

# NOTICE OF EXEMPTION



**TO:** ☐ State of California  
Office of Planning & Research  
PO Box 3044  
Sacramento, CA 95812-3044

☒ County Clerk  
County of Orange  
PO Box 238  
Santa Ana, CA 92702

**FROM:**

City of Irvine  
Community Development Department  
PO Box 19575  
Irvine, CA 92623-9575

**Attn:** **Sherman Jones**  
**Senior Planner**  
**949-724-6559**

**SUBJECT:** Filing of **Notice of Exemption** in compliance with Section 15062 of the Public Resources Code.

**Project Title and File No.:** Vesting Tentative Tract Map 00947112-PTT, Conditional Use Permit 00921056-PCPU, and Park Plan 00921060-PPP for 1901 Main Street Residences, a 75-unit residential development, including administrative relief from parking distance requirements

**Project Location:** (include County) The project is located at 1901 Main Street in Planning Area 36 (Irvine Business Complex), in the City of Irvine, County of Orange.

**Project Description:** A vesting tentative tract map (VTTM), conditional use permit, and park plan for the development of a 75-unit multi-family, attached residential project on an approximately five-gross-acre site. The project contemplates the conversion of the first four floors of an existing eight-story office tower from office to residential use, as well as the development of a separate building containing nine townhomes located adjacent to the office tower in an area currently occupied by a surface parking lot.

**Approving Public Agency:** City of Irvine  
Planning Commission  
PO Box 19575  
Irvine, CA 92623-9575

**Approval Date:** June 5, 2025  
**Resolution Nos.** 25-4016  
25-4017  
25-4018

**Project Applicant:** J&R 1901 Main LLC  
1901 Main Street, suite 100  
Irvine, CA 92614  
Attn: Morgan Zhang  
949-393-5757  
[morgan@jnrg.com](mailto:morgan@jnrg.com)

**Exempt Status:**  
(check one)

- ☐ Ministerial (Section 21080(b)(1); 15268)
- ☐ Declared Emergency (Section 21080(b)(3); 15269(a))
- ☐ Emergency Project (Section 21080(b)(4); 15269(b)(c))
- ☐ Statutory Exemption:
- ☒ Categorical Exemption Section 15332, Class 32 for "In-Fill Development."

**Reasons Why Project Is Exempt:** Pursuant to Section 4 of the City of Irvine California Environmental Quality Act (CEQA) procedures and Article 19 of the State CEQA Guidelines, it has been determined that the proposed project has been found to be categorically exempt from the requirements of CEQA under Section 15332 (Class 32), In-Fill Development.

**Sherman Jones, Senior Planner**

Name and Title

*Sherman Jones*

Signature

June 5, 2025

Date