



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: Krysta Christensen
Assistant Planner
949-724-6457

SUBJECT Filing of **Notice of Exemption** in compliance with Section 15301 of the Public Resources Code.

Project Title and File No.: Conditional Use Permit for a Restaurant with an Outdoor Dining at the Market Place Center (File No. 00974593-PCPM)

Project Location: 350 Commerce, Suite 150 in Planning Area 4 (Lower Peters Canyon), in the City of Irvine, County of Orange, CA
(include County)

Project Description: Conditional use permit to convert a 2,871-square-foot accessory restaurant within a 51,622-square-foot office building to a non-accessory restaurant, with a 1,377-square-foot enclosed outdoor dining area.

Approving Public Agency: City of Irvine
Zoning Administrator
PO Box 19575
Irvine, CA 92623-9575

Approval Date: October 14, 2026
Resolution No. 26-1658

Project Applicant: Peter Pirzadeh of Pirzadeh & Associates, on Behalf of Irvine Company Office Properties
30 Executive Park, suite 270
Irvine, CA 92614
Attn: Peter K. Pirzadeh
949-851-1367
pirzadeh@pirzadeh.com

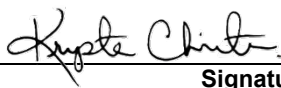
Exempt Status:
(check one)

- ☐ 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 15301, Class 1 for Existing Facilities
- ☐ General Rule Exemption (Section 15061(b)(3))

Reasons Why Project Is Exempt: Project is exempt pursuant to CEQA Guidelines Section 15301 Class 1, Existing Facilities. Class 1, Existing Facilities. Class 1 permits the operation of private structures that involve negligible or no expansion of existing uses. The proposed conditional use permit would allow operation of a restaurant within an existing building and an enclosed outdoor dining area within an existing patio. The project would not expand the existing building footprint or floor area.

Krysta Christensen,
Assistant Planner

Name and Title



Signature

October 14, 2026

Date