

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
County Administration South Building
601 N. Ross Street
Santa Ana, CA 92701

Project Title: Site Plan No. SP-070-2019 (REINSTATEMENT 2024) and Variance No. V-023-2019 (REINSTATEMENT 2024)

Project Location - Specific: Northwest corner of Westminster Avenue and Atlantis Way at 9191 Westminster Avenue

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

Description of Project: A request to reinstate the approval for Site Plan No. SP-070-2019 to construct a 7,140 square foot third floor addition to an existing two-story 29,000 square foot medical office building, and to reinstate the approval of Variance No. V-023-2019 to deviate from the maximum stories and height permitted in the O-P (Office Professional) zone to facilitate the construction of the new third floor addition. The site is in the O-P (Office Professional) zone. In conjunction with the requests, the Planning Commission will consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

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: Dr. Michael Dao
Address: 9191 Westminster Avenue, Garden Grove, CA 92844
Phone: (714) 504-2950 Email: michaelmdao3kids@yahoo.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))
- XX Categorical Exemption. State type and section number: Section No. 15301(e) – 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), provided that the addition will not result in an increase of more than: (1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less; or (2) 10,000 square feet if: (A) the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and (B) the area in which the project is located is not environmentally sensitive. The subject property is improved with an existing two-story approximately 29,000 square-foot medical office building. The applicant is proposing to construct a 7,140 square-foot third floor addition, which is less than 10,000 square feet. The site is properly served by all public services and facilities to allow for maximum development, and the site is not in an environmentally sensitive area. Therefore, the proposed project is exempt from CEQA.

Lead Agency
Contact Person: Chris Chung 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: 8/16/24 Title: Planning Manager

____ Signed by Lead Agency
____ Signed by Applicant

Date received for filing at OPR: