



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 (CUP) 2024-0005 – RBG RUN ESCAPE ROOM PROJECT

Project Location: 2439 PARK AVENUE, TUSTIN, CA 92782

Project Location – County: ORANGE

CUP 2024-0005 TO ESTABLISH A COMMERCIAL RECREATION USE (ESCAPE ROOM) LOCATED AT 2439 PARK AVENUE.

Name and Address of Applicant: JIAPENG ZHAO, RUN ENTERTAINMENT LLC
11782 STARLILY COURT
CORONA, CA 92883

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

Name and address of Person or Agency Carrying Out Project: JIAPENG ZHAO, RUN ENTERTAINMENT LLC
11782 STARLILY COURT
CORONA, CA 92883

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. Section 15301 (Class 1, Existing Facilities)
- Statutory Exemptions (State Code No.)

Reason why project is exempt: THE PROJECT INVOLVES AN INDOOR COMMERCIAL RECREATIONAL USE WITHIN AN EXISTING TENANT SPACE LOCATED AT 2439 PARK AVENUE THAT WILL REQUIRE MINOR INTERIOR ALTERATIONS.

Lead Agency Contact Person: Brenna Wengert, AICP Telephone: 714.573.3174

Date 07/25/2024

Justina L. Willkom
Community Development Director