CEQA Notice of Exemption

To: [X] Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

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

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

Project Title: Variance and Lot Line Adjustment (Project No 24-0000703)

Project Location – Specific: 1791 North Victory Place

Project Location / City: Burbank

Project Location / County: Los Angeles

Description of Project: A Variance request to allow a front yard setback of 8.18 feet for the existing Sharky's Restaurant building; a front yard setback between 9.91 and 9.95 feet for the adjacent trash enclosure to the west of Sharky's Restaurant; and a retaining and garden wall height of 9.5 feet and 4 feet, respectively, and a request for lot line adjustment to align and correct the property line location along West Empire Avenue to be consistent with the approved public right-of-way improvements of the I-5/Empire Avenue Interchange Improvements Project for the subject property located at 1791 North Victory Place.

Name of Public Agency Approving Project: City of Burbank – Community Development Dept (Planning Division)

Name of Project Applicant: Allen Matkins Leck Gamble Mallory & Natsis LLP

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. State type and section number: 15305(a) (Minor Alterations in Land Use Limitations)

Reasons why project is exempt: The Project qualifies for CEQA Guidelines Categorical Exemption 15305(a) because it involves a minor lot line adjustment, front yard setback variance, and retaining and garden wall height variance that does not result in any creation of a new parcel or intensification or change of land use. The Project would correct the alignment of the property line along West Empire Avenue to be consistent with public right-of-way improvements that were constructed as part of the separate Interchange Project. Staff has determined that there are no unusual circumstances that would preclude use of this CEQA exemption.

Lead Agency
Contact Person: David Kim, Senior Planner **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: FOR FR Date: 10/20/25

Title: Federico Ramirez
Assistant Community Development Director-Planning

☒ Signed by Lead Agency

☐ Signed by Applicant

Date received for filing at OPR: _____