

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-148-2024, Tentative Parcel Map No. PM-2023-161, Variance No. V-044-2024

Project Location - Specific: Southwest corner of Chapman Avenue and Lorna Street at 12013 Lorna Street

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

Description of Project: A request to reinstate Tentative Parcel Map and Site Plan approvals to subdivide an 18,125 square foot lot into two (2) parcels. Lot 2, which is developed with an existing single-family dwelling, will have a lot size of 8,699 square feet. Lot 1, which will be developed with a new single-family dwelling, will have a lot size of 7,833 square feet. Also, a request to reinstate Variance approval to allow lot 1 to deviate from the minimum 65'-0" lot width requirement for a corner lot. In conjunction with the request, the Planning Commission will also 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: Vektir, LLC (Khoa Phan)
Address: 12762 Crestwood Circle, Garden Grove, CA 92841
Phone: (714) 943-8013 Email: ecomtin@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))
- XX** Categorical Exemption. State Type and Section Number: **Section No. 15303a – New Construction or Conversion of Small Structures and Section 15315 – Minor Land Deviations Projects**
- Statutory Exemptions. State code number:

Reasons why project is exempt: The California Environmental Quality Act (CEQA) Class 3 exemption applies to the construction and location of new, small facilities or small structures (CEQA Guidelines §15303). In residential zones, one single family residence or a second dwelling unit may be constructed under this exemption (CEQA Guidelines § 15303.a.). The subject request for the Site Plan will result in only one (1) new single-family dwelling. In addition the California Environmental Quality Act (CEQA) Class 15 exemption applies to division of property in urbanized areas zoned for residential use into four or fewer parcels (CEQA Guidelines §15315.). The proposed division must be in conformance with the General Plan and zoning and all services and access to the proposed parcels to local standards are available. The subject request for a Tentative Parcel Map will result in only two (2) parcels which conform to the General Plan and Municipal Code. The proposed parcels will be accessed and serviced by local infrastructure. Therefore, the proposed project is exempt from CEQA.

Lead Agency
Contact Person: Zachary Hernandez 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: M Pave Date: 3/10/25 Title: Planning Manager

Signed by Lead Agency
 Signed by Applicant

Date received for filing at OPR: