



**COMMUNITY
DEVELOPMENT**

Public Notice of Draft Environmental Decision

Date Posted: November 27, 2023
Date to be Removed: January 23, 2024

Project No. 22-0001710 (Conditional Use Permit and Development Review)

Project Title

132 West Providencia Ave., Burbank, CA 91502

Project Location (Address)

The Project is an application for a Conditional Use Permit (CUP) and Development Review (DR) to allow an Automobile Dealer Support Facility (Carmax) with auto service, detailing, vehicle sales/purchasing, and incidental vehicle storage at 132 W Providencia Avenue. The Applicant proposes to demolish an existing, 1,926-square-foot office building at the property's Providencia Avenue Frontage and to replace it with a surface parking area. The applicant proposes eight (8) parking spaces and 1,750 square feet of landscaping within this parking area, and five (5) additional parking spaces for employees in the rear of the Project Site. An existing, 3,978-square-foot commercial/industrial building, is proposed to be repurposed for vehicle servicing, and a 416-square-foot canopy structure is proposed to be constructed towards the center of the property. In addition, the applicant proposes to repave portions of the existing paving within the queuing, circulation, and staging areas, and to install an additional, approximately 5,000-square-foot landscaped area, to provide a buffer from the neighboring residential neighborhood to the south. A new infiltration basin will be created in the southeast corner of the Project Site for drainage. The proposed grading work involves 200 cubic yards of cut and 500 cubic yards of fill. The project is located in the M-2 (General Industrial) Zone.

Project Description

Abigail Bartalo on behalf of Carmax Auto Superstores California, LLC

Project Applicant

Greg Mirza-Avakyan, Senior Planner

(818) 238-5250

Project Manager

Phone

Director's Environmental Decision:

X **Categorically Exempt**

Staff recommends that the Planning Commission find the Project to be exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15301(e) related to minor alteration of existing structures and 15303(c) related to New Construction or Conversion small structures, and the conversion of existing small structures from one use to another, as the action involves the demolition of an existing small structure and the construction of a new structure under 2,500 square feet in floor area within the Project Site 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



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Guidelines apply to this 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

A handwritten signature in black ink, appearing to read 'Fred Ramirez', written over a horizontal line.

Fred Ramirez
Assistant Community Development Director - Planning

11/27/23

Date