



Public Notice of Environmental Decision

Date Posted: 07/08/2022

Date to be Removed: 08/09/2022

Project No. 21-0003268 (Conditional Use Permit, Development Review)

Project Title

118 Graham Place, Burbank, CA 91502

Project Location (Address)

A request for a Development Review (“DR”) and a Conditional Use Permit (“CUP”) to demolish two existing self-storage buildings, 7,060 gross square feet (“sf”) and 8,520 gross sf in size, and to construct two three-story self-storage buildings in approximately the same location: Building “A” (24,538 gross sf) and Building “D” (21,881 gross sf). The proposed Building “A” will be approximately 40 feet in height, and Building “D” will be approximately 35 feet in height. The Project site is 40,600 sf (0.93 acre) in size and is located more than 500 feet from any residentially zoned properties within the City of Burbank. The Project site is located at 118 Graham Place, within the M-2 (General Industrial) Zone.

Project Description

Gary Benjamin, Principal, Alchemy Planning + Land Use

Project Applicant

Greg Mirza-Avakyan, Associate Planner

(818) 238-5250

Project Planner

Phone

Director’s Environmental Decision:

 X **Categorically Exempt**

This project has been determined to be exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15332 (In-Fill Development) of the State CEQA Guidelines. See following pages for description.

Section 15332 (In-Fill Development Projects): This exemption applies where the project meets the following criteria: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (b) The project occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and, (e) The site can be adequately served by all required utilities and public services.



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City Staff has determined that the Project meets the above criteria (a) through (e):

- a) The Project is consistent with the South San Fernando Commercial land use designation and applicable development standards and would result in a Floor Area Ratio ("FAR") of 1.23, which would be less than the maximum allowed FAR of 1.25.
- b) The 40,600 sf (0.93 acres) Project site is located within the city limits of the City of Burbank in an urban area developed with mostly light-industrial and commercial uses.
- c) The Project site is currently developed with a self-storage facility with no trees or other vegetation. With the exception of a grassy public parkway in front of the property, there is no other vegetation in the vicinity of the Project. The California Natural Diversity Database, available through the California Department of Fish and Wildlife, has no records indicating that the Project site contains any habitat suitable for endangered, rare, or threatened species.
- d) The approval of this project would not result in any significant effects relating to traffic, noise, air quality, or water. The Transportation Planning Division determined that a traffic study is not required for this project as it does not exceed the established transportation impact thresholds. Air Quality and Noise impacts would be less significant given that the project involves very minimal grading and that the self-storage use is a low intensity use with minimal noise generation. Standard construction mitigations required by the City, including Best Management Practices (BMPs) also fully address any short-term construction related impacts to water quality, noise or air quality. The project is required to comply with the City's Noise Ordinance, which include allowable construction times.
- e) The Project is adequately served by water & wastewater, solid waste, electricity and natural gas, Fire & Police. The project was reviewed by Burbank Water and Power and Public Works, both of whom confirmed the project can be served by utilities and services.

In addition, the applicant submitted a Phase I and Phase II report with subsequent addendums related to the presence of Volatile Organic Compounds ("VOCs") at the Project site. Results of long-term indoor air sampling did not find concentrations of VOCs in any samples above laboratory detection limits. When compared to California Office of Environmental Health Hazard Assessment (OEHHA) Reference Exposure Levels



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(RELs) for chronic and acute exposure, the laboratory detection limits were below both regulatory and non-regulatory occupational exposure levels. In addition, soil vapor sample results were not deemed to be an immediate threat to human health or at a concentration reportable to a regulatory agency. Therefore, the observed levels of VOCs pose a less than a significant impact.

Reasons why the project poses no environmental impact

Fred Ramirez
Assistant Community Development Director

Date