



NOTICE OF EXEMPTION

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

OC Clerk-Recorder
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
awuu@cityofirvine.org

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

Project Title and File No.: Conditional Use Permit (Case No. 00877382-PCPM) for health club use at the Irvine Marketplace.

Project Location: (include County) The project is located at 13692 Jamboree Road in the City of Irvine, County of Orange

Project Description: Conditional use permit to operate a health club use within the Irvine Marketplace. The applicant proposes to convert the existing tenant space, which was most recently occupied by a retail store, to a 24 Hour Fitness health club. The purpose of this request is to relocate 24 Hour Fitness from its current location elsewhere within the same commercial center. Aside from interior tenant improvements, no exterior changes are proposed as part of the CUP.

Approving Public Agency: City of Irvine
Zoning Administrator
PO Box 19575
Irvine, CA 92623-9575

Approval Date: December 14, 2022
Resolution No.: 22-1573

Applicant: Pirzadeh and Associates
30 Executive Park, Suite 270
Irvine, CA 92614
Attn: Pete Pirzadeh
949-851-1367

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 15301, Class 1 (Existing Facilities)
- General Rule Exemption (Section 15061(b)(3))

Reasons Why Project Is Exempt: Project is exempt pursuant to CEQA Guidelines Section 15301, Class 1, Existing Facilities because Class 1 exempts the operation, repair, maintenance, leasing and minor alteration of existing public or private facilities. The proposed health club use will be located within an existing vacant tenant space. The project proposes only minor interior alterations and does not involve any expansion of building square footage.

Lead Agency Contact:

Ann Wu, Senior Planner
Name and Title


Signature
FOR A. Wu

12/14/2022
Date

