



## CEQA Notice of Exemption

To:  Governor's Office of Land Use and Climate  
Innovation (LCI)  
1400 Tenth Street  
Sacramento, CA 95814

From: City of Burbank  
Community Development Dept.  
150 North Third Street  
Burbank, CA 91502

County Clerk, County of Los Angeles  
12400 E. Imperial Highway  
Norwalk, CA 90650

**Project Title:** CONDITIONAL USE PERMIT TO ALLOW AN AUTOMOBILE DEALER USE IN AN EXISTING COMMERCIAL BUILDING AT 410-412 SOUTH VICTORY BOULEVARD

**Project Location – Specific:** Assessor's Parcel Numbers 2451-022-024, -023

**Project Location / City:** Burbank  
**Project Location / County:** Los Angeles

**Description of Project:** 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. ("Project Site"), 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.

**Name of Public Agency Approving Project:** City of Burbank, Planning Commission.

**Name of Project Applicant:** Vardan Kasemyan, on behalf of business owner Grigor Gevorgyan

**Exempt Status:** (check one)

- Ministerial.** (Sec. 21080(b)(1); 15268).
- Declared Emergency.** (Sec. 21080(b)(3); 15269(a)).
- Emergency Project.** (Sec. 21080(b)(4); 15269(b)(c)).
- Statutory Exemptions.** State code number:
- Categorical Exemption.** Existing Facilities (14 CCR §15301); New Construction or Conversion of Small Structures (14 CCR §15303).
- Exemption.** Common Sense/Not a Project (14 CCR §15378)

**Reasons why project is exempt:** The Project has been found 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.

### Lead Agency

**Contact Person:** Federico Ramirez, Asst. CD Director **Telephone/Extension:** (818) 238-5250

*If filed by applicant:*

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project?  Yes  No

Signature: *FR*

Date: 5-1-25

Title: Federico Ramirez, Assistant Community Development Director

Signed by Lead Agency

Date received for filing at LCI: \_\_\_\_\_

Signed by Applicant

