

Public Notice

A Conditional Use Permit request to operate a kennel on a residentially-adjacent parcel zoned General Industrial (M-2), pursuant to the Burbank Municipal Code § 10-1-502.

What is this?

This notice is to inform you that the City of Burbank Planning Commission will hold a public hearing to consider Project No. 25-0006477, an application for a Conditional Use Permit (CUP). The Project is a kennel (i.e. a cat hotel named Cateau Marmont) located in an existing 2,700 SF building at 2801 Empire Avenue and will board animals for short periods of time (e.g. when pet owners are away). Additionally, the facility will foster a small number of cats, on an as-needed basis, and facilitate adoption with the support of cat rescue organizations. The Project will have a maximum capacity of 37 cats. The Planning Commission will also determine whether the Project is exempt from the California Environmental Quality Act (CEQA) under Guidelines Section 15301(a), Class 1 - Existing Facilities, as the request pertains to the change of use and proposed tenant improvements.

Why am I receiving this notice?

You are getting this notice because the Project is located near where you live or own property. This notice was mailed to all residents and property owners within 1,000 feet of the Project site to solicit input prior to the final decision. The Planning Commission will make a decision to approve or deny the Project on **Monday, September 14, 2026**. You have a right to appeal the decision of the Planning Commission to the City Council within 15 days of the date that the decision is made. Any appeal must be filed with the applicable fee no later than 5:00 p.m. on September 28, 2026. To file an appeal, please contact the Project Planner listed below.

How do I find out more or participate?

- ☎ Call the Project Planner, Silvia Sulis, at 818-238-5250
- ✉ E-mail the Project Planner at: ssulis@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: www.burbankca.gov/pendingprojects
- 🗳 Attend the **Planning Commission public hearing on Monday, September 14, 2026, at 6:00 p.m.** The meeting will be held in the **City Council Chambers in City Hall, located at 275 E. Olive Avenue** in Burbank.

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 Planning Commission public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing

Date: August 29, 2026

Project No. 25-0006477

Burbank Planning Division - www.burbankca.gov/planning



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