

**NOTICE OF EXEMPTION**

To: \_\_\_\_\_  
Governor's Office of Land Use  
And Climate Innovation  
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  
County Administration South Building  
601 N. Ross Street  
Santa Ana, CA 92701

Project Title: Conditional Use Permit No. CUP-274-2025

Project Location - Specific: South side of Westminster Avenue and East of Clinton Street, at 12506 Westminster Avenue

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

Description of Project: Conditional Use Permit approval to allow an existing restaurant to operate with an original Alcoholic Beverage Control (ABC) Type "41" (On-Sale Beer and Wine-Eating Place) License.

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: Dawa FNB, Inc.  
Address: 12506 Westminster Avenue, Santa Ana, CA 92706  
Phone: (714) 714-0399

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: CEQA's 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 site is an existing tenant space. In addition, a restaurant with alcohol sales is conditionally permitted in the C-1 (Neighborhood Commercial) zone. The subject request for the ABC License does not expand the use of the existing restaurant. The restaurant is a permitted use, and the addition of the ABC license does not involve the intensification or expansion of said use. Therefore, the proposed project is exempt from CEQA.

Lead Agency  
Contact Person: Adrian Andujo Area Code/Telephone/Extension: (714) 741-5313

- 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: 3/10/25 Title: Planning Manager  
\_\_\_\_\_  
Signed by Lead Agency Date received for filing at OPR:  
\_\_\_\_\_  
Signed by Applicant