



COMMUNITY DEVELOPMENT DEPARTMENT

300 Centennial Way, Tustin, CA 92780
(714) 573-3100

NOTICE OF EXEMPTION

Fee Exempt per Govt. Code Section 6103

Project Title: DESIGN REVIEW 2025-0014

Project Location: 14312 FRANKLIN AVENUE, TUSTIN, CA 92780

Project Location – County: ORANGE

Project Description: DESIGN REVIEW (DR) 2025-0014 FOR THE REDEVELOPMENT OF AN INDUSTRIAL OFFICE SITE, INCLUDING PARTIAL DEMOLITION AND EXPANSION OF AN EXISTING BUILDING, CONSTRUCTION OF A NEW TWO-STORY BUILDING, AND ASSOCIATED SITE IMPROVEMENTS TO ACCOMMODATE OFFICE, RESEARCH AND DEVELOPMENT, AND WAREHOUSE USES.

Name and Address of Applicant: TAREK ANAN
WARE MALCOMB
10 EDELMAN
IRVINE, CA 92618

Name of Public Agency Approving Project: CITY OF TUSTIN, COMMUNITY DEVELOPMENT DEPARTMENT
300 CENTENNIAL WAY
TUSTIN, CA 92780

Name and address of Person or Agency Carrying Out Project: TAREK ANAN
WARE MALCOMB
10 EDELMAN
IRVINE, CA 92618

Exempt Status: (Check One)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption Class 32, Section 15332
- Statutory Exemptions (State Code No.)

Reason why project is exempt: The project includes the redevelopment of an existing industrial office site through partial demolition and expansion of an existing building, construction of a new two-story building, and associated site improvements to accommodate office, research and development, and warehouse uses. The project is consistent with the applicable General Plan designation and zoning regulations, occurs within city limits on a site less than five acres, is substantially surrounded by urban uses, and would not result in any significant effects relating to traffic, noise, air quality, or water quality (Section 15332)

Lead Agency Contact Person: Jose Jara, Assistant Planner Telephone: 714.573.3090

28 May 2026
Date

Raymond Barragan, Principal Planner