



**COMMUNITY  
DEVELOPMENT**

## Public Notice of Environmental Decision

**Date Posted:** July 24, 2023  
**Date to be Removed:** August 8, 2023

Project No. 22-0007445 (Conditional Use Permit)

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**Project Title**

3401 Empire Avenue, Burbank, CA 91504

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**Project Location (Address)**

The Project is a request for a Conditional Use Permit to allow assembly use at an existing, 28,664-square-foot media services facility (Madison Square Garden Sphere Studios, formerly referred to as the "MSG Dome") on an approximately 2-acre project site in the M-2 (General industrial) Zone, located at the above referenced location. The applicant proposes to replace an existing, 384-square-foot temporary seating riser with 20 seats currently used by staff with a 1,384-square-foot temporary seating riser with 200 seats for use by test audiences on a limited basis.

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**Project Description**

Tom Levyn, Glaser Weil

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**Project Applicant**

Greg Mirza-Avakyan, Associate Planner

(818) 238-5250

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**Project Manager**

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**Phone**

**Director's Environmental Decision:**

  X   **Categorically Exempt**

The Planning Commission finds the Project to be exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15301(e) related to minor alteration of existing structures and 15303(c) related to New Construction or Conversion small structures, and the conversion of existing small structures from one use to another, as the action involves the replacement of an existing small structure with a replacement structure under 2,500 square feet in floor area within an existing geodesic dome structure and there are no unusual circumstances that would preclude the use of this exemption. None of the Exceptions to the Categorical Exemptions listed in Section 15300.2 of CEQA Guidelines apply to this project. The project is not located in a particularly sensitive, designated, or precisely mapped environmental resource area; and the project is not a historical resource or located within or near a scenic highway. Furthermore, the Project is not a mapped hazardous waste site and is not expected to have a significant effect on the environment due to any unusual circumstances.

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**Reasons why the project poses no environmental impact**

  
Fred Ramirez  
Assistant Community Development Director

7/24/23  
Date