



NOTICE OF EXEMPTION

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

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

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

Attn: **Tianna de la Paz**
Associate Planner
949-724-6027

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

Project Title and File No.: Minor Modification 00981410-PMPC to Master Plan 00358053-PMPC for the conversion of a office to a restaurant and Interim Use Permit 00981411-PIUP to allow a temporary parking lot

Project Location: 2550 Alton Parkway & 2710 Alton Parkway in Planning Area 36 (Irvine Business Complex), in the City of Irvine, County of Orange, CA
(include County)

Project Description: Request to convert an existing 1,307 square-foot office to a restaurant and allow the use of a temporary parking lot to provide employee parking.

Approving Public Agency: City of Irvine
Director of Community Development
PO Box 19575
Irvine, CA 92623-9575
Approval Date: April 14, 2026

Project Applicant: NN-Architects
8311 Westminster Boulevard
Westminster, CA 92683
Attn: Kayla Catacutan
562-353-9742
kayla@nn-arch.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: **Sections 15301, Existing Structures, and 15303, Conversion of Small Structures**
- General Rule Exemption (Section 15061(b)(3))

Reason(s) Why Project Is Exempt: Project is exempt pursuant to CEQA Guidelines Sections 15301, Existing Structures, and 15303, Conversion of Small Structures. The first exemption allows the use of the existing temporary parking lot to provide employee parking. The second exemption permits the conversion of an existing tenant space from one use to another use where only minor modifications to the structure would occur.

Tianna de la Paz, Associate Planner
Name and Title

Tianna de la Paz
Signature

April 14, 2026
Date