

# NOTICE OF EXEMPTION



**TO:**  State of California  
Office of Planning & Research  
PO Box 3044  
Sacramento, CA 95812-3044

County Clerk  
County of Orange  
PO Box 238  
Santa Ana, CA 92702

**FROM:** City of Irvine  
Community Development Department  
PO Box 19575  
Irvine, CA 92623-9575  
**Attn:** **Ann Wu** |  
**Senior Planner** |  
**949-724-6362** |

**SUBJECT:** Filing of **Notice of Exemption** in compliance with Section 15062 of the Public Resources Code.

**Project Title and File No.:** Convalescent Facility - Conditional Use Permit (File No. 00861795-PCPU) |

**Project Location:** (include County) The project site is located at 2200 Morse Avenue within the Irvine Business Complex (Planning Area 36) in the City of Irvine, County of Orange. |

**Project Description:** Conditional Use Permit for the development of a 69,750 square-foot, four-story convalescent facility that will include up to 52 beds. Administrative Relief is requested to deviate from parking standards to allow for the use of compact parking stalls and to deviate from landscape standards to allow for a reduced setback along a special landscape street (Von Karman Avenue). |

**Approving Public Agency:** City of Irvine  
Planning Commission  
PO Box 19575  
Irvine, CA 92623-9575

**Approval Date:** September 1, 2022  
**Resolution No.** 22-3873

**Project Applicant:** PMB LLC  
3394 Carmel Mountain Road, Suite 200  
San Diego, CA 92121 |  
Attn: Nolan Weinberg, PMB LLC |  
858-794-1900 |

**Exempt Status:**  
(check one)

- Ministerial (Section 21080(b)(1); 15268)
- Declared Emergency (Section 21080(b)(3); 15269(a))
- Emergency Project (Section 21080(b)(4); 15269(b)(c))
- Statutory Exemption: |
- Categorical Exemption Section 15332, Class 32, In-Fill Development Projects |
- General Rule Exemption (Section 15061(b)(3))

**Reasons Why Project Is Exempt:** Class 32 promotes infill development on sites of less than 5 acres within urbanized areas that are consistent with local general plan and zoning requirements. The project proposes the operation of a convalescent facility located within a predominantly urbanized area. The surrounding areas are fully improved with utilities, public services, and infrastructure necessary to support the proposed use. The surrounding street network and land uses have been improved with consideration for future development at this location, and the project will not have a significant adverse effect on traffic, noise, air quality, or water quality.

Ann Wu, Senior Planner  
Name and Title

  
Signature

September 1, 2022  
Date