

## Public Notice

### Proposed Automobile Dealer Support Facility at 132 W Providencia Ave.

#### What is this?

This notice is to let you know that on January 8, 2024, the City of Burbank Planning Commission will be holding a public hearing to consider Project No. 22-0001710, 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 project is located in the M-2 (General Industrial) Zone. The Planning Commission will also be determining if the Project is Categorically Exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Sections 15301(e) (Existing Facilities) for minor alteration of existing structures and 15303(c) related to new construction of small structures.

#### Why am I getting this?

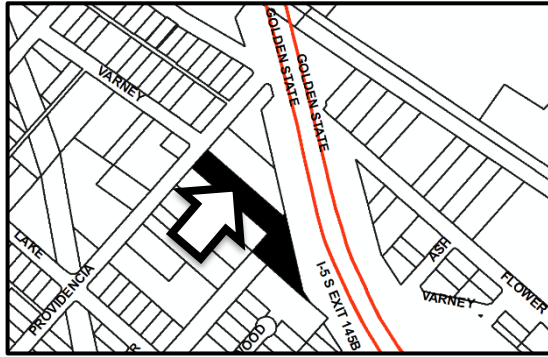
You are getting this notice because the Project is located near where you live or own property. This notice was mailed to all residents and property owners within 1,000 feet of the Project Site. You can call or write to tell us what you think about the Project prior to, or during the Community Meeting per the instructions below. The City of Burbank Planning Commission will review the Project and make a decision on whether to approve or deny the Project on January 8, 2024. You have the right to appeal the decision of the Planning Commission to the City Council within 15 days of the date that the decision is made (any appeal must be filed with the applicable fee *no later than 5:00 p.m. on January 23, 2024*).

#### How do I find out more or participate?

- ☎ Call the project planner, Greg Mirza-Avakyan, at 818-238-5250
- ✉ E-mail the project planner at: [gmirzaavakyan@burbankca.gov](mailto:gmirzaavakyan@burbankca.gov)
- 📖 View documents related to this project at the Planning office at 150 N. Third Street, Monday through Friday from 8:00 AM to Noon and by appointment between 1:00 to 5:00 PM., or online at: [www.burbankca.gov/pendingprojects](http://www.burbankca.gov/pendingprojects)
- 🕒 Attend a **Community Meeting** to discuss the project on **Thursday, December 14, 2023 at 6:00 p.m.** The meeting will be held in the community room on the first floor of the **Community Services Building at 150 N. Third Street** in Burbank.
- 🕒 Attend the **Planning Commission public hearing** on **Monday, January 8, 2024 at 6:00 p.m.** The meeting will be held in the **City Council Chambers in City Hall, located at 275 E. Olive Avenue** in Burbank.

*Notice: Pursuant to Section 65009 of the California Government Code, if you challenge the proposed project in court, you may be limited to raising only those issues that you or someone else raised at the Planning Commission public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.*

Date: November 30, 2023  
Project: Planning Permit No. 22-0001710  
Burbank Planning Division - [www.burbankca.gov/planning](http://www.burbankca.gov/planning)



## Public Notice

### Proposed Automobile Dealer Support Facility at 132 W Providencia Ave.

#### What is this?

This notice is to let you know that on January 8, 2024, the City of Burbank Planning Commission will be holding a public hearing to consider Project No. 22-0001710, 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 project is located in the M-2 (General Industrial) Zone. The Planning Commission will also be determining if the Project is Categorically Exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Sections 15301(e) (Existing Facilities) for minor alteration of existing structures and 15303(c) related to new construction of small structures.

#### Why am I getting this?

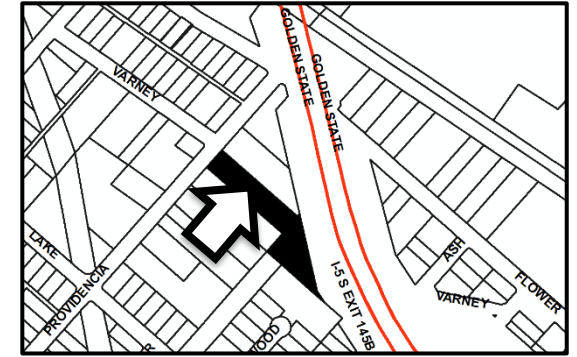
You are getting this notice because the Project is located near where you live or own property. This notice was mailed to all residents and property owners within 1,000 feet of the Project Site. You can call or write to tell us what you think about the Project prior to, or during the Community Meeting per the instructions below. The City of Burbank Planning Commission will review the Project and make a decision on whether to approve or deny the Project on January 8, 2024. You have the right to appeal the decision of the Planning Commission to the City Council within 15 days of the date that the decision is made (any appeal must be filed with the applicable fee *no later than 5:00 p.m. on January 23, 2024*).

#### How do I find out more or participate?

- ☎ Call the project planner, Greg Mirza-Avakyan, at 818-238-5250
- ✉ E-mail the project planner at: [gmirzaavakyan@burbankca.gov](mailto:gmirzaavakyan@burbankca.gov)
- 📖 View documents related to this project at the Planning office at 150 N. Third Street, Monday through Friday from 8:00 AM to Noon and by appointment between 1:00 to 5:00 PM., or online at: [www.burbankca.gov/pendingprojects](http://www.burbankca.gov/pendingprojects)
- 🕒 Attend a **Community Meeting** to discuss the project on **Thursday, December 14, 2023 at 6:00 p.m.** The meeting will be held in the community room on the first floor of the **Community Services Building at 150 N. Third Street** in Burbank.
- 🕒 Attend the **Planning Commission public hearing** on **Monday, January 8, 2024 at 6:00 p.m.** The meeting will be held in the **City Council Chambers in City Hall, located at 275 E. Olive Avenue** in Burbank.

*Notice: Pursuant to Section 65009 of the California Government Code, if you challenge the proposed project in court, you may be limited to raising only those issues that you or someone else raised at the Planning Commission public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.*

Date: November 30, 2023  
Project: Planning Permit No. 22-0001710  
Burbank Planning Division - [www.burbankca.gov/planning](http://www.burbankca.gov/planning)



## Notes

Maps: Need to have dark parcel lines and large street names (must be legible), not less than 9 or 10 font size.

These lines/names can be adjusted using ArcMap properties (right-click on the feature you to adjust, listed on the left side column); to increase the street name size for printing @ 10 font, you'll probably need to select font size 36 or 40 on the ArcMap properties. The subject property(ies) may also be selected & darkened to clearly identify the project site. Include an arrow or star to label the site.

Text: City Manager wants to update the format to be clearer and have more project description/details, and processing requirements.

The header at the top (underneath 'Public Notice') must include a few words to describe the project (2<sup>nd</sup> floor addition or whatever).

The project description must be easy to read (for the general public) and not so much technical language (more conversational tone).

Square footages and heights must be accurate. If there are story poles installed on the project site, then state that in the notice.

The Director's decision date should be firm, so that the ending date for the appeal period can be stated in the notice.

For large projects or controversial projects, we may decide to create a webpage for it, and include a statement referring to it.

We may be increasing the paper size for our notices (TBD) for more space for project descriptions & processes. More to come....