

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-281-2026

Project Location - Specific: Southeast corner of Garden Grove Boulevard and Harbor Boulevard, at 13018 Harbor Boulevard

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

Description of Project: A request for Conditional Use Permit approval to allow banquets with live entertainment and dancing as an incidental use to an existing full-service restaurant, and to operate the restaurant with a new original Alcoholic Beverage Control (ABC) Type "47" (On-sale General) license. Also, a recommendation that the Planning Commission revoke Conditional Use Permit no. CUP-329-11, which previously governed the tenant space.
A request for Conditional Use Permit approval to allow banquets with live entertainment and dancing as an incidental use to an existing full-service restaurant, and to operate the restaurant with a new original Alcoholic Beverage Control (ABC) Type "47" (On-Sale General) license. Also, a recommendation that the Planning Commission revoke Conditional Use Permit No. CUP-329-11, which previously governed the tenant space.

Name of Public Agency Approving Project: Garden Grove Planning Commission
Address: 11222 Acacia Parkway, Garden Grove, CA 92842

Name of Applicant or Agency Carrying Out Project: Thomson Dang
Address: 9040 Larkspur Drive, Westminster, CA 92683
Phone: 714-379-5555 Email: thegdvenue2019@gmail.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))
- 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. A restaurant with alcohol sales, and incidental banquet uses, is conditionally permitted in the HCSP-DC zone. The subject request for the ABC License and incidental banquet use does not physically expand the use of the existing restaurant. The addition of the ABC license and banquet use would apply to the operation of the restaurant, and not involve the intensification or expansion of said use. Therefore, the proposed project is exempt from CEQA.

Lead Agency
Contact Person: Priit Kaskla Area Code/Telephone/Extension: (714) 741-5303

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: Maura Crane Date: 4/20/26 Title: Planning Manager
____ Signed by Lead Agency Date received for filing at OPR:
____ Signed by Applicant