



**COMMUNITY
DEVELOPMENT**

April 28, 2025

VARDAN KASEMYAN
600 W BROADWAY AVE, SUITE 300
GLENDALE, CA 91204

VIA EMAIL: VARDAN@SECDEVELOPMENT.NET

**RE: NOTICE OF DECISION
PROJECT NO. 24-0001007
(CONDITIONAL USE PERMIT)
410 S Victory Blvd, Burbank, CA 91502**

Dear Mr. Kasemyan:

This letter is to notify you that the Planning Commission considered the above-referenced application for Project No. 24-0001007, a Conditional Use Permit to operate to operate a residentially adjacent automobile dealer located at the above-referenced location at the Planning Commission meeting held on April 28, 2025 and approved the application and attached conditions of approval. The signed Planning Commission resolution (including all Conditions of Approval) are enclosed herewith for your records.

Please be advised that the decision of the Planning Commission will become final on the 15th day following the date that the Planning Commission adopted the resolution regarding the decision. The Planning Commission adopted the resolution approving the application on April 28, 2025. Therefore, the 15-day appeal period will end on May 13th, at 5:00 p.m., in accordance with Burbank Municipal Code Section 10-1-1907.3. Any appeal(s) must be submitted to the Planning Division with the applicable filing fee for businesses and members of the public prior to the expiration of the appeal period. The signed Planning Commission Resolution is attached to this letter. **Please complete the required signatures for the Applicant/Permittee and Property Owner on the final page of the Resolution and email a signed copy of the signature page to the Planner at the email address listed below.**

If you have any questions, please contact me by phone at (818) 238 – 5250 or by email at rkeatinge@burbankca.gov.

Sincerely,
COMMUNITY DEVELOPMENT DEPARTMENT

BOBBY KEATINGE
Associate Planner

Enc: Signed Planning Commission Resolution

Cc: Grigor Gevorgyan, 410 S Victory Blvd, Burbank, CA 91502

RESOLUTION NO. 3478

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BURBANK
APPROVING PROJECT NO. 24-0001007, A CONDITIONAL USE PERMIT TO
OPERATE A RESIDENTIALLY ADJACENT AUTOMOBILE DEALER IN AN
EXISTING COMMERCIAL BUILDING AT 410 SOUTH VICTORY BOULEVARD,
BASED ON THE FINDINGS OF FACT AND SUBJECT TO THE ATTACHED
PROJECT CONDITIONS OF APPROVAL**

**(410 South Victory Boulevard – Vardan Kasemyan, on behalf of Grigor
Gevorgyan)**

THE PLANNING COMMISSION OF THE CITY OF BURBANK FINDS:

A. The Planning Commission of the City of Burbank at its regular meeting of April 28, 2025, considered a request for a Conditional Use Permit to allow a residentially adjacent automobile dealer use located at the above-referenced location, in the C-4 Zone. The Project would require the merger of two existing adjacent commercial lots located at 410 and 412 S. Victory Blvd., totaling 5,586 square-feet in area, and the two existing adjacent one-story automobile-related uses, which share side common walls, totaling 2,800 square-feet.

B. Said hearing was properly noticed in accordance with the provisions of Burbank Municipal Code (BMC) Section 10-1-1942.

C. The Planning Commission considered the staff report and recommendations of the City Planner and the evidence presented at such hearing, consistent with BMC Sections 10-1-1935 and 10-1-1936.

D. The Planning Commission exercises its independent judgement and finds that the Project is exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Article 19 (Categorical Exemptions), Section 15301 pertaining to existing facilities and Section 15303 pertaining to conversions of one use to another where only minor modifications are made in the exterior and interior of the 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 the 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.

E. The Project is consistent with the Burbank2035 General Plan. The Project supports General Plan Land Use Goal 1 (Quality of Life) Policy 1.1, which promotes a mix of residential and non-residential land uses provide opportunities for living, commerce, employment, recreation, education, culture, entertainment, civic engagement, and

socializing. The Project proposes to add a new automobile dealer use within an existing commercial building. According to Burbank2035, the Project Site has the land use designation Corridor Commercial, which envisions land uses to include, among other uses, auto-related businesses in appropriate locations. The proposed Project plays a role in supporting the local economy. The Project will provide an automobile dealer use in an area with other automobile and neighborhood-serving commercial uses, consistent with the intent of Burbank2035 Corridor Commercial land use designation. In addition, the Project is supported by Policy 10.1 (Corridor Commercial), which ensures that buildings and businesses are of a size and scale appropriate for a pedestrian-friendly environment. The Project proposes no additional increase in height or floor area within the existing automobile-related structures. The Project is also supported by Policy 10.2 (Corridor Commercial) that ensures that ground-floor façades along primary frontages are attractive and facilitate pedestrian traffic through the use of windows, doors, and other design features. The proposed Project includes the replacement of existing garage doors with new, semi-transparent doors, that will provide a more attractive frontage and will better facilitate pedestrian traffic. Lastly, the Project is supported by Policy 10.6 (Corridor Commercial), which ensures that the design of businesses and surrounding public rights of way maintains the ability of streets and sidewalks to serve pedestrians in commercial corridors. As conditioned, the existing curb cut/driveway apron, which currently serves 410 S. Victory Blvd., shall be removed and replaced with new sidewalk, which will enhance the ability of streets and sidewalks to serve pedestrians in commercial corridors

THE PLANNING COMMISSION OF THE CITY OF BURBANK RESOLVES:

F. The application for Project No. 24-0001007, a Conditional Use Permit to allow a residentially adjacent automobile dealer located at the above-referenced location, in the C-4 Zone and as described above, is hereby approved, subject to the applicant complying with all the requirements of the Burbank Municipal Code (BMC) and the Conditions of Approval attached as Attachment 1 to this resolution. The approval is based on the ability of the Planning Commission to make each of the following findings:

- 1. The use applied for at the location set forth in the application is properly one for which a conditional use permit is authorized by Chapter 10 of the Burbank Municipal Code.*

The Project Site is located within the C-4 (Commercial Unlimited Business) Zone, where the proposed automobile dealer use is a permitted by-right and is conditionally permitted with a CUP when residentially adjacent pursuant to BMC Section 10-1-502. Therefore, this finding can be made.

- 2. The use is not detrimental to existing uses or to uses specifically permitted in the zone in which the proposed use is to be located.*

The C-4 (Commercial Unlimited Business) zone permits a mix of neighborhood-serving commercial uses, including automobile uses. The proposed automobile dealer use will not be detrimental to existing uses or to uses permitted in the C-4 Zone because it will operate within a fully enclosed existing building and will have minimal ingress and egress to the site. The

proposed use is consistent in intensity, traffic, and parking generation with other surrounding C-4 zoned properties, such as office, retail, and automobile facilities that exist in the immediate vicinity of the Project Site. The automobile dealer use will operate each day only between the hours of 8 a.m. and 10 p.m., which is consistent with other commercial uses within the C-4 Zone. Therefore, this finding can be made.

3. *The use will be compatible with other uses on the same lot, and in the general area in which the use is proposed to be located.*

The proposed automobile dealer use is within the vicinity of similar uses in the general area. The automobile dealer use would operate during regular business hours and the hours of operation will not conflict with the residential, office, retail, and other residential uses that surround the Project Site. The existing, legally established auto repair use will continue as incidental to the automobile dealer. Therefore, this finding can be made.

4. *The site for the proposed use is adequate in size and shape to accommodate the use and all of the yards, setbacks, walls, landscaping, and other features required to adjust the use to the existing future uses permitted in the neighborhood.*

The Project Site and proposed tenant improvement will be consistent with the applicable development standards within the Burbank Municipal Code (BMC), including all applicable zoning requirements for the C-4 Zone. The proposed Project includes minor exterior and interior improvements necessary to operate the proposed use. The proposed Project includes no additional increase in height or floor area of the existing structures. The rear parking area shall be designed to accommodate the required dimensions, backup radius, and corner cut off standards to ensure safe circulation of vehicles and pedestrians. A Lot Line Adjustment is required to consolidate the two adjacent parcels and operate as a single business. A Condition of Approval has been added to require the approval of a Lot Line Adjustment application before a Certificate of Occupancy may be issued. Therefore, this finding can be made.

5. *The site for the proposed use relates to streets and highways properly designed and improved to carry the type and quantity of traffic generated or to be generated by the proposed use.*

The Project is located on, South Victory Boulevard, a Major Arterial. The proposed automobile dealer use is not anticipated to generate additional traffic beyond what is currently permitted. The proposed automobile dealer use would generate a similar amount of traffic as other allowable uses permitted uses in the C-4 Zone and can be easily accommodated by roadway capacity of adjacent streets. However, two existing curb cuts/driveway aprons front the Project Site, one which currently serves 410 S. Victory Blvd. and one that currently serves 412 S. Victory Boulevard. As the Project includes the merging of 410 S. Victory Blvd. and 412 S. Victory

Blvd., these features would become nonconforming to the current development standards of the BMC and a Condition of Approval to remove the existing curb cut/driveway currently serving 410 S. Victory Blvd. is necessary to improve pedestrian and vehicle safety. Additionally, Conditions of Approval to permit the existing curb cut/driveway currently serving 412 S. Victory Blvd. to operate as ingress only with appropriate signage will further improve pedestrian safety. Therefore, this finding can be made.

6. *The conditions imposed are necessary to protect the public health, convenience, safety, and welfare.*

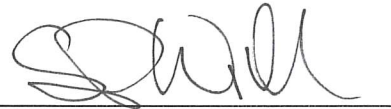
Several Conditions of Approval have been included to protect the public health, convenience, safety and welfare. A Condition of Approval to remove the existing curb cut/driveway currently serving 410 S. Victory Blvd. will protect to protect the public health, convenience, safety and welfare of both pedestrians and vehicles at the adjacent intersection with S. Main Street. Conditions to permit the existing curb cut/driveway currently serving 412 S. Victory Blvd. to operate for ingress only with appropriate signage will further protect the public health, convenience, safety and welfare of pedestrians and vehicles. The Conditions of Approval include compliance with the BMC and other building code and health and safety standards that will ensure ongoing compliance with established limitations on business operations. Therefore, this finding can be made.

G. This Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 pertaining to existing facilities and Section 15303 pertaining to conversions of one use to another where only minor modifications are made in the exterior of the structure and there are no unusual circumstances that would preclude the use of this exemption. There are no unusual circumstances that would preclude the use of this exemption. The City Planner shall file a Notice of Exemption with the Los Angeles County Clerk, within 5 days of the Planning Commission approval. Therefore, this finding can be made.

H. The Secretary of the Planning Commission shall mail a copy of this Resolution to the applicant and report this decision to the City Council in accordance with BMC Section 10-1-1946.B

PASSED AND ADOPTED this 28 day of April.

CITY PLANNING COMMISSION



Samantha Wick
Vice Chair

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
CITY OF BURBANK

I, Fred Ramirez Secretary of the Planning Commission of the City of Burbank, certify that this Resolution was adopted by the City Planning Commission at its regular meeting held on the 28 day of April, 2025 by the following vote:

AYES: Wick, Atteukenian, Bennett, Van Gorder

NOS:

ABSENT: Safarian

ABSTAINED:



Fred Ramirez, Secretary

ATTACHMENT 1

CONDITIONS OF APPROVAL PROJECT NO. 24-0001007 (CONDITIONAL USE PERMIT)

(410 South Victory Boulevard – Vardan Kasemyan, on behalf of Grigor Gevorgyan)

COMMUNITY DEVELOPEMNT DEPARTMENT

Planning Division

1. Project 24-0001007 (Conditional Use Permit) authorizes a residentially adjacent automobile dealer use located at 410 South Victory Boulevard.
2. Unless otherwise approved by the Community Development Director or his/her designee, the Site Plan, Floor Plan, and operational plan shall be substantial conformance with the conceptual plans approved by the Planning Commission on April 28, 2025 (Attachment 2). Minor modifications to the approved plans may be granted by the Community Development Director or his/her designee.
3. This Conditional Use Permit shall automatically expire 12 months after the approval date (will expire on April 28, 2026) unless Permittee has diligently exercised and effectuated the proposed project, as shown by the application(s) for a grading, foundation, or building permit. Prior to the expiration noted expiration period, the Property Owner can request the Community Development Director's approval of a one-time extension of the permit for a period not to exceed one-year from the date of expiration. The approval of the permit extension is at the sole discretion of the Director.
4. Pursuant to Burbank Municipal Code (BMC) Section 10-1-19401, the Permittee, including their successors and assignees, shall defend, indemnify, and hold harmless the City of Burbank (the City) and its agents, officers, employees, agencies, boards, commissions, or City Council from any claim, action or proceeding brought against the City, its agents, officers, employees agencies, boards, commissions, or City Council to attack, set aside, void or annul the subject approval and environmental determination under the California Environmental Quality Act or National Environmental Policy Act by the City, its agents, officers, employees, agencies, commissions, or City Council. The indemnification shall include damages awarded against the City, if any, cost of suit, attorney's fees, administrative expenses, and other costs and expenses incurred in connection with such action, including, but not limited to, all such City costs and expenses incurred by enforcing this indemnification provision. This duty to defend, indemnify, and hold harmless the City and its agents, officials, employees, agencies, boards, commissions, or City Council shall apply even if the applicant fails or refuses to enter into the indemnification agreement. In the event of a legal challenge, the provisions under BMC Section 10-1-19402 shall be followed.

5. This permit or approval may be modified or revoked by the City should it be determined that the proposed use as permitted by this approval or conditions under which they were permitted are detrimental to the public health, welfare, or materially injurious to property or improvements in the vicinity or if the use is maintained to constitute a public nuisance pursuant to the Burbank Municipal Code.
6. The Permittee shall incorporate a copy of this Resolution, including these Conditions of Approval in all construction plans submitted to the Building and Safety Division for a building permit. The applicant shall also provide a separate written document outlining how, or where, each of the Conditions have been addressed in the building permit plan set for all City Division/Department Conditions enclosed and provide the same number of copies as building plan sets submitted for Building Plan Check.
7. The Permittee shall keep a copy of the Conditions onsite at all times available for public review. In addition, the Permittee shall display the current phone and email contact information of the Planning Division and Code Enforcement on a laminated weather-proof (or similar) sign, in a location of the Project Site that is clearly visible from the public right-of-way. The sign shall also state that the Conditions of Approval may be obtained from the City of Burbank Planning Division. The sign shall be installed prior to the issuance of a Certificate of Occupancy and remain in good repair for the life of the Project.
8. A "No Loitering or Listening to Loud Music" sign shall be posted in the front entrance to the building and at entrance from the alley to the rear parking area of the property.
9. By signing and/or using this permit, the Permittee acknowledges all the Conditions imposed and accepts this permit subject to those Conditions and with full awareness of the provisions of Burbank Municipal Code (BMC) Sections 10-1-1913, 10-1-1932, and 10-1-1951. Failure of the permittee to sign these Conditions does not affect their enforceability by the City or other responsible entity. These Conditions are binding upon all future property owners and occupants of the subject property.
10. Smoking shall be prohibited in the outdoor open spaces in accordance with prevailing State of California laws and/or City of Burbank ordinances, whichever is more restrictive.
11. The property at 410-412 S. Victory Boulevard, including any parking facilities, shall be kept free of trash and debris.
12. The Permittee shall comply with all federal, state, and local laws. Violations or convictions of any of those laws in connection with the use will be cause for revocation of this permit.
13. Prior to transfer of ownership and/or operation of the Project Site, the

permittee/owner shall provide a written copy of the application, staff report, and Planning Commission resolution for the project to the new business owner and operator.

14. The Project shall comply with C-4 Zone property development and design standards. Compliance with these standards will be verified at the time of building permit submittal.
15. Prior to applying for the required building permits, the Applicant shall submit to the City a Lot Line Adjustment Application in order to combine the two adjoining lots located at 410 S. Victory Boulevard and 412 S Victory Boulevard. The Lot Line Adjustment shall be approved prior to the issuance of a Final Certificate of Occupancy.
16. Prior to commencement of the use(s) approved by this Permit, the permittee shall file for and get approval of a Business Tax Permit that identifies the proposed use and approved hours of operation.
17. All operations related to the Project shall be conducted entirely onsite, including, but not limited to, vehicle storage and maneuvering, loading and unloading of vehicles, and incidental repairs. Incidental repairs shall take place within the existing building. No operations shall be conducted in the public right-of-way at any time.
18. A sign shall be installed along the South Victory Boulevard frontage to the satisfaction of the Community Development Department, stating that the remaining driveway along S. Victory Blvd. shall be used for ingress only.
19. The hours of operation are limited to 8 a.m. and 10 p.m., Monday through Sunday.
20. Pursuant to BMC Section 10-1-1951, the Conditional Use Permit shall be considered abandoned if the automobile dealer use at this location is discontinued for six consecutive months.
21. All operations inclusive of automobile dealer and automobile repair uses shall occur within the fully enclosed structure.
22. A trash enclosure shall be provided in compliance with the development standards listed in the BMC.
23. The existing and unpermitted perimeter fencing shall be modified to meet the screening and other design standards listed in the BMC.
24. Proposed exterior lighting inclusive of the structure and parking area shall comply with the design standards stated in the BMC to limit potential for spill over onto neighboring properties and the public right-of-way.

Building Division

25. All projects shall comply with Title 9, Chapter 1, of the Burbank Municipal Code, and the **2022 edition** of the California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards and Building Energy Efficiency Standards, including all intervening Code Cycles.
26. A change of occupancy classification or use of any building requires approval of the Building Official. No change shall be made in the character of occupancies or use of any building unless such building is made to comply with all current code requirements.
27. Plans and reports submitted for Plan Check Review are to be submitted electronically. For more information about the online submittal process, please contact the Building Division at 818-238-5220 or via email at eplancheck@burbankca.gov.
28. All Conditions of Approval are to be reproduced on the construction document drawings as part of the Approved Construction Set.
29. All Departments that have provide Conditions of Approval are to review drawings and provide final approval via online electronic review, prior to issuance of Building Permit.
30. The property shall comply with accessibility requirements in the California Building Code and the Americans with Disabilities Act.
31. The parking layout will have to comply with City standards, including minimum turning radii for accessing parking stalls.
32. Separate Permits will be required for the following:
 - a. Demolition
 - b. Grading & Shoring
 - c. Architectural & Structural
 - d. Mechanical
 - e. Plumbing
 - f. Electrical
33. Deferral of any submittal items shall have prior approval of the City Building Official. The registered design professional in responsible charge shall list the deferred submittals on construction documents for review.
34. The City's mandatory Construction & Demolition Debris Diversion Ordinance requires the recycling and diversion of at least 65% of construction and demolition debris. A refundable deposit and non-refundable administrative fee will be collected prior to permit issuance. The Ordinance applies to all demolitions and to

new construction, additions, remodels, renovation, tenant improvement and alteration projects over 500 square feet in scope of work.

35. Approved hours of construction are:
- | | |
|-----------------|--------------------|
| Monday – Friday | 7:00 am to 7:00 pm |
| Saturday | 8:00 am to 5:00 pm |

No construction is permitted by contractors or subcontractors after hours, on Sunday or on City holidays without prior written request and approval from the Community Development Department.

PUBLIC WORKS DEPARTMENT

36. No building appurtenances for utility or fire service connections shall encroach or project into public right-of-way (i.e., streets and alleys). Locations of these appurtenances shall be shown on the building site plan and the off-site improvement plans [BMC 7-3-701.1]
37. No structure is permitted in any public right-of-way or any public utility easements/pole line easements [BMC 7-3-701.1, BMC 9-1-1-3203].
38. Any unused (abandoned) driveway shall be removed and reconstructed with curb, gutter, and sidewalk [BMC 7-3-504].
39. Applicant shall protect in place all survey monuments (City, County, State, Federal, and private). Pursuant to California Business and Professions Code Section 8771, when monuments exist that may be affected by the work, the monuments shall be located and referenced by or under the direction of a licensed land surveyor or licensed civil engineer legally authorized to practice land surveying, prior to construction, and a corner record or record of survey of the references shall be filed with the county surveyor. A permanent monument shall be reset, or a witness monument or monuments set to perpetuate the location if any monument that could be affected, and a corner record or record of survey shall be filed with the county surveyor prior to the recording of a certificate of completion for the Project.
40. Any work within the public right-of-way must be permitted and approved by the Public Works Department before construction can commence. All construction work in the public right-of-way must comply with Burbank Standard Plans and must be constructed to the satisfaction of the City Engineer. A Public Works EXCAVATION PERMIT is required. The excavation permit requires a deposit acceptable to the Public Works Director to guarantee timely construction of all off-site improvements. Burbank Standard Plans can be accessed at <http://file.burbankca.gov/publicworks/OnlineCounter/main/index.htm>
41. Prior to the issuance of a Certificate of Occupancy, remove and reconstruct any portion of sidewalk that is uneven or up-heaving fronting the property along South Victory Boulevard per City of Burbank Standards. Contact the Public Works

Inspection Office at (818)-238-3955 to have these areas identified after obtaining a Public Works Excavation permit [BMC 7-3-501].

42. Prior to the issuance of a Certificate of Occupancy remove all unused existing driveways and construct with sidewalk, curb, and gutter.
43. Prior to the issuance of a Certificate of Occupancy any portion of the public parkway (curb, gutter, driveways, landscape, etc.) that is broken, uneven or uplifted at the end of the project must be reconstructed to the satisfaction of the City Engineer. The repairs and/or reconstruction will be required whether the damage is pre-existing or is a result of the project. Contact the Public Works Inspection Office at (818) 238-3955 to have these areas inspected and identified after obtaining a Public Works Excavation Permit [BMC 7-3-501].
44. If any utility cuts are made on South Victory Boulevard adjacent to the property, applicant will have to restore the street fronting the property per City of Burbank paving requirements.
45. Additional impacts to street triggered by this project could extend the paving restoration limits.
46. Building access doors, loading docks doors, and access gates may not swing open into the public right-of-way [BMC 7-3-701.1].

For additional information or questions, please contact Jose I. Rodriguez, Civil Engineer Associate at (818) 238-3968.

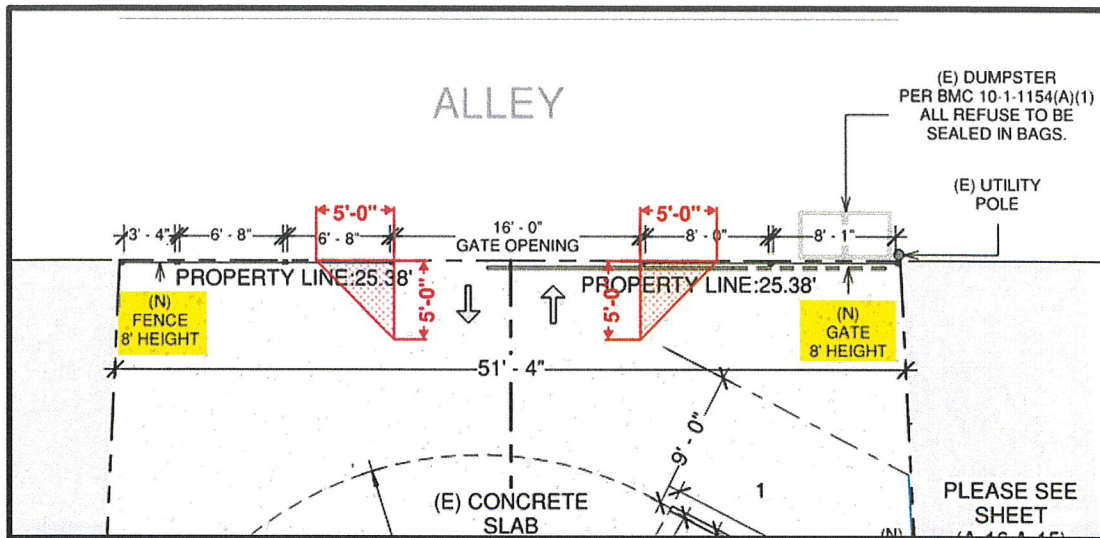
47. An Industrial Waste Discharge Permit will be required [BMC 8-1-502 and BMC 8-1-503].
48. Every building or structure in which plumbing fixtures are installed which conveys sewage must be connected to the municipal wastewater system [BMC 8-1-104].
49. Pollutants, including construction debris, soil, and other discharges, are prohibited from entering the City's sewer collection system [BMC 8-1-501.1]. Discharges that exceed the local limits per BMC 8-1-501.4 are prohibited. In addition, the applicant shall not obstruct or damage any part of the City sewer system and shall reimburse the City for sanitary sewer overflows and the reasonable costs of necessary maintenance and/or repair of the sewer system [BMC 8-1-311]. As such, it is required that all existing private sewer laterals are capped prior to any demolition activities.
50. A backwater valve is required on every private sewer lateral(s) connected to a private building(s), unless it can be shown that all fixtures contained therein have flood level rim elevations above the elevation of the next upstream maintenance hole cover of the public sewer serving the property, or a conditional waiver is granted by the Director [BMC 8-1-313]. Please note that the Public Works

Wastewater Division will not sign off on the Certificate of Occupancy until the owner/developer provides proof that the backwater valve(s) has been installed.

51. Best Management Practices shall apply to all construction projects and shall be required from the time of land clearing, demolition, or commencement of construction until receipt of a certificate of occupancy [BMC 9-3-407].

For additional information or questions, please contact Larry Rivera at (818) 238-3930.

52. The Project shall remove the existing curb cut/driveway apron, which currently serves 410 S. Victory Blvd., as shown on the Plans.
53. The parking shall be so arranged that it shall not be necessary to back into a major or secondary highway to exit from the parking area [BMC 10-1-1403]. The remaining driveway along S. Victory Blvd. shall be for ingress only; vehicles shall not exit the property or enter S. Victory Blvd. from this driveway.
54. For Retail, Commercial, Banks, Medical Offices: Parking spaces shall have a minimum width of 9 feet and a minimum length of 18 feet [BMC 10-1-1401].
55. Parking Stall #2 shall be revised to meet the width requirement. ADA parking stalls shall be constructed per Caltrans Standard Plan A90A. ADA parking stalls shall a minimum width of 9 feet and a minimum length of 18 feet.
56. Install striping & pavement markings to clearly indicate each parking stall and the pedestrian path of travel in the parking lot. Internal circulation patterns and the location and traffic direction of all access drives shall be designed and maintained in accordance with accepted principles of traffic engineering and traffic safety [BMC 10-1-1417].
57. The proposed 8-foot fence at the rear of the shall be revised on the plans submitted for building plan check so that no visual obstruction shall be erected or maintained above 3' high or below 10' high in a 5' by 5' visibility cut-off at intersection of street/alley and driveway [BMC 10-1-1303(C)].



For questions, please contact Traffic Engineering at 818-238-3915.

FIRE DEPARTMENT

58. Storage, use, dispensing, mixing and handling of flammable and combustible liquids shall be in accordance with the California Fire Code including but not limited to Bulk Transfer and Fuel-Delivery systems.
59. Plans shall be submitted for review and approval by the Fire Department with each application for a permit to store more than 5,000 gallons of liquids outside of buildings in drums or tanks. The plans shall indicate the method of storage, quantities to be stored, distances from buildings and property lines, access ways, fire protection facilities, and provisions for spill control and secondary containment.
60. Prevention, control and mitigation of dangerous conditions related to storage, dispensing, use and handling of hazardous materials and information needed by emergency response personnel shall be in accordance with the California Fire Code as amended by the Burbank Municipal Code.
61. Permits are required to store, dispense, use or handle hazardous material in excess of quantities specified the California Fire Code as amended by the Burbank Municipal Code.
62. Permits are required to install, repair, abandon, remove, place temporarily out of service, close or substantially modify a storage facility or other area regulated by the California Fire Code.
63. Each application for a Hazardous Material Permit shall include a hazardous materials management plan (HMMP) and hazardous materials inventory statement (HMIS) as defined by the California Fire Code and amended by the Burbank Municipal Code. Codes related to Hazardous Materials are but not limited

to CFC Section 23, 24, 32, 50, 51, 53, 54, 57, 58, 59, and 61. BMC 9-1-5001.5.1(a), 9-1-9-5003.3.1.5, 9-1-9-5003.3.1.6, 9-1-9-5003.4.1,

WATER & POWER DEPARTMENT

64. A single premise may only have a single electrical service entrance for any building or group of buildings; therefore, the applicant will need to consolidate the existing electrical main services into a single centralized location. A maximum of 400A of single-phase and 200A of three-phase service may be provided from the overhead facilities. If the customer requires additional capacity above the aforementioned, onsite transformation facilities will be required on the property. The applicant should provide a secondary load schedule and single line diagram for the entire property to obtain a Confirmation of Electrical Service from BWP to facilitate consolidation of the main electrical services.

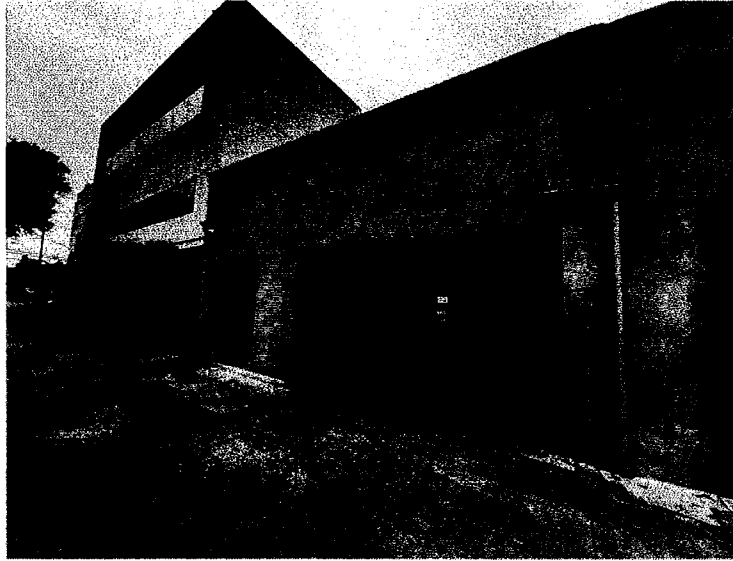
To discuss service options and requirements, the applicant should contact BWP's Commercial Service Planner at (818) 238-3565 or by emailing ECOM@burbankca.gov.

X _____
Signature of Applicant/Permittee

X _____
Signature of Property Owner

ATTACHMENT 2

APPROVED PLANS



RENAME HERE

City of
Caldwell
Planning & Community
Development

**CALLER
MOTORSPORTS &
LEASING**

SEC
REPERMITS
DEPARTMENT

CITY #/WHEEL YEAR

NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND CODES, LATEST EDITIONS, UNLESS OTHERWISE SPECIFIED.

2. ALL DIMENSIONS SHALL BE IN FEET AND INCHES, UNLESS OTHERWISE SPECIFIED.

3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND CODES, LATEST EDITIONS, UNLESS OTHERWISE SPECIFIED.

4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND CODES, LATEST EDITIONS, UNLESS OTHERWISE SPECIFIED.

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9. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND CODES, LATEST EDITIONS, UNLESS OTHERWISE SPECIFIED.

10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND CODES, LATEST EDITIONS, UNLESS OTHERWISE SPECIFIED.

ALLEY

VICTORY

PROJECT INFORMATION	
OWNER/ARCHITECT:	SEI GROUP
PROJECT ADDRESS:	1500 N. LAKE STREET, CHICAGO, IL 60610
DATE OF SUBMITTAL:	10/15/2018
DATE OF REVISION:	10/15/2018
PROJECT TYPE:	RENOVATION
DESCRIPTION:	RENOVATION OF EXISTING BUILDING FOR OFFICE USE.
APPLICANT:	SEI GROUP
DATE OF RECEIPT:	10/15/2018
STATUS:	PENDING

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND CODES, LATEST EDITIONS, UNLESS OTHERWISE SPECIFIED.

2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND CODES, LATEST EDITIONS, UNLESS OTHERWISE SPECIFIED.

3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND CODES, LATEST EDITIONS, UNLESS OTHERWISE SPECIFIED.

EXISTING FLOOR PLAN

4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND CODES, LATEST EDITIONS, UNLESS OTHERWISE SPECIFIED.

5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND CODES, LATEST EDITIONS, UNLESS OTHERWISE SPECIFIED.

EXISTING ROOF PLAN

NO CHANGES TO EXISTING ROOF.

NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND CODES, LATEST EDITIONS, UNLESS OTHERWISE SPECIFIED.

2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND CODES, LATEST EDITIONS, UNLESS OTHERWISE SPECIFIED.

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10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND CODES, LATEST EDITIONS, UNLESS OTHERWISE SPECIFIED.

EXISTING FLOOR PLAN

PROJECT INFORMATION	
OWNER/ARCHITECT:	SEI GROUP
PROJECT ADDRESS:	1500 N. LAKE STREET, CHICAGO, IL 60610
DATE OF SUBMITTAL:	10/15/2018
DATE OF REVISION:	10/15/2018
PROJECT TYPE:	RENOVATION
DESCRIPTION:	RENOVATION OF EXISTING BUILDING FOR OFFICE USE.
APPLICANT:	SEI GROUP
DATE OF RECEIPT:	10/15/2018
STATUS:	PENDING

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND CODES, LATEST EDITIONS, UNLESS OTHERWISE SPECIFIED.

2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND CODES, LATEST EDITIONS, UNLESS OTHERWISE SPECIFIED.

3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND CODES, LATEST EDITIONS, UNLESS OTHERWISE SPECIFIED.

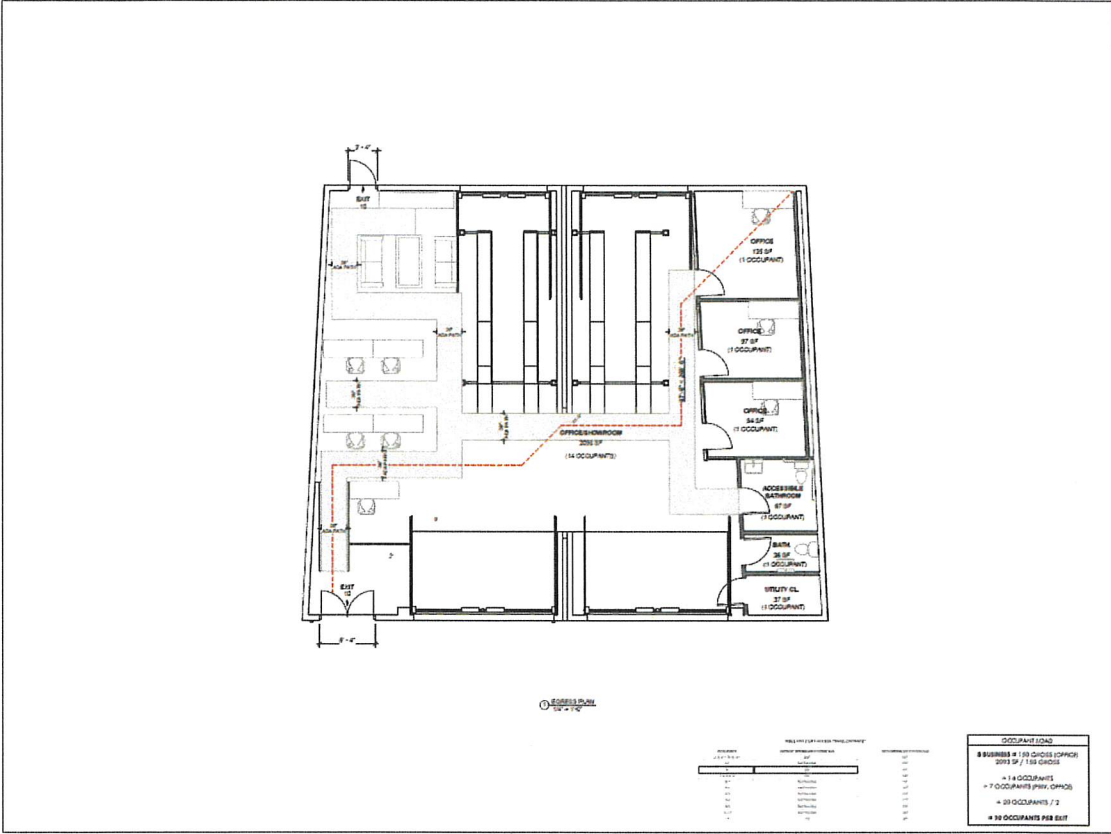
EXISTING FLOOR PLAN

4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND CODES, LATEST EDITIONS, UNLESS OTHERWISE SPECIFIED.

5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO ORDINANCES AND CODES, LATEST EDITIONS, UNLESS OTHERWISE SPECIFIED.

EXISTING ROOF PLAN

NO CHANGES TO EXISTING ROOF.



EGRESS PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/14	ISSUED FOR PERMITS

OCCUPANCY

Business # / 100 GROSS SQUARE FEET / 100 GROSS	1 / 1000
Office	1
Health Cl.	1
Bath	1
Accessible Bathroom	1
Office-Henroom	14
Office	3
Office	1
29 OCCUPANTS / 2	
29 OCCUPANTS PER SUIT	

REVISE DATE:

CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF WORK AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.

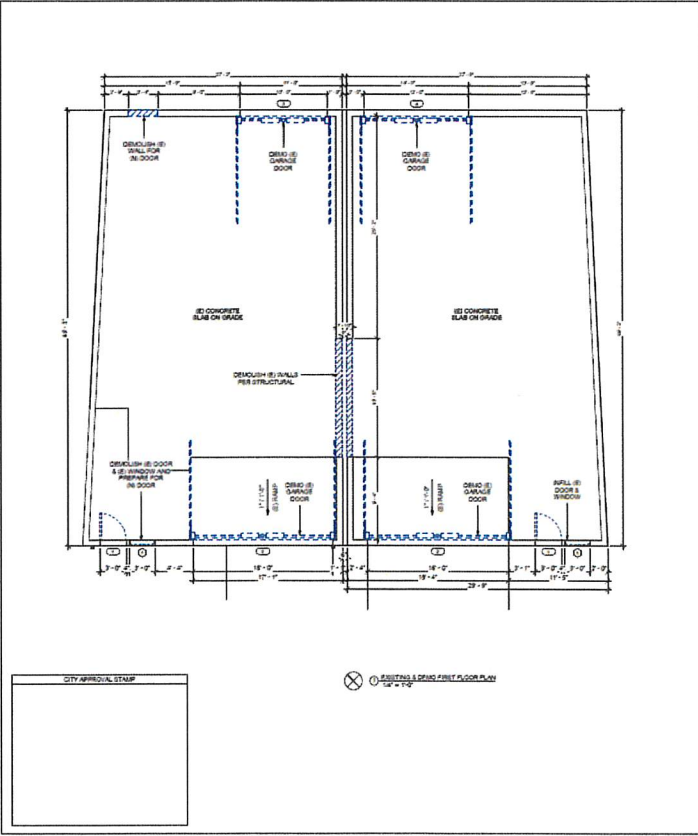
OWNER: CHRYSLER FINANCIAL GROUP, 1000 AVENUE OF THE STARS, SUITE 1000, FORT MYERS, FL 33902

PROJECT NAME: CHRYSLER FINANCIAL GROUP OFFICE BUILDING

DATE: 10/15/14

SCALE: 1/8" = 1'-0"

A-4



EXISTING & DEMO FLOOR PLAN

EXISTING DOOR SCHEDULE

NO.	TYPE	SWEEP	OPERATION	FINISH	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS
1	30"	30"	SW	ALUM	GL	GL	GL	GL	GL	GL	GL	GL
2	30"	30"	SW	ALUM	GL	GL	GL	GL	GL	GL	GL	GL
3	30"	30"	SW	ALUM	GL	GL	GL	GL	GL	GL	GL	GL
4	30"	30"	SW	ALUM	GL	GL	GL	GL	GL	GL	GL	GL

EXISTING WINDOW SCHEDULE

NO.	TYPE	SWEEP	OPERATION	FINISH	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS	GLASS
1	30"	30"	SW	ALUM	GL	GL	GL	GL	GL	GL	GL

LEGEND

EXISTING DOOR SCHEDULE

EXISTING WINDOW SCHEDULE

REVISE DATE:

CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS OF WORK AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.

OWNER: CHRYSLER FINANCIAL GROUP, 1000 AVENUE OF THE STARS, SUITE 1000, FORT MYERS, FL 33902

PROJECT NAME: CHRYSLER FINANCIAL GROUP OFFICE BUILDING

DATE: 10/15/14

SCALE: 1/8" = 1'-0"

A-5

⊗ CITY APPROVAL STAMP

FINISHED FLOOR FINISHES							
NO.	SYMBOL	FINISH	REMARKS	QUANTITY	UNITS	PRICE	TOTAL
01	1/8" P.L.P.	WOOD	RECEPTION	100	SQ. FT.	1.50	150.00
02	3/4" P.L.P.	WOOD	OFFICE	100	SQ. FT.	2.00	200.00
03	3/4" P.L.P.	WOOD	CONFERENCE	100	SQ. FT.	2.00	200.00
04	3/4" P.L.P.	WOOD	RESTROOM	100	SQ. FT.	2.00	200.00
05	3/4" P.L.P.	WOOD	STAIR	100	SQ. FT.	2.00	200.00
06	3/4" P.L.P.	WOOD	HALL	100	SQ. FT.	2.00	200.00
07	3/4" P.L.P.	WOOD	LOBBY	100	SQ. FT.	2.00	200.00
08	3/4" P.L.P.	WOOD	MEETING	100	SQ. FT.	2.00	200.00

FINISHED CEILING FINISHES							
NO.	SYMBOL	FINISH	REMARKS	QUANTITY	UNITS	PRICE	TOTAL
01	1/2" P.L.P.	WOOD	RECEPTION	100	SQ. FT.	1.50	150.00
02	3/4" P.L.P.	WOOD	OFFICE	100	SQ. FT.	2.00	200.00
03	3/4" P.L.P.	WOOD	CONFERENCE	100	SQ. FT.	2.00	200.00
04	3/4" P.L.P.	WOOD	RESTROOM	100	SQ. FT.	2.00	200.00
05	3/4" P.L.P.	WOOD	STAIR	100	SQ. FT.	2.00	200.00
06	3/4" P.L.P.	WOOD	HALL	100	SQ. FT.	2.00	200.00
07	3/4" P.L.P.	WOOD	LOBBY	100	SQ. FT.	2.00	200.00
08	3/4" P.L.P.	WOOD	MEETING	100	SQ. FT.	2.00	200.00

OCCUPANCY LOAD
 100 PER 100 SQUARE FEET
 100 PER 100 SQUARE FEET
 100 PER 100 SQUARE FEET

RESTROOM INTERIOR ELEVATIONS
 1. RESTROOM
 2. RESTROOM

CITY APPROVAL STAMP

⊗ CITY APPROVAL STAMP

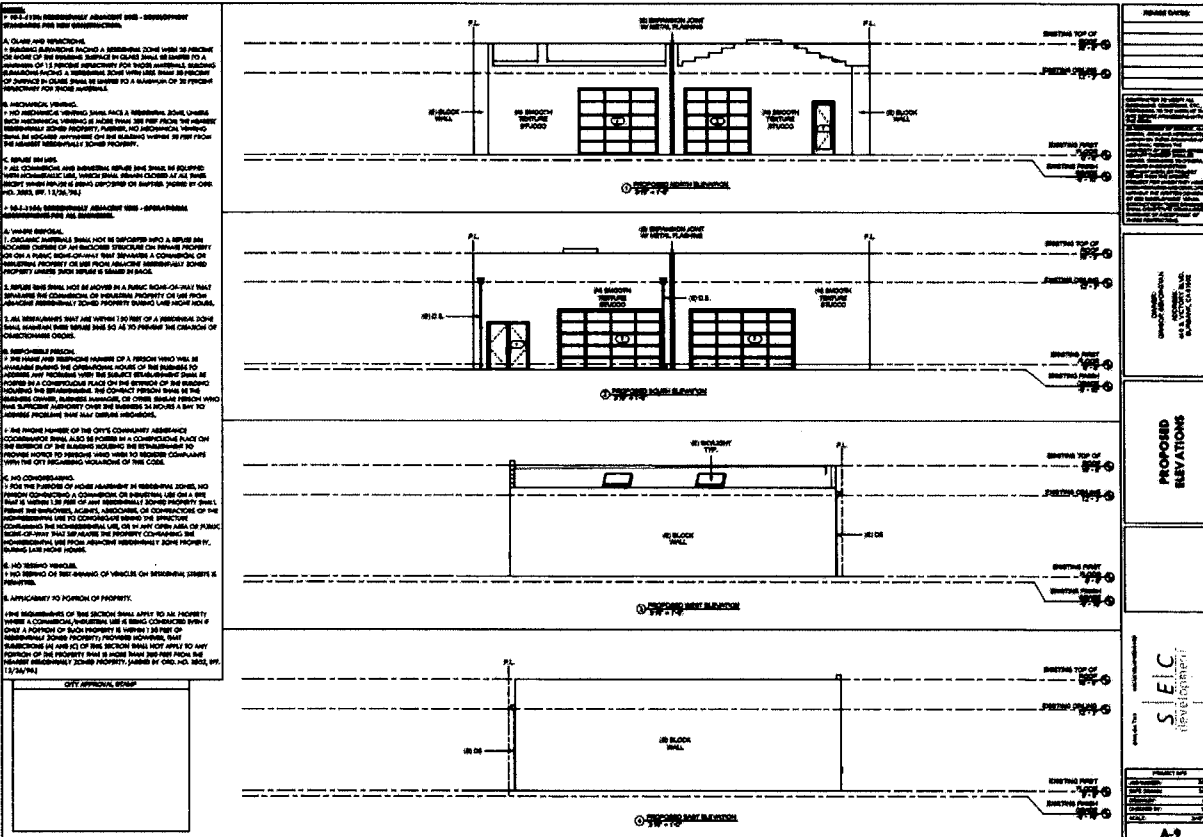
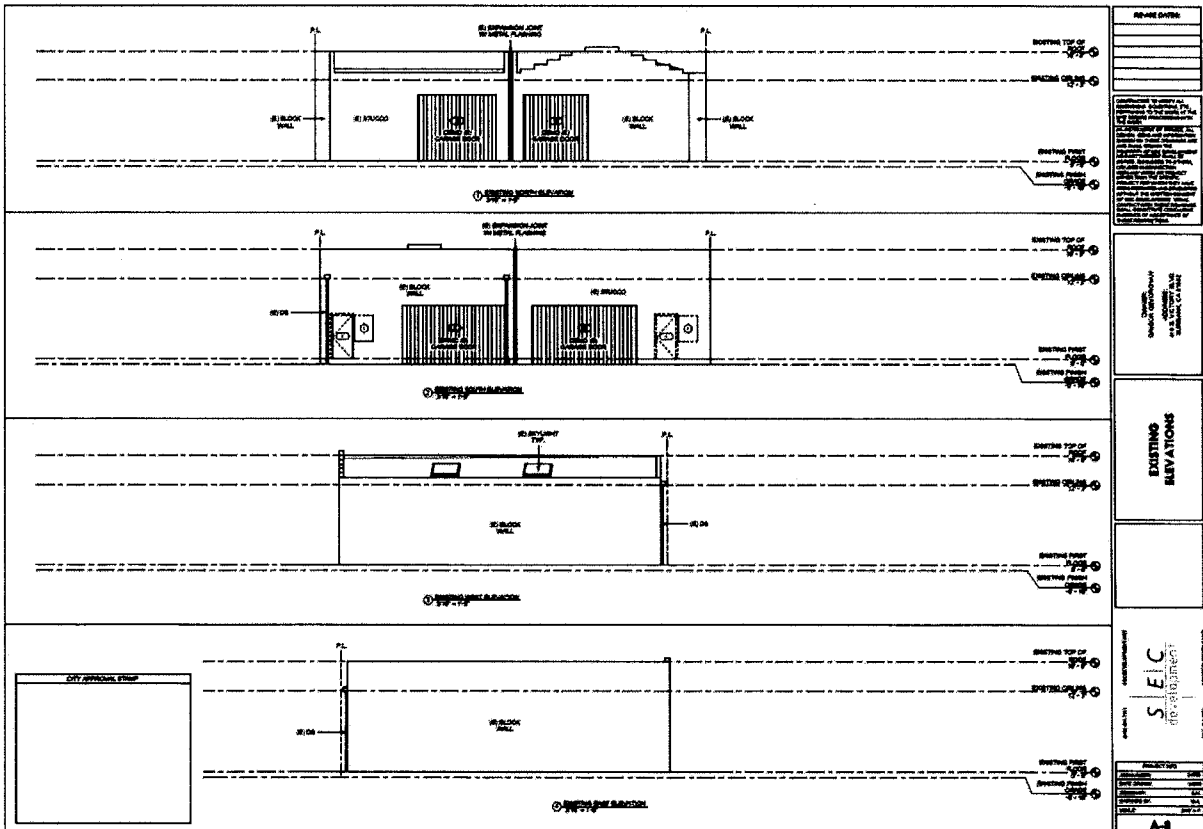
⊗ CITY APPROVAL STAMP

LIGHT FIXTURES		
FIXTURE LIGHT	SYMBOL	QUANTITY
RECESSED CANT	●	10
RECESSED ACROSS CANOPY	●	10
EXIT SIGN	EXT	1
RECESSED	●	10

ELECTRICAL SYMBOLS		
SYMBOL	DESCRIPTION	NOTES
○	SWITCH	
□	RECEPT	
□	CONDUIT	
□	TRUNKING	
□	TRUNKING	
□	TRUNKING	
□	TRUNKING	
□	TRUNKING	

CITY APPROVAL STAMP

⊗ CITY APPROVAL STAMP



SECTION 1100 - EXISTING AND PROPOSED ELEVATIONS FOR NEW CONSTRUCTION.

A. QUALITY AND FINISHES.
 1. FINISHES AND MATERIALS SHALL BE SUBSTANTIAL AND DURABLE. FINISHES SHALL BE APPLIED TO A DEPTH OF 1/8" UNLESS OTHERWISE SPECIFIED. FINISHES SHALL BE APPLIED TO A DEPTH OF 1/8" UNLESS OTHERWISE SPECIFIED. FINISHES SHALL BE APPLIED TO A DEPTH OF 1/8" UNLESS OTHERWISE SPECIFIED.

B. MECHANICAL SYSTEMS.
 1. MECHANICAL SYSTEMS SHALL BE SUBSTANTIAL AND DURABLE. MECHANICAL SYSTEMS SHALL BE APPLIED TO A DEPTH OF 1/8" UNLESS OTHERWISE SPECIFIED. MECHANICAL SYSTEMS SHALL BE APPLIED TO A DEPTH OF 1/8" UNLESS OTHERWISE SPECIFIED.

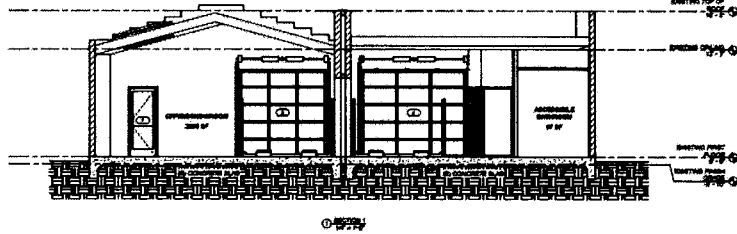
C. MAINTENANCE.
 1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES, CALIFORNIA, AND THE STATE OF CALIFORNIA. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES, CALIFORNIA, AND THE STATE OF CALIFORNIA.

D. GENERAL NOTES.
 1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES, CALIFORNIA, AND THE STATE OF CALIFORNIA. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE CITY OF LOS ANGELES, CALIFORNIA, AND THE STATE OF CALIFORNIA.

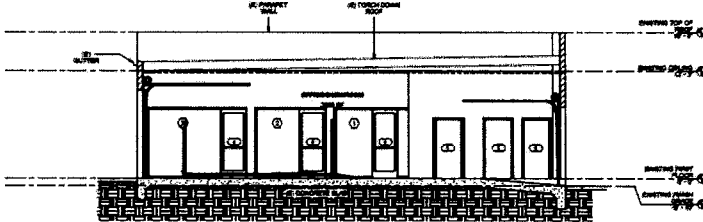
E. CITY APPROVAL STAMP.

PROJECT NO.	123456
DATE	10/20/2023
SCALE	AS SHOWN
DESIGNER	S.E.I.C.
CHECKED BY	J. SMITH
APPROVED BY	M. JONES

PROJECT NO.	123456
DATE	10/20/2023
SCALE	AS SHOWN
DESIGNER	S.E.I.C.
CHECKED BY	J. SMITH
APPROVED BY	M. JONES



SECTION A-10



SECTION A-11

REVISIONS:

DATE: 11/15/17
 DRAWN BY: J. B. [unreadable]
 CHECKED BY: [unreadable]
 PROJECT: [unreadable]
 SHEET: [unreadable]

PROJECT: [unreadable]
 SHEET: [unreadable]

SECTIONS

[Blank space]

SCALE: [unreadable]
 PROJECT: [unreadable]
 SHEET: [unreadable]

PROJECT:

A-10