



CEQA Notice of Exemption

To: ☒ Office of Land Use
and Climate Innovation
1400 Tenth Street
Sacramento, CA 95814

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

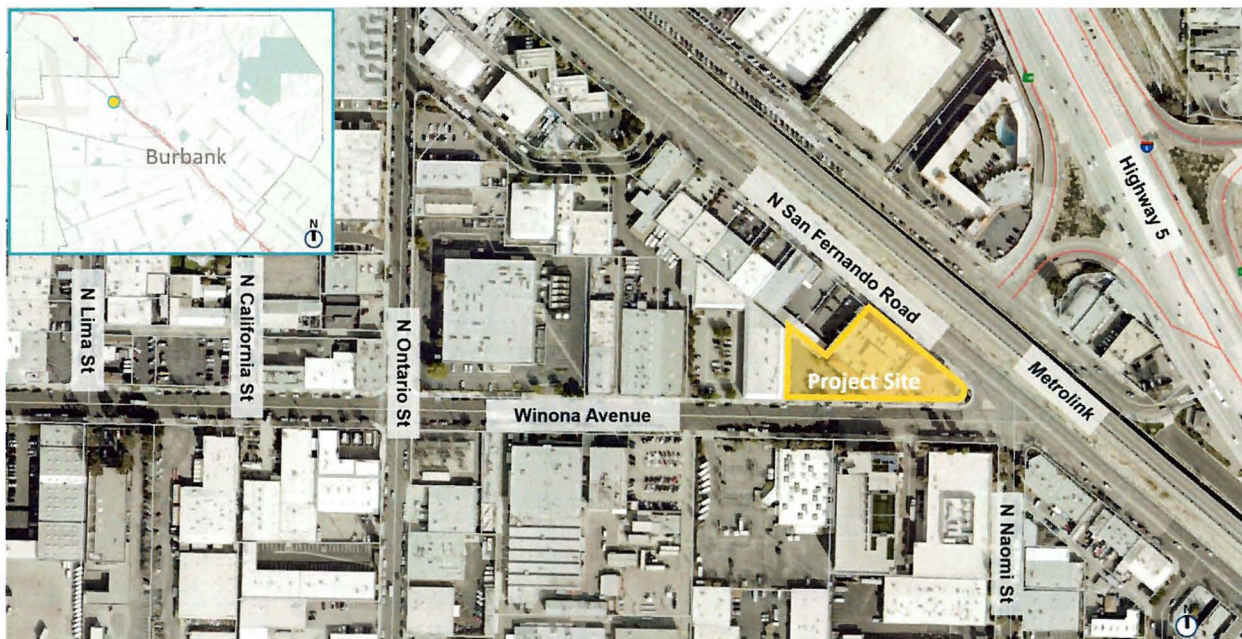
From: City of Burbank
Community Development Dept.
150 North Third Street
Burbank, CA 91502

Project Application: Project No 26-0000157 (Conditional Use Permit to allow a trade/vocational school, (The Southern California Health Institute) in the General Industrial (M-2) Zone – Resolution No. 3490).

Project Location – Specific: 2711 Winona Avenue (APN: 2466-022-048)

Project Location / City: Burbank

Project Location / County: Los Angeles



Description of Project: The SOCHI vocational school will be occupying the existing, vacant, three-story office building, with a floor area of approximately 66,120 square feet. The proposed tenant improvements include partitioning the large central open space on the two floors of the north-west wing to create classrooms, labs, and other academic and student spaces, while keeping the existing private office spaces around the perimeter. The north-east section will be upgraded but not fully reconfigured and will include office space as well as student and faculty lounges, conference rooms, and offices. The scope of work includes some minor exterior improvements, such as façade maintenance and repairs of damaged building elements.

Site improvements will include the following: parking restriping (including the addition of several ADA stalls) bringing the total parking spaces available to 79; new ADA compliant pathways; the addition of bicycle parking (8 long term spaces, 2 short-term spaces); and a new 8-foot tall perimeter fencing along Winona Avenue, including improvements to an existing 3-foot tall block wall and the addition of a metal fence. No changes are proposed to the vehicular access.

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

Name of Project: Southern California Health Institute vocational school

Exempt Status: *(check all applicable)*

- ☐ **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: XXXX
- ☒ **Categorical Exemption.** (Section 15301(a) – Class 1 (Existing Facilities))
- ☐ **Exemption.** Common Sense/Not a Project (14 CCR §15378)

Reasons why project is exempt: This Project has been determined to be exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15301(a) – Class 1 (Existing Facilities) pertaining to minor site improvements and interior renovations, without any additions to or alterations of the building envelope. There are no unusual circumstances or conditions related to the project site; therefore, the Project qualifies for this exemption.

Lead Agency

Contact Person: Silvia Sulis, Planning Technician

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:  Date: 6/29/2026
Federico Ramirez, Assistant Community Development Director

☒ Signed by Lead Agency

☐ Signed by Applicant

Date received for filing at OPR: _____