



NOTICE OF EXEMPTION

TO: State of California
Office of Planning & Research
PO Box 3044
Sacramento, CA 95812-3044

FROM: City of Irvine
Community Development Department
PO Box 19575
Irvine, CA. 92623-9575

County Clerk
County of Orange
PO Box 238
Santa Ana, CA 92702

**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 with Administrative Relief for The Atrium building (File No. 00922544-PCPM)

Project Location: (include County) The project is located at 19100 and 19200 Von Karman Avenue and 18925 Bardeen Avenue within Planning Area 36 (Irvine Business Complex) in the City of Irvine, County of Orange.

Project Description: The project is a conditional use permit to convert 115,025 square feet of office intensity to medical office intensity within an existing 332,797 square-foot office building. Administrative relief is requested for shared parking featuring land uses with differing peak parking demands.

Approving Public Agency: City of Irvine
Zoning Administrator
PO Box 19575
Irvine, CA 92623-9575
Approval Date: November 13, 2024
Resolution No. 24-1623

Project Applicant: VK Atrium, LLC
19100 Von Karman Avenue, Suite 480
Irvine, CA 92612
Attn: Tibor Keleman
949-668-1110

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: Project is exempt pursuant to CEQA Guidelines Section 15301 (Class 1), Existing Facilities because the project involves negligible or no expansion of use beyond that currently existing.

Hernan DeSantos, Senior Planner
Name and Title

Hernan DeSantos

Signature

November 13, 2024
Date