

## 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: Director's Review No. DR-072-2023

Project Location - Specific: East of Westlake St., between McKeen St. and Walnut St., at 13122 Westlake St.

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

Description of Project: Director's Review approval to allow the demolition of one (1) existing one-story single-family dwelling for the purpose of constructing a new two-story duplex building and two (2) 484 SF (each attached garages, along with associated site improvements on a GGMU-2 zoned lot. The subject property is currently improved with one (1) 562 SF single-family dwelling, one (1) 518 SF patio cover, and one (1) 320 SF detached garage. The new building will have a total of 2,504 square feet of floor area. Other proposed site improvements include expanding one driveway approach, and providing new landscaping. In conjunction with the request, the Director will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 – New Construction or Conversion of Small Structures – of the State CEQA Guidelines.

Name of Public Agency Approving Project: Garden Grove Director's Review  
Address: 11222 Acacia Parkway, Garden Grove, CA 92842

Name of Applicant or Agency Carrying Out Project: Christine Le  
Address: 15841 Maybrook St., Westminster, CA 92683  
Phone: (626) 780-7655

### 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))
- ☒ X Categorical Exemption. State type and section number: Sections 15303 – New Construction or Conversion of Small Structures
- ☐ Statutory Exemptions. State code number:

Reasons why project is exempt: The project is exempt from the California Environmental Quality Act pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines (14 Cal. Code Regs., Section 15303). The proposed modification will not have a significant effect on the environment; and therefore, the project is exempt pursuant to CEQA's Class 3 exemption. CEQA's Class 3 exemption applies to new construction, or conversion of small, including duplex or similar multi-family residential structures not totaling no more than four dwelling units (CEQA Guidelines §15303).

Lead Agency

Contact Person: Kaneca Pompey 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: *MPave* Date: 12/24/23 Title: Planning Services Manager  
\_\_\_\_ Signed by Lead Agency Date received for filing at OPR:  
\_\_\_\_ Signed by Applicant