

Public Notice

Conditional Use Permit to allow limited assembly use at MSG Sphere Studios at 3401 Empire Avenue

What is this?

This notice is to let you know that the City of Burbank Planning Commission will be holding a public hearing to consider Project No. 22-0007445, an application for a Conditional Use Permit to allow assembly use at an existing, 28,664-square-foot media services facility on a limited basis. 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. The facility would remain closed to the general public. The subject property is in the M-2 (General Industrial) Zone. The Planning Commission will also determine if the Project is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Sections 15301 (Existing Facilities) and 15303 (New Construction of Small Structures) for small additions to existing structures.

Why am I receiving this notice?

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 to solicit input prior to the final decision.

The Planning Commission will make a decision to approve or deny this project on July 24, 2023. You have the 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 August 8, 2023*).

How do I find out more or participate?

- ☎ Call the project planner, Greg Mirza-Avakyan, at 818-238-5250
- ✉ E-mail the project planner at: gmirzaavakyan@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, July 24th 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: July 10, 2023

Project: Planning Permit No. 22-0007445

Burbank Planning Division - www.burbankca.gov/planning



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Notes

Maps: Need to have dark parcel lines and large street names (must be legible), not less than 9 or 10 font size.

These lines/names can be adjusted using ArcMap properties (right-click on the feature you to adjust, listed on the left side column); to increase the street name size for printing @ 10 font, you'll probably need to select font size 36 or 40 on the ArcMap properties.

The subject property(ies) may also be selected & darkened to clearly identify the project site. Include an arrow or star to label the site.

Text: City Manager wants to update the format to be clearer and have more project description/details, and processing requirements.

The header at the top (underneath 'Public Notice') must include a few words to describe the project (2nd floor addition or whatever).

The project description must be easy to read (for the general public) and not so much technical language (more conversational tone).

Square footages and heights must be accurate. If there are story poles installed on the project site, then state that in the notice.

The Director's decision date should be firm, so that the ending date for the appeal period can be stated in the notice.