



Public Notice of Environmental Decision

Date Posted: 5/27/2021

Date to be Removed: 6/29/2021

Project No. 20-0001110 (Conditional Use Permit, Development Review)

Project Title

3401 Empire Avenue

Project Location (Address)

A request for a Development Review (DR) and a Conditional Use Permit (CUP) to construct a spherical geodesic dome, approximately 186 feet in diameter and 95 feet in height with approximately 28,664 square feet of floor area on an approximately 1.95-acre vacant site. The Project is a prototype facility for Madison Square Garden (MSG) Entertainment's creative teams to develop and edit content prior to its ultimate use in their Las Vegas productions. The Project also includes proposed improvements to the public right-of-way adjacent to the site and onsite parking and landscaping. The Project is located in the M-2 (General Industrial) Zone with a General Plan designation of Regional Commercial.

Project Description

Jeff Worthe, c/o Worthe Real Estate Group

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 Sections 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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The Project meets the above criteria (a) through (e). The Class 32 Categorical Exemption Report for the Project, prepared by De Novo Planning Group provides substantial evidence that:

- a) The Project is consistent with the Regional Commercial land use designation and would result in an FAR of 0.37, which would be less than the maximum FAR allowed within the Regional Commercial land use designation.
- b) The Project is located within the city limits of the City of Burbank on a site that is less than 5. The Project site is comprised of four Assessor's parcels (APNs 2464-004-006, -029, -030, and -031) totaling approximately 1.95 acres located at the northeast corner of North Hollywood Way and Empire Avenue in the City of Burbank. As described in Section 2.0, Project Description, the Project site is located within a developed urban area with commercial, hotel, office, and transportation uses located within the immediate area.
- c) The Project site is a relatively flat primarily rectangular shaped property that is currently vacant and undeveloped. A mix of trees, bushes and shrubs are located along the eastern property boundary; however, the Project site is highly disturbed and does not contain any habitat suitable for endangered, rare, or threatened species. Similarly, the Project area is located within a highly developed area of the City and does not provide 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.
- 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.

Reasons why the project poses no environmental impact


Fred Ramirez
Assistant Community Development Director

5-27-2021
Date