

CITY OF LOS ANGELES

N HOLLYWOOD WAY

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CITY OF LOS ANGELES

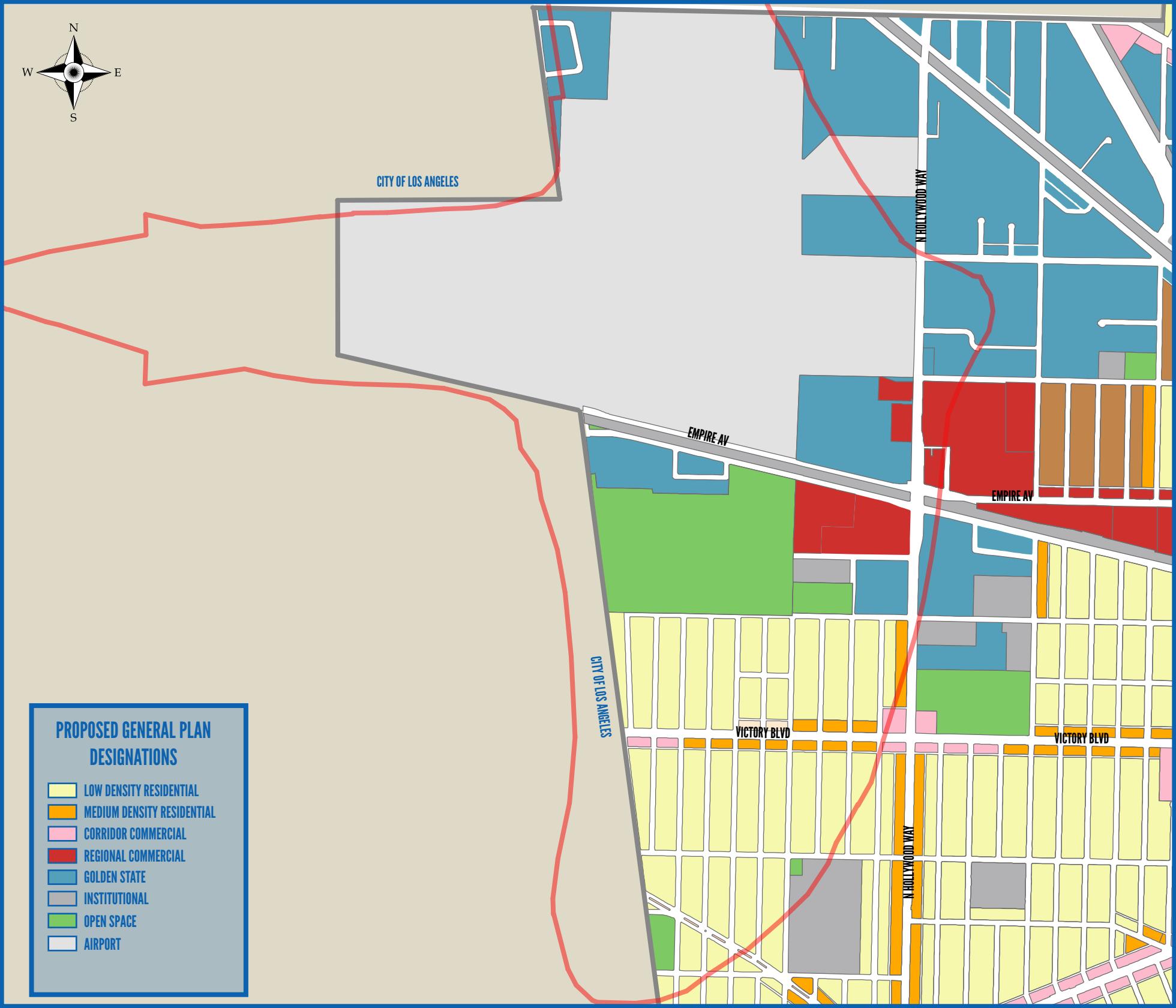
VICTORY BLVD

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N HOLLYWOOD WAY

PROPOSED GENERAL PLAN DESIGNATIONS

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- CORRIDOR COMMERCIAL
- REGIONAL COMMERCIAL
- GOLDEN STATE
- INSTITUTIONAL
- OPEN SPACE
- AIRPORT



LAND USES WITHIN AIRPORT INFLUENCE AREA - PROPOSED

LOW DENSITY RESIDENTIAL (0-14 UNITS PER ACRE)

The Low Density Residential land use is used for neighborhoods with single-family residential dwellings that are free from adverse effects from surrounding land uses. In some Low Density Residential areas, duplexes contribute to the small town feeling in a neighborhood with a character not unlike single-family neighborhoods. Goals and Policies related to this land use can be found on Pages 3-9 and 3-10.

MEDIUM DENSITY RESIDENTIAL (14-27 UNITS PER ACRE)

The Medium Density Residential land use is appropriate for development close to single-family neighborhoods. The Medium Density Residential designation provides for neighborhoods offering multi-family rental and ownership opportunities free from encroachment by land uses that are incompatible with the residential environment. In addition to apartments and condominiums, housing types include townhouses; row houses; livework units, etc. Goals and Policies related to this land use can be found on Page 3-11.

CORRIDOR COMMERCIAL (MAXIMUM 1.25 FAR, 58 UNITS PER ACRE WITH DISCRETIONARY APPROVAL)

The Corridor Commercial land use can be found scattered around the city in various locations along roadways. Neighborhood-serving businesses accommodated within this land use designation allow residents to walk from nearby residential neighborhoods to meet some of their daily needs. Corridor Commercial may also support media-related and auto-related businesses. In appropriate locations, this land use provides housing opportunities by enabling vacant and underutilized commercial buildings to be converted to residential uses, in addition to allowing construction of new projects that include housing units. Goals and Policies related to this land use can be found on Page 3-14.

REGIONAL COMMERCIAL (MAXIMUM 1.25 FAR, 58 UNITS PER ACRE WITH DISCRETIONARY APPROVAL)

The Regional Commercial land use provides for regional employment and shopping destinations that play an important role in the City's economy by serving both Burbank residents and residents of surrounding cities. These regional centers provide a variety of employment opportunities and services that address regional needs for retail, service, dining, entertainment, and conventions. The centers also play a key role in supporting the media industry and other sectors of the local economy. The Regional Commercial land use designation supports large-scale projects that would otherwise be challenging to build at other locations in the city. Goals and Policies related to this land use can be found on Page 3-15.

GOLDEN STATE (MAXIMUM 1.25 FAR, 27 UNITS PER ACRE WITH DISCRETIONARY APPROVAL)

The Golden State Commercial/Industrial land use has traditionally served as the City's industrial hub. However, in more recent years this area has been developed with a variety of commercial uses complimentary to the airport and media related businesses. The City seeks to introduce additional commercial uses that serve the airport, protect remaining industrial spaces, and introduce the possibility of niche residential (e.g., lofts, live-work spaces) that are compatible with the industrial character of the area. The City anticipates developing a specific plan for this area in the future. Goals and Policies related to this land use can be found on Page 3-17.

INSTITUTIONAL (N/A)

The Institutional land use provides for City facilities, public schools, flood control channels, railroad tracks, and other public and private institutions. The Institutional land use designation ensures that adequate land is available in Burbank so that necessary facilities can be constructed to serve the community in the most efficient and equitable way possible. Public facilities should be designed, built, and operated to be good neighbors and to not adversely affect the quality of life of nearby residents. Goals and Policies related to this land use can be found on Page 3-18.

OPEN SPACE (MAXIMUM FLOOR AREA DETERMINED BY ZONING)

The Open Space land use provides for three types of open space throughout the community: public parks, public and private open space areas, and cemeteries. Public parks are located throughout Burbank and vary in size and function. Private open space areas include the Valhalla Cemetery south of the Bob Hope Airport. Areas designated for Open Space are meant to be preserved, with only minimal structures and improvements that are necessary and complementary to the open space use. Goals and Policies related to this land use can be found on Pages 3-18 and 3-19.

AIRPORT (MAXIMUM FLOOR AREA DETERMINED BY ZONING)

The Airport land use encompasses the Burbank Bob Hope Airport and adjacent parcels owned by the Burbank-Glendale-Pasadena Airport Authority. It is intended to accommodate uses directly related to the airport and aircraft operation including landing fields; passenger and freight facilities; and facilities for fabricating, testing, and servicing aircraft. Information related to this land use can be found on Page 3-19.