level Conditional Use Permit (CUP) review is required, will further streamline the production of mixed-use housing types, while ensuring that the Planning Commission remains the final decisionmaker on an appeal of this housing type.

2) HOUSING ELEMENT 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.*

The proposed ZTA furthers Goal 4 and its underlying policies by implementing Housing Program No. 22 of Goal 4 in the 2021-2029 Housing Element, which requires updating project appeal procedures with the objective of streamlining the project review and approval process. The proposed ZTA will reduce the costs and physical impediments to the development of affordable housing by streamlining the permitting process to allow housing projects to be approved after a single potential appeal hearing instead of two that are currently permitted. By reducing the potential for multiple appeal hearings project costs will be reduced making it more feasible for the applicant to develop affordable housing. Additionally, the updated appeal procedures will create greater certainty for developers by reducing project timelines by streamlining the development review and permitting process. By reducing the risk of multiple appeal hearings, a developer may submit a proposed project with greater certainty on the timing of project approval.