

Public Notice
SB 35 Ministerial Design Review
of a Proposed Mixed-use,
Residential Project at 3201 W.
Olive Avenue.

What is this?

This notice is to let you know that the Burbank City Council will consider a proposed SB 35 application to construct a new five (5)-story, 144 rental unit, multi-family residential mixed-use development on a 1.34 (58,395 square foot) acre lot area with 1,058 square feet of retail commercial space, 181 subterranean-level parking spaces, and 45 bicycle spaces. Currently, the Project site is vacant. In accordance with Burbank Municipal Code Section 10-1-19302, the City Council will review the Community Development Director's determination of the Project's consistency with the City's objective zoning and design review standards. Pursuant to California Government Code Section 65913.4, the proposed Project is being processed as an SB 35 application. In accordance with State Density Bonus Law and the City's Density Bonus Ordinance, the Project Applicant has requested a 50% density bonus. The proposed Project would include 15 deed-restricted very low-income affordable units with a unit-mixture of studio, one (1)-, and two (2)-bedroom units. The Project site is zoned MDC-2 (Media District Limited Commercial) with a Media District Commercial General Plan Land Use Designation (Maximum 1.1 FAR; 58 units per acre).

Why am I getting this?

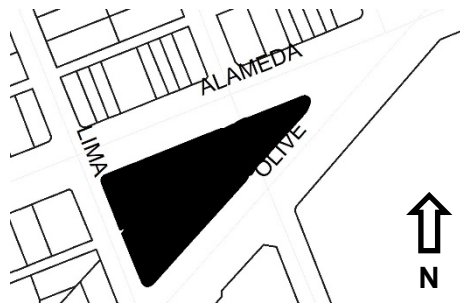
You are getting this notice because the property that you live in and/or own is either within within 1,000 feet of the Project site or falls within the noticing requirements of Burbank Municipal Code Section 10-1-2101. The City Council will consider and make a decision on the proposed Project on Tuesday, February 27, 2024.

How do I find out more or participate?

- ☎ Call the project planner, David Kim, at **818-238-5250**
- ✉ Email the project planner at: DKim@burbankca.gov
- 📖 View documents related to this project at the Planning office at 150 N. Third Street, Monday through Friday from 8:00 AM to Noon and by appointment between 1:00 to 5:00 PM., or online at: <https://www.burbankca.gov/web/community-development/3201-w-olive-avenue>.
- 🕒 Attend the **City Council public hearing on Tuesday, February 27, 2024, at 6:00 p.m.** The City Council meeting will be held in the City Council Chambers in City Hall at 275 E. Olive Avenue in Burbank. The meeting agenda and the Project's staff report will be posted online prior to the meeting date at <https://www.burbankca.gov/web/city-clerks-office/meeting-agendas-and-minutes>.

Notice: Pursuant to Section 65009 of the California Government Code, if you challenge the proposed project in court, you may be limited to raising only those issues that you or someone else raised at the City Council public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

Date: February 12, 2024
Project: Planning Permit No. 23-0003343
Burbank Planning Division - www.burbankca.gov/planning



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