



COMMUNITY DEVELOPMENT

August 21, 2026

VARDAN KASEMYAN
600 W BROADWAY SUITE 300
GLENDALE, CA 91204

RE: Decision Letter
Project No. 25-0004448 (Lot Line Adjustment)
410 S Victory Blvd (APNs: 2451-022-024; 2451-022-023)

Dear Applicant:

This letter is to notify you that the Community Development Director has **conditionally approved** your application for a Lot Line Adjustment (LLA) to merge two abutting parcels, Assessor's Parcel Numbers (APNs) 2451-022-024 and 2451-022-023, pursuant to the ability of staff to affirmatively determine the project satisfies the requisites for approval (Attachment B).

This approval is contingent upon the implementation and completion of the attached Conditions of Approval (Attachment C) and the successful completion of the next steps, which are required prior to final recordation of the Certificate of Compliance and approved LLA map.

Next Steps:

1. Address or resolve conditions from City departments prior to Steps 2 through 5 as applicable.
2. Return a signed and notarized Certificate of Compliance document with attached Legal Descriptions and Exhibits (Attachment D). The document shall be notarized with a full-page acknowledgement.
3. Upon review for compliance with the Conditions of Approval, City staff will return these documents to the Applicant. The Applicant will be responsible for recording these documents with the Los Angeles County Recorder's Office.
4. After the Certificate of Compliance and map has been recorded with the Los Angeles County Recorder's office, the Applicant shall provide a copy of the original recorded document to the Burbank Planning Division within 15 days of its recording with the County.
5. Submit to the City a Grant Deed or other instrument conveying ownership of the land area subject to the lot line adjustment. The document shall be notarized with a full page acknowledgement.

Please be advised that the decision of the Community Development Director is final upon the issuance of this letter. If you have any questions concerning this letter, please contact me at (818) 238-5250 email at sdurghalli@burbankca.gov.

Sincerely,



Sara Durghalli
Associate Planner
Community Development Department



Patrick Prescott,
Community Development Director

Enc: Attachment A: Project Summary and Background Information
Attachment B: Findings for Granting a Lot Line Adjustment Approval
Attachment C: Conditions of Approval
Attachment D: Certificate of Compliance with Exhibits (Existing and Proposed Legal Description & Map)

ATTACHMENT A

Project Summary and Background Information

APPLICANT: VARDAN KASEMYAN

PROJECT TITLE: Project No. 25-0004448 – Lot Line Adjustment

PROJECT ADDRESS 410 S Victory Blvd

ZONING: C-4

GENERAL PLAN:

Corridor Commercial

SITE AND NEIGHBORHOOD CONTEXT: 410 S Victory Blvd is currently developed with two existing adjacent one-story automobile-related facilities, which share side common walls, totaling 2,800 square feet. The existing commercial building on the property has an approved Conditional Use Permit (CUP) for an Automobile Dealer use, approved via Reso. No. 3478. The Lot Line Adjustment was a condition of approval (15) on the CUP. The two adjoining parcels under common ownership combine for approximately 5,586 square feet. The surrounding neighborhood consists of commercial and a mix of high, medium and low-density residential housing uses. The project site is located at the south of, collector street, W. Verdugo Ave. and west of local street, W. Providencia Ave. and is served by S Victory Blvd., a major arterial street.

PROJECT DESCRIPTION:

A lot Line Adjustment to merge abutting parcels, Assessor's Parcel Number (APN) 2451-022-024 (Parcel 1) and APN 2451-022-023 (Parcel 2). The Lot Line Adjustment would reconfigure the two existing parcels into one single parcel. No new parcels would be created.

MUNICIPAL CODE CONFORMANCE:

The Project conforms to all Burbank Municipal Code (BMC) requirements in Title 10 (Zoning Regulations) and Title 11 (Subdivisions).

The Project will not create any new nonconformities with regard to property development standards in the C-4 zone contained in BMC Section 10-1-724 including, but not limited to: lot size and dimensions, maximum lot coverage, required setbacks, building heights, landscaping, parking, and open space requirements. After reconfiguration, the new parcel will also continue to be in conformance with Burbank 2035 General Plan General Plan policies of for Corridor Commercial land use designation.

The Project is also consistent with the Subdivision requirements for Lot Line Adjustments contained in Title 11 of the BMC because the Lot Line Adjustment is between four or fewer existing adjoining parcels, and does not create a greater number of parcels than originally existed. Pursuant to BCM Section 11-1-713, the Project also meets the required findings by the Director of Community Development for granting an approval (see Attachment B).

ENVIRONMENTAL REVIEW: The project is exempt from environmental review in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15268 pertaining to ministerial decisions including lot line adjustments between legal parcels.

ATTACHMENT B

Findings for Granting a Lot Line Adjustment Approval

Burbank Municipal Code (BMC) Section 11-1-109 allows for lot line adjustments between two or more (but fewer than four) adjacent parcels, where the land taken from one parcel is added to an adjacent parcel and a greater number of parcels than originally existed is not thereby created. The lot line adjustment shall be exempt from the Parcel Map requirements of Sections 11-1-106 and 11-1-114 if a waiver is obtained pursuant to the provisions of Section 11-1-713 of the BMC.

The Community Development Director finds that the proposed project satisfies the requisite findings contained in Subsection D of BMC Section 11-1-713 necessary for approval of a Lot Line Adjustment with a waiver from parcel map requirements, subject to the attached conditions of approval.

- (1) *The design of each parcel described in the request for waiver is in substantial conformance with the tentative map, as approved.*

The proposed Lot Line Adjustment substantially conforms to all provisions of local subdivision ordinances in the City of Burbank. The proposed lot line adjustment removes the property boundary between Parcel 1 (APN 2451-022-024) and Parcel 2 (APN 2451-022-023), resulting in one parcel approximately 5,586 square feet in size. The proposed lot line adjustment will result in a property that is in substantial conformance with the existing Tract No. 9017, M.B. 126-34-35.

- (2) *The proposed land division complies with all applicable requirements as to area, improvement and design, flood and water drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, environmental protection and other requirements of the Subdivision Map Act and of the Burbank Municipal Code.*

The Project was reviewed against all requirements of the Subdivision Map act and the BMC. The Project complies with the requirements of Subdivision (d) of Section 66412 of the Government Code related to maximum number of parcels allowed (four or fewer) and by not increasing the number of parcels than originally existed. The Project was also reviewed by the Planning, Real Estate, and Building Divisions of the Community Development Department, as well as Public Works and Water and Power Departments for consistency with the Burbank 2035 General Plan and relevant BMC standards. With no further comments or conditions beyond those which have been included with this approval, the project will comply with this finding upon the completion of the attached Conditions of Approval.

ATTACHMENT C

Conditions of Approval

Planning Division

1. Project No. 25-0004448 approves a Lot Line Adjustment to merge two adjoining parcels into one new parcel at 440 S. Victory Blvd. After the Lot Line Adjustment, the merged parcel will have the net area of approximately 5,586 square feet. The reconfiguration will not result in the creation of more parcels than previously existed.
2. The operation/ construction on the site shall remain in substantial conformance with the request and with the application materials submitted by the applicant and placed on file in the office of the Planning Division.
3. The applicant shall comply with all federal, state, and local laws. Violations or conviction of any of those laws in connection with the use will cause revocation of this permit.
4. The applicant shall list these conditions of approval on the title or specifications page of all plans submitted to the Engineering Division and/ or Building Division.
5. By signing and/ or using this Lot Line Adjustment, the permittee acknowledges all of the conditions imposed and accepts this permit subject to those conditions and with full awareness of the provisions of the Burbank Municipal Code. Failure of the permittee or property owners to sign these conditions does not affect their enforceability by the City of either responsible entity. These conditions are binding upon all future property owners and occupants of the subject property.
6. This permit or approval shall expire if a Certificate of Compliance has not been filed and recorded with the County Recorder within thirty (30) months from the date of this approval (August 21, 2026) in accordance with Section 11-1-712 of the Burbank Municipal Code. The applicant shall provide one copy of the original document that was filed within fifteen (15) business days of recordation to the City of Burbank Planning Division.

Building Division

7. All projects shall comply Title 9, Chapter 1, of the Burbank Municipal Code, and the 2025 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. The 2022 California Building Standards Code is applicable to projects that submit a building permit application on or before December 31, 2025. The 2025 California Building Standards Code is applicable to projects that submit a building permit application on or after January 1, 2026.
8. Proper building setbacks must be maintained per CBC & Fire code.
9. The California Division of Mines and Geology Active Fault Near-Source Zones Map for Burbank indicates the City is within 2 km- 5 km of the Verdugo and Hollywood Faults. Structural design must address the impact of the near fault zone.

10. The California Division of Mines and Geology Active Fault Near-Source Zones Map for Burbank indicates the City is within 2 km- 5 km of the Verdugo and Hollywood Faults. Structural design must address the impact of the near fault zone.
11. A hydrology study, additional geotechnical investigation or other similar special reports may be required. The applicant should contact the Building Division to verify the applicable requirements.
12. Projects must comply with the requirements of the National Pollutant Discharge Elimination System (NPDES/ SUSMP). (BMC Chapter 7, Article19)
13. Screening will be required for all equipment located in front and side yards. The screening will include the electrical panels, A/C compressor units, gas meters, and transformers. All screening will be subject to approval by the Building Division and BWP. Contact the Building Division for additional information.
14. Energy calculations are required.
15. Development Impact Fees are calculated using gross square footage tabulations and unit fees as published in the Burbank Fee Resolution. An estimated Development Impact Fee is available by contacting the Building Division. This fee will be due prior to the issuance of a building permit.
16. The project is in the Mountain Fire Zone and must comply with all applicable requirements in accordance with Sec. 7-1-3201 and 7-1- 3202 of the BMC. And must meet all set back requirements as stated in the 2001 CBC for hillsides.
17. Provide a Site Plan clearly showing all setbacks and any disabled access from the street, drawn at a minimum scale of 1"=10'-0" scale.
18. The City of Burbank offers an optional GREEN BUILDING INCENTIVE PROGRAM. PERMIT FEE REDUCTIONS are available for participation in the program, for more additional information on Green Buildings visit our web site at www.burbankca.org/building/bggreen.

Public Works Department

19. Lot line adjustment documents (existing and proposed legal descriptions) shall describe a closed transverse for each existing and proposed parcel.
20. The applicant shall provide existing and proposed legal descriptions for all lots and clearly identify the lot line adjustment.
21. Lot line adjustment documents (legal description and exhibit) shall be signed and stamped by a licensed land surveyor or licensed civil engineer legally authorized to practice land surveying.
22. Bearings and distances shall be shown on all lot lines.
23. Exhibits shall be to scale, all lots shall be labeled, and text shall be oriented properly.

24. All vested parties (owners, lenders, banks, etc.) affected by proposed lot line adjustment shall be notified.
25. Verification from the City of Burbank, Building Division showing all public utility easement is cleared of all permanent structures at the rear of the property shall be provided prior to Certificate of Occupancy.
26. Any portion of the public parkway (sidewalk, 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].

X _____
Signature of Applicant/Permittee

X _____
Signature of Property Owner
410 S. Victory Blvd

ATTACHMENT D

Certificate of Compliance

(see attached)

REQUEST RECORDING WITHOUT FEE.
RECORD FOR THE BENEFIT OF THE
CITY OF BURBANK PURSUANT TO
GOVERNMENT CODE SECTION 6103.

RECORDING REQUESTED BY AND MAIL TO

City of Burbank, City Hall
275 East Olive Avenue
Burbank, California 91502
Attention: City Clerk

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CERTIFICATE OF COMPLIANCE

City of Burbank, California

I/We, the undersigned owner(s) of record of real property within the City Burbank, County of Los Angeles, hereby REQUEST the City of Burbank to determine if said real property described below complies with the provisions of the Subdivision Map Act (Sec. 66410 et seq., Government Code, State of California) and the City of Burbank Subdivision Ordinance.

_____ Signature	_____ Signature	_____ Signature
_____ Name, typed or printed	_____ Name, typed or printed	_____ Name, typed or printed
_____ Address	_____ Address	_____ Address
_____ City State Zip Code	_____ City State Zip Code	_____ City State Zip Code
_____ Date	_____ Date	_____ Date

Legal Description of Real Property:

See Attached:

Exhibit "A" – Existing Legal Description (Parcel 1); and
Exhibit "B" – Existing Legal Description (Parcel 2); and
Exhibit "C" – Existing Plat (Parcels 1 and 2); and
Exhibit "D" – Proposed Legal Description (Parcel A); and
Exhibit "E" – Proposed Plat (Parcel A).

Commonly known as (address): 410 S. Victory Blvd, Burbank, CA 91502

***** DETERMINATION OF COMPLIANCE *****

I hereby certify that the above-described parcels comply with the applicable provisions of the Subdivision Map Act and of the City of Burbank Subdivision Ordinance and may be sold, financed or transferred in full compliance with all applicable provisions of the Subdivision Map Act of the City Subdivision Ordinance.

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
City of Burbank, California
Fred Ramirez, City Planner

By: _____

Title: _____

Date: _____

EXHIBIT A

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 29, TRACT 9017, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED 126, PAGES 34 AND 35 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 2451-022-024



EXHIBIT B

LEGAL DESCRIPTION

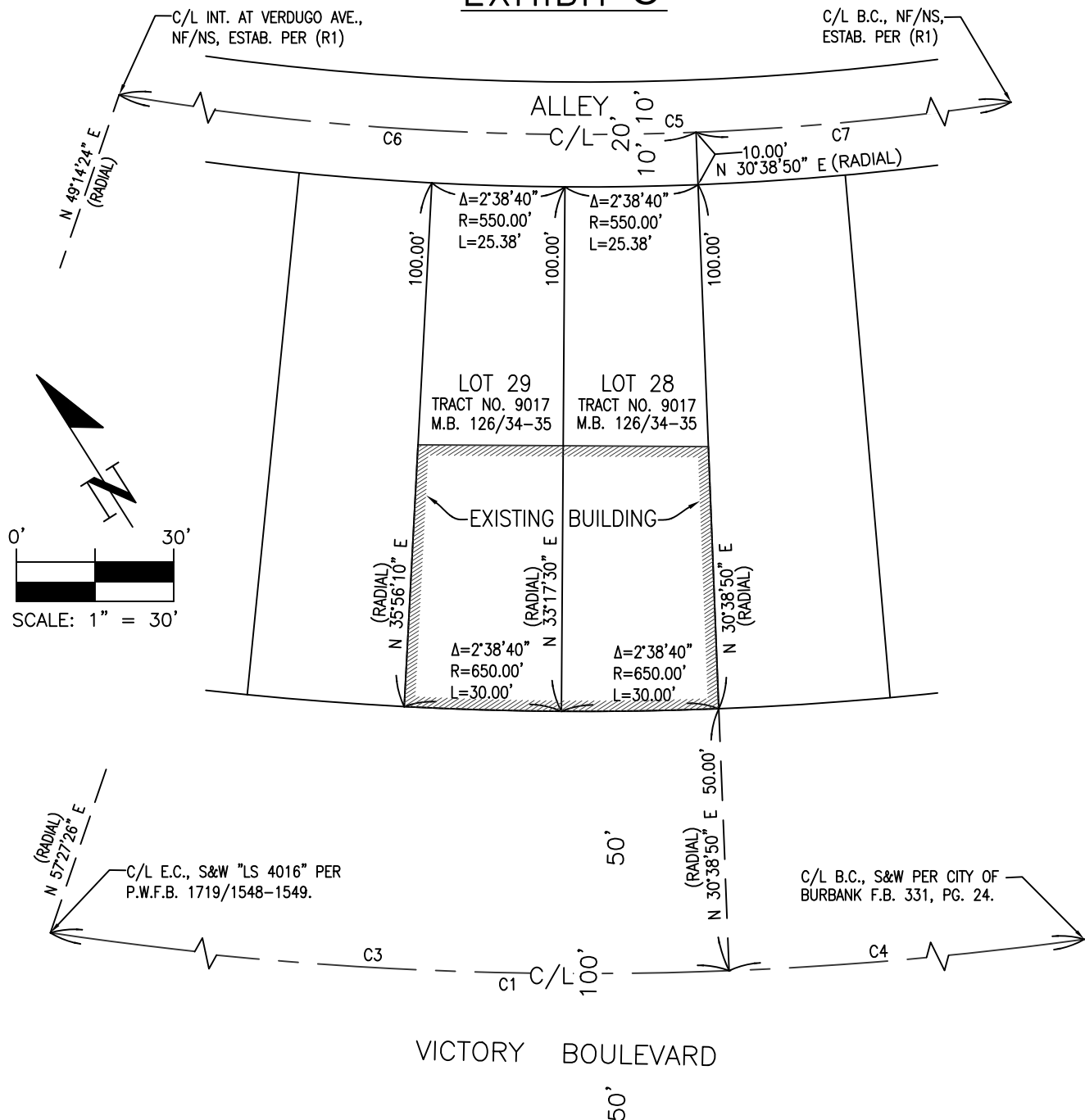
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 28, TRACT 9017, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED 126, PAGES 34 AND 35 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 2451-022-023



EXHIBIT C



BASIS OF BEARINGS:

THE BEARING N 85°47'50" W OF THE SIDELINE OF VICTORY BOULEVARD, AS SHOWN ON MAP OF TRACT NO. 9017, AS PER MAP RECORDED IN BOOK 126, PAGES 34 AND 35 OF MAPS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

LEGEND:

NF/NS - NOTHING FOUND/NOTHING SET
(R1) - TRACT NO. 9017, M.B. 126 / 34-35.

EXISTING LOTS:

LOT 28, TRACT NO. 9017, M.B. 126/34-35
GROSS AREA: 2,769.26 SQ. FT.

LOT 29, TRACT NO. 9017, M.B. 126/34-35
GROSS AREA: 2,769.26 SQ. FT.

CURVE TABLE			
CURVE	DELTA ANGLE	RADIUS	LENGTH
C1	53°15'16"	700.00'	650.63'
C2	3°47'22"	700.00'	46.30'
C3	23°01'14"	700.00'	281.25'
C4	26°26'40"	700.00'	323.08'
C5	45°02'14"	540.00'	424.47'
C6	18°35'34"	540.00'	175.23'
C7	26°26'40"	540.00'	249.23'

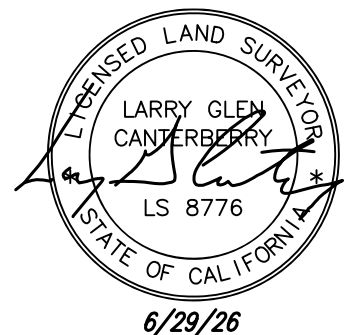


EXHIBIT D

LEGAL DESCRIPTION

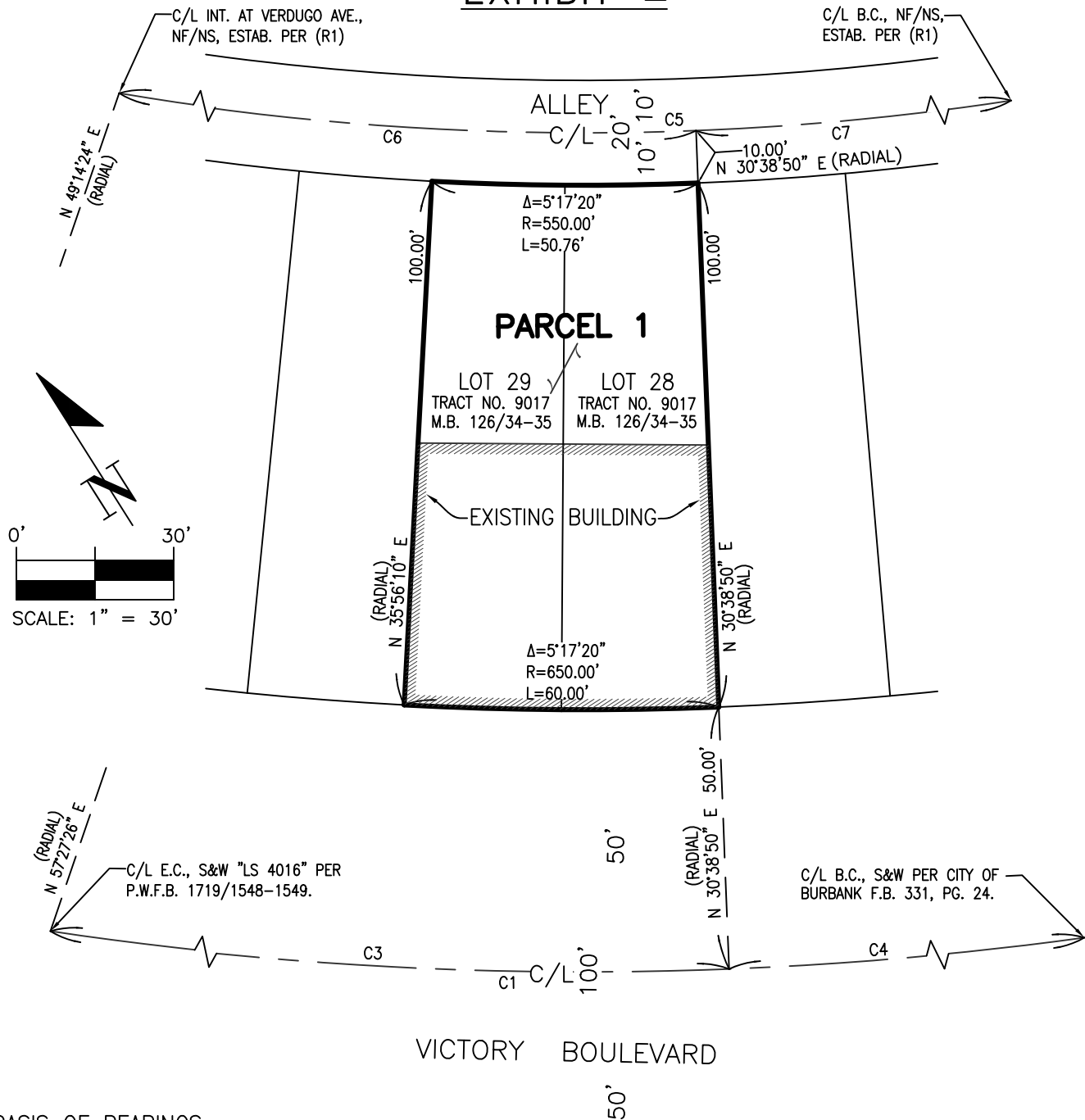
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 28 AND 29 OF TRACT 9017, IN THE CITY OF BURBANK, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED 126, PAGES 34 AND 35 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



EXHIBIT E



BASIS OF BEARINGS:

THE BEARING N 85°47'50" W OF THE SIDELINE OF VICTORY BOULEVARD, AS SHOWN ON MAP OF TRACT NO. 9017, AS PER MAP RECORDED IN BOOK 126, PAGES 34 AND 35 OF MAPS, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

LEGEND:

- INDICATES LOTS HELD AS ONE
- INDICATES PARCEL 1
- NF/NS - NOTHING FOUND/NOTHING SET
- (R1) - TRACT NO. 9017, M.B. 126 / 34-35.

PROPOSED PARCEL 1:

LOTS 28 AND 29, TRACT NO. 9017, M.B. 126/34-35
GROSS AREA: 5,538.51 SQ. FT.

CURVE TABLE			
CURVE	DELTA ANGLE	RADIUS	LENGTH
C1	53°15'16"	700.00'	650.63'
C2	3°47'22"	700.00'	46.30'
C3	23°01'14"	700.00'	281.25'
C4	26°26'40"	700.00'	323.08'
C5	45°02'14"	540.00'	424.47'
C6	18°35'34"	540.00'	175.23'
C7	26°26'40"	540.00'	249.23'

