



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-0419|2024-0333

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



50.00

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Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

PLANNING APPLICATION (PA) 22-37 IS A REQUEST TO ESTABLISH AN EVENT CENTER WITH OUTDOOR ACTIVITIES, A REQUEST TO OFFER VALET PARKING AND TO DEVIATE FROM PARKING REQUIREMENTS.

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

FILED

APR 19 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H. DEPUTY

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON April 19, 2024

Posted for 30 days

DEPUTY CARINA HERRERA

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

NOTICE OF EXEMPTION

To: **X** Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of Costa Mesa
Development Services Dept.
77 Fair Drive, P.O. Box 1200
Costa Mesa, CA 92628

X County Clerk-Recorder
County of Orange
P.O. Box 238, Santa Ana, CA 92702-0238

X \$50 Filing Fee Attached
 No Fee – City projects exempt from filing fee

Project Title: Planning Application (PA) 22-37 is a request to establish an event center with outdoor activities, a request to offer valet parking and to deviate from parking requirements.

Project Location: 3150 Bear Street

Project Location – City: Costa Mesa

Project Location – County: Orange

Description of Nature, Purpose, and Beneficiaries of Project:

PA-22-37 application includes requests for: 1) A conditional use permit for a banquet center with onsite valet parking for no more than 225 people, occurring from 8:00 a.m. and 10:00 p.m. on weekdays, 7:00 a.m. and 10:00 p.m. on weekends, and not in conjunction with the operation of other uses at the site. 2) A minor conditional use permit for outdoor activities incidental to a banquet center between 8:00 a.m. and 9:00 p.m. on weekdays and 7:00 a.m. and 9:00 p.m. on weekends with no amplified sound and a maximum of 4 musicians; and a deviation from parking requirements based on operating characteristics of the proposed use.

Name of Public Agency Approving Project: City of Costa Mesa

Name and Address of Person or Agency Carrying Out Project: The Khoshbin Company, 3150 Bear St, Costa Mesa, CA 92626

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))
- X** Categorical Exemption. State type and section number: Section 15301 (Class 1) - Existing Facilities
- Statutory Exemptions. State code number: _____
- Not a Project. (Sec. 15378(b)(5) & 15081 (b)(3))

APR 19 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: CH DEPUTY

Reasons why project is exempt:

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 for Existing Facilities. This exemption allows for the permitting of uses involving negligible or no expansion of the use beyond what is existing. Additionally, all activities will take place in the existing building and grand courtyard. No new construction is proposed as part of this application.

Lead Agency Contact Person: Caitlyn Curley **Phone:** 714-754-5692

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: Caitlyn Curley **Date:** 04/19/2024 **Title:** Assistant Planner

FISH & GAME FEES: Pursuant to Section 711.4(a)(2)(A) of the California Fish and Game Code, the project is exempt from fees since it is exempt from CEQA.

Signed by Lead Agency

Date received for filing at OPR:

Signed by Applicant

Filed with the County Clerk: Yes No

Date Filed: _____