

NOTICE OF EXEMPTION

To: ☒ Orange County Clerk-Recorder
County Administration South
601 N. Ross St.
Santa Ana, CA 92701

From: City of Placentia
Development Services Department
Planning Division
401 E. Chapman Avenue
Placentia, CA 92870

☒ Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

Project Title: Use Permit No. UP 2026-05 (Placentia Exchange)

Project Location - Specific: 202 W. Santa Fe Avenue (APN: 339-393-08). Southwest corner of Main Street and W. Santa Fe Avenue.

Project Location – City: Placentia, CA 92870 **Project Location – County:** Orange

Description of Project: A Use Permit to permit the establishment and operation of a two-story restaurant and bar with alcohol service (Type 47), live entertainment, accessory event programming, and late-night hours of operation (until 12:00 a.m.) in a two-story building within the Main Street (4-Story) subarea of Old Town Placentia.

Name of Public Agency Approving Project: City of Placentia, 401 E. Chapman Avenue, Placentia, CA. 92870

Name of Person or Agency Carrying Out Project: Gevork Martirosian, 180 S. Quintana Drive, Anaheim, CA 92807; geork@aol.com; (714) 801-5014.

Exempt Status: *(check one)*

☐ Ministerial (Sec. 21080(b)(1); 15268);

☐ Other

☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));

☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));

☒ Categorical Exemption. State type and section number: Section 15301 (Existing Facilities), Class 1

☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt: On June 9, 2026, the City of Placentia Planning Commission, acting as the lead agency, evaluated the potential for adverse environmental impacts; and no evidence has been found that the proposed project will have any potential for adverse effects on the environment. The request is for a Type 47 of ABC License at an existing approximately 11,000 sf building that will contain a ground floor food hall and second floor restaurant/lounge space. Therefore, the Planning Commission found that this project is Categorically Exempt pursuant to §15301 of the California Environmental Quality Act (CEQA) Guidelines

Lead Agency

Contact Person: Andrew Gonzales Area Code/Telephone/Extension: (714) 993-8218

Signature: _____

Date: 6/10/26

Title: Planning Manager

☒ Signed by Lead Agency

☐ Signed by Applicant