



COMMUNITY DEVELOPMENT DEPARTMENT
300 Centennial Way, Tustin, CA 92780
(714) 573-3100

NOTICE OF EXEMPTION

Fee Exempt per Govt. Code Section 6103

Project Title: CONDITIONAL USE PERMIT 2022-0017, DR-2023-0011

Project Location: 14601 RED HILL AVENUE, TUSTIN, CA 92780

Project Location – County: ORANGE

CONDITIONAL USE PERMIT (CUP 2022-0017) AND DESIGN REVIEW (DR 2023-0011) TO DEMOLISH AN EXISTING DRIVE-THRU TAKE-OUT RESTAURANT AND CONSTRUCT A NEW 3,600 SQUARE FOOT DRIVE-THRU TAKE-OUT RESTAURANT AT 14601 RED HILL AVENUE.

Name and Address of Applicant: JESSICA STEINER
BICKEL GROUP ARCHITECTURE
3600 BIRCH STREET, #120
NEWPORT BEACH, CA 92660

Name of Public Agency Approving Project: CITY OF TUSTIN, PLANNING COMMISSION
300 CENTENNIAL WAY, TUSTIN, CA 92780

Name and address of Person or Agency Carrying Out Project: JESSICA STEINER
BICKEL GROUP ARCHITECTURE
3600 BIRCH STREET, #120
NEWPORT BEACH, CA 92660

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))
- Categorical Exemption Class 32, Section 15332
- Statutory Exemptions (State Code No.)

Reason why project is exempt: PROJECT INVOLVES THE DEMOLITION OF AN EXISTING DRIVE-THRU TAKE-OUT RESTAURANT TO CONSTRUCT A NEW, 3,600 SQUARE FOOT DRIVE-THRU TAKE-OUT RESTAURANT. THE PROJECT IS CONSISTENT WITH APPLICABLE GENERAL PLAN AND ZONING DESIGNATIONS AND POLICIES, IS WITHIN CITY LIMITS ON A SITE NO MORE THAN FIVE ACRES SURROUNDED BY URBAN USES, THE SITE HAS NO VALUE AS A HABITAT FOR ENDANGERED, RARE, OR THREATENED SPECIES, PROJECT APPROVAL WOULD NOT RESULT IN SIGNIFICANT IMPACTS TO TRAFFIC, NOISE, AIR QUALITY, OR WATER QUALITY, AND THE SITE IS ADEQUATELY SERVED BY ALL REQUIRED UTILITIES AND PUBLIC SERVICES.

Lead Agency Contact Person: JORGE MALDONADO

Telephone: 714.573.3174

Date 1/24/2024

Justin L. Willkom
Community Development Director