

PUBLIC NOTICE

Director's decision on a request to operate a coffee shop without having to provide parking. The site is located at 2019 W Magnolia Blvd.



What is this?

The City of Burbank Community Development Director will be making a decision to approve or deny an application for **Administrative Use Permit (AUP)** to operate a coffee shop that does not provide parking. The proposed coffee shop will be located in a 1,565 square-foot existing structure previously occupied by a retail tenant and on a site that does not currently provide any off-street parking. Pursuant to § 10-1-1408(2)(h)(fn 2) of the Burbank Municipal Code, restaurant uses up to 2,000 square feet area may locate in a space previously occupied by a retail tenant without having to provide additional parking with approval of an AUP. Tenant improvements are proposed to convert the space from retail to coffee shop. The property is located in the C-3 zoning district (Commercial General Business).

The proposed Project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301(a) of the State CEQA Guidelines pertaining to Categorical Exemption pertaining to Class 1: Existing Facilities.

Why am I getting this?

This notice was mailed to all residents and property owners within 1,000 feet of the project to notify you that the Community Development Director will make decision to approve or deny this project with conditions on April 6, 2026. You have a right to appeal the decision within 15 calendar days of the decision date above (any appeal must be filed no later than 5:00 p.m. within 15 calendar days of the decision date). If no appeal is filed, the decision will become final on April 21, 2026.

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 online at: www.burbankca.gov/pendingprojects
- 📖 Please contact the project planner to set up an appointment for viewing documents related to this project at the Planning office at 150 N. Third Street, Burbank.

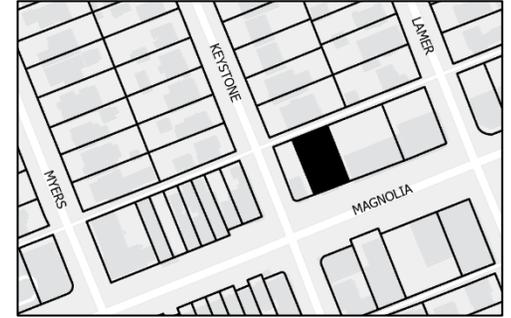
Date: April 6, 2026
Project: Planning Permit No. 25-0005325

Burbank Planning Division - www.burbankca.gov/planning



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