

**NOTICE OF EXEMPTION**

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

From:  
City of Garden Grove  
P. O. Box 3070  
11222 Acacia Parkway  
Garden Grove, CA 92842



X  
Orange County Clerk  
Recorder Department  
Hall of Finance and Records  
12 Civic Center Plaza, Room 106  
Santa Ana, CA 92701

Project Title: Conditional Use Permit No. CUP-271-2024

Project Location - Specific: Southwest corner of Garden Grove Blvd. and Wilson St. at 8516 Garden Grove Blvd.

Project Location - City: Garden Grove Project Location - County: Orange

Description of Project: A request for Conditional Use Permit approval to operate an existing restaurant with a new original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale, Beer and Wine, Eating Place) License. Upon approval and exercise of the subject request, the Conditional Use Permit previously governing the tenant space, CUP-201-2021, would be revoked and replaced by Conditional Use Permit No. CUP-271-2024. The site is in the C-1 (Neighborhood Commercial and (T) Transition Overlay Zone zones. In conjunction with the request, the Zoning Administrator will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

Name of Public Agency Approving Project: Garden Grove Zoning Administrator

Address: 11222 Acacia Parkway, Garden Grove, CA 92842

Name of Applicant or Agency Carrying Out Project: Catherine Nguyen

Address: 117 Liberty St., Tustin, CA 92782

Phone: (714) 417-3506 Email: catherineng11111@yahoo.com

Exempt Status:

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- XX Categorical Exemption. State type and section number: Section 15301 – Existing Facilities
- Statutory Exemptions. State code number:

Reasons why project is exempt: The proposed development is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA's Class 1, Existing Facilities (CEQA Guidelines §15301). Class 1 exemption applies to the operation, repair, maintenance, permitting, leasing, licensing, and minor alterations of existing facilities, with negligible or no expansion of use (CEQA Guidelines §15301). The subject establishment is an existing restaurant pad building. A restaurant with alcohol sales is conditionally permitted in the C-1(T) zone. The addition of the ABC license does not involve the increase the overall square footage of the existing building. Provided the conditions of approval are adhered to for the life of the project, the use will be compatible with other adjacent uses. Therefore, the proposed project is exempt from CEQA.

Lead Agency

Contact Person: Huong Ly, AICP Area Code/Telephone/Extension: (714) 741-5312

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: M. Paine Date: 12/12/24 Title: Planning Manager

Signed by Lead Agency Date received for filing at OPR:  
 Signed by Applicant