

**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-294-2026

Project Location - Specific: Northwest corner of 9th Street and Garden Grove Boulevard, at 12943 9th Street

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

Description of Project: A request for approval of a Conditional Use Permit (CUP) to allow a new restaurant within the Cottage Industries development to operate with an original State Alcoholic Beverage Control (ABC) Type "41" (On-Sale Beer & 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: Hitoko Aoyagi – Kotobuki-Creations, Inc.

Address: 400 N. Tustin Ave., Ste. 240, Santa Ana, CA 92705

Phone: (949) 310-7773 Email: a@hitoca.jp

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: 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 tenant space is existing within a larger commercial development. Restaurants with the service of alcohol sales is conditionally permitted in CC-1 (Civic Center East) zoning district. The addition of the ABC license would not involve the intensification or expansion of said use. Therefore, the proposed project is exempt from CEQA.

Lead Agency

Contact Person: Patricia Malagon Area Code/Telephone/Extension: (714) 741-5316

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. Pauer* Date: 6/11/26 Title: Planning Manager

Signed by Lead Agency Date received for filing at OPR:

Signed by Applicant