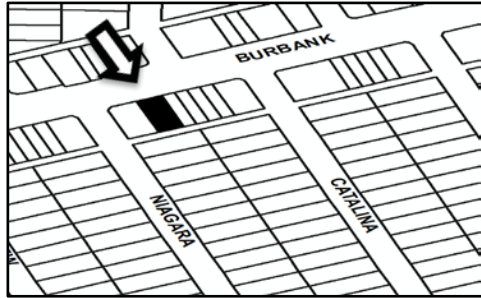


Public Notice

A request to operate an existing business (The Mix Room) during late-night hours, at 2940 W. Burbank Boulevard.



What is this?

This notice is to let you know the City of Burbank Planning Commission will be considering an application for a Conditional Use Permit (CUP). The CUP request is to allow an existing audio recording studio (The Mix Room), located at 2940 West Burbank Boulevard, to operate during the city's late-night business hours. No physical improvements are being proposed on site. The project site is located in the C-3, Commercial General Business Zone, and the General Plan land use designation is Corridor Commercial. This project has been determined to be exempt from the California Environmental Quality Act (CEQA) per Section 15331 – Existing Facilities. This exemption is applicable given that the project involves an expansion in the hours of operation of an existing business.

Why am I getting this?

You are getting this notice because the proposed 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 this Project and the associated environmental determination at the December 11, 2023 meeting.

How do I find out more or participate?

- ☎ Call the Project Planner, Xjvirr Thomas, at 818-238-5250
- ✉ E-mail the project planner at: xathomas@burbankca.gov
- 📖 View documents related to the Project at the Planning office at 150 N. Third Street, Monday through Friday from 8:00 AM to Noon & 1:00 to 5:00 PM. and online at: <https://www.burbankca.gov/pendingprojects>
- 🗳 Attend the **Planning Commission public hearing** to discuss the Project on **Monday December 11, 2023, at 6:00 p.m.** The meeting will be held in the **City Council Chambers in City Hall at 275 E. Olive Avenue** in Burbank.

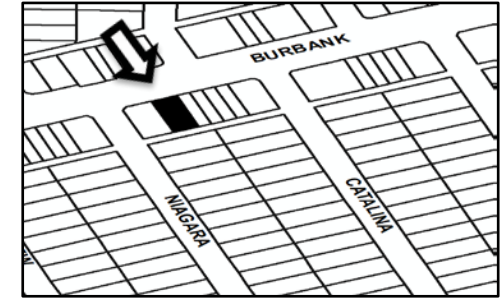
Notice: Pursuant to Section 65009 of the State of California Government Code, if you challenge the proposed project in court, you may be limited to raising only those issues that you or someone else raised at the Planning Commission public hearing described in this notice, or in written correspondence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

Date: November 27, 2023
Project: Planning Permit No. 21-0004942
Burbank Planning Division - www.burbankca.gov/planning



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