



COMMUNITY AND ECONOMIC DEVELOPMENT

300 Centennial Way, Tustin, CA 92780

(714) 573-3100

NOTICE OF EXEMPTION

Fee Exempt per Govt. Code Section 6103

Project Title: CONDITIONAL USE PERMIT 2024-0022

Project Location: 514 E. FIRST STREET, TUSTIN, CA 92780

Project Location – County: ORANGE

Project Description: CONDITIONAL USE PERMIT (CUP 2024-0022) TO AUTHORIZE A COMMERCIAL RECREATION FACILITY AT 514 EAST FIRST STREET

Name and Address of Applicant: AIBEK ALMASSOV  
IMAGINE MINDS LLC  
2606 SIMPLICITY  
IRVINE, CA 92620

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

Name and address of Person or Agency Carrying Out Project: AIBEK ALMASSOV  
IMAGINE MINDS LLC  
2606 SIMPLICITY  
IRVINE, CA 92620

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

Reason why project is exempt: The project includes a request for the establishment of a commercial recreational facility with minor interior alterations within an existing tenant space at 514 East First Street.

Lead Agency Contact Person: Raymond Barragan Telephone: 714.573.3016

Date 04/01/2025

Justina L. Willkom  
Community and Economic Development Director