



## CEQA NOTICE OF EXEMPTION

**TO:** Orange County Clerk-Recorder  
601 N. Ross Street  
Santa Ana, CA 92701

**FILED**

**FROM** City of Brea  
Community Development Department  
1 Civic Center Circle  
Brea, CA 92821

OCT 03 2024

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: C.H. DEPUTY

**PROJECT TITLE/CASE NO.:** MINOR CONDITIONAL USE PERMIT NO. 2024-03: REQUEST TO ALLOW ON-SITE SALE AND CONSUMPTION OF BEER & WINE AT AN EXISTING RESTAURANT (LUNCHBOX 101) LOCATED AT 7 POINTE DRIVE, STE 100.

**PROJECT LOCATION:** 7 Pointe Drive, Suite 100, Brea CA 92821

**PROJECT DESCRIPTION:** A Minor Conditional Use Permit to allow on-site sale and consumption of beer and wine (Type 41) at an existing restaurant within a commercial tenant suite in the Olen Pointe Brea Business Park.

**Name of Public Agency Approving Project:** City of Brea

**Project Applicant & Address:** Robert Iannessa  
Lunchbox 101 LLC  
7 Pointe Drive, Suite 100  
Brea, CA 92821

**Exempt Status: (Check one)**

- |   |  |
|---|--|
| <input type="checkbox"/> Ministerial (Sec. 21080(b)(1); 15268)              | <input checked="" type="checkbox"/> Categorical Exemption (Sec. 15301) |
| <input type="checkbox"/> Declared Emergency (Sec. 21080(b)(3); 15269(a))    | <input type="checkbox"/> Statutory Exemption (15282(s))                |
| <input type="checkbox"/> Emergency Project (Sec. 21080(b)(4); 15269 (b)(c)) | <input type="checkbox"/> Other:  |

**Reason why project is exempt:** Class 1 is applicable to the operation, repair, maintenance, permitting, leasing, licensing or minor alteration of existing public or private structures, facilities, involving negligible or no expansion of existing or former use. The Project proposes on-site sale and consumption of beer and wine within an existing restaurant. The proposes no expansion or modifications to the exterior of the building.

  
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Jason Killebrew, Community Development Director

9/26/24  
\_\_\_\_\_  
Date