

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: **Hernan DeSantos**
Senior Planner
949-724-6441

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

Project Title and File No.: Conditional Use Permit (0000839442-PCPM)

Project Location: (include County) The project is located at 17877 Von Karman Avenue, Suite 110 in Planning Area 36 (Irvine Business Complex) in the City of Irvine, CA in the County of Orange.

Project Description: Conditional Use Permit for a Transfer of Development Rights to convert office space to allow the operation of a primary retail restaurant for Hangar 24.

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

Approval Date: **August 23, 2023**
Resolution No. **23-1593**

Project Applicant: Pirzadeh and Associates, Inc
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 for Existing Facilities:
General Rule Exemption (Section 15061(b)(3))

Reasons Why Project Is Exempt: Class 1 permits the operation of private structures that involve negligible or no expansion of existing uses. The proposed conditional use permit will allow the operation of a retail restaurant within an existing office building. The proposed project does not involve any physical expansion or intensification of the use compared to what has been previously approved.

Hernan DeSantos, Senior Planner
Name and Title

Signature

8/23/23
Date