



**COMMUNITY
DEVELOPMENT**

Public Notice of Draft Environmental Decision

Date Posted: April 30, 2025
Date to be Removed: May 14, 2025

Project No. 24-0001007 (Conditional Use Permit)

Project Title

410-412 S. Victory Blvd., Burbank, CA 91502

Project Location (Address)

The project is an application for a Conditional Use Permit (CUP) to operate a residentially adjacent automobile dealer located at the above-referenced location, in the C-4 (Commercial Unlimited) Zone. The project would require the merger of two existing adjacent lots located at 410 and 412 S. Victory Blvd., totaling 5,586 square feet in area, and the merging of the two existing, one-story commercial buildings currently used for automobile-related uses, which share side common walls. The combined building size would be 2,800 square feet.

Project Description

Vardan Kasemyan, on behalf of business owner Grigor Gevorgyan

Project Applicant

Bobby Keatinge, Associate Planner

(818) 238-5250

Project Manager

Phone

Director's Environmental Decision:

X **Categorically Exempt**

The Planning Commission found the Project to be exempt from the California Environmental Quality Act (CEQA) in accordance with 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. 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.

Reasons why the project poses no environmental impact


Fred Ramirez
Assistant Community Development Director - Planning

5-1-25
Date