



June 18, 2026

Mr. Marco Hanawi
SH Partners, Inc.
7052 Eveningsong Drive
Huntington Beach, CA 92648

Sent Via Email

Subject: Approval of Administrative Use Permit 00981088-PAUP for Orange County Music and Dance, at 17872 Cowan in Planning Area 36 (Irvine Business Complex)

Dear Mr. Hanawi:

Community Development Department staff reviewed Administrative Use Permit 00981088-PAUP to operate a new commercial school. The facility is located at 17872 Cowan in Planning Area 36 (Irvine Business Complex [IBC]). The project site is designated Urban/Industrial in the Land Use Element of the General Plan and is zoned 5.1 IBC Multi-Use per the Irvine Zoning Ordinance.

On October 24, 1978, Site Design 78-SD-0394 was approved allowing the development of the existing 23,744-square-foot, two-story office building and parking area.

As described in the applicant's letter of justification and the project plans, Orange County Music and Dance (OCMD) proposes to occupy the existing building and operate a "school, commercial" (Enclosure 1). The commercial school will offer 26 instructor-led music and dance classes for a diverse student body ranging in ages from 18 months to 18 years old in individual and group setting formats. OCMD also plans to offer specialized programs for disadvantaged and/or underserved adults. The planned operations would not alter the existing floor area, as no additional expansion of the building is proposed. This site plans to operate independently from OCMD's primary location at 17620 Fitch Avenue.

Section 1-2-1 of the Irvine Zoning Ordinance defines "school, commercial" as "a business establishment where instruction is given, in exchange for payment of a fee. Examples of subjects taught include, but are not limited to, dance, computer skills, music, and martial arts." Based on the business description contained in the applicant's letter of justification, the proposed music and dance school is classified as a commercial school, which is conditionally permitted in the 5.1 IBC Multi-Use zone with the approval of an administrative use permit

Parking

Section 4-3-4 of the Irvine Zoning Ordinance identifies the parking requirements for a “school, commercial” as “one space per instructor and employee, plus one space per three students.” The OCMD commercial school operation will include a maximum of 12 staff and 88 students on the first floor and a maximum of 15 staff and 85 students on the second floor at any one time, requiring a total of 85 parking spaces. There are currently 84 stalls existing at the site and the applicant will be adding two new standard parking stalls to provide a total of 86 stalls. Additionally, the applicant is restriping 10 of the existing compact stalls to increase the length of the stalls and widen the existing drive aisle by removing a small landscaping median in the parking area. Therefore, the site provides sufficient parking to accommodate the proposed use.

The commercial school will operate Monday through Friday from 3:30 to 8:30 p.m. Classes will be conducted on both the first and second floors simultaneously, in one- or two-hour blocks for a total of four sessions a day and class sizes will vary depending on private or group instruction. The largest class will consist of 15 students with one instructor, while the smallest class will consist of one student with one instructor. There will be a total of 26 classes offered in one day with each class session to be held from 3:30 - 4:30 p.m., 4:30 - 6:30 p.m., 6:30 - 7:30 p.m., and 7:30 - 8:30 p.m. Overall, the proposed operating characteristics are limited in scale and intensity, and the maximum occupancy remains consistent with the site’s parking supply and surrounding land uses.

Development Intensity Values

The City limits the size and intensity of uses within the IBC to minimize potential traffic impacts. Each property has a Development Intensity Value (DIV) Budget that is tracked through the “IBC Database.” The subject property (IBC Project #151) has a maximum DIV budget of 29 AM peak trips, 30 PM peak trips, and 302 average daily trips (ADT).

Each permitted and conditionally permitted land use in the 5.1 IBC Multi-Use zone is assigned a “General Land Use Category” that corresponds to an IBC DIV generation rate. The GLU category for a commercial school is “undefined.” Through the administrative use permit process, staff determined that OCMD’s operations are consistent with the building’s office DIV allocation based on the applicant’s proposed Class and Instructor Schedule, which ensures that class start and end times occur outside of the AM and PM peak periods defined in the City’s traffic study guidelines (7 – 8:30 a.m. and 4:45 – 6:15 p.m.) (Enclosure 2). No morning sessions are scheduled and the afternoon session that begins closest to the PM peak period begins at 4:30 p.m. and ends at 6:30 p.m., thereby avoiding a start and end time within the City’s peak-hour trip windows.

Additionally, a trip generation study was conducted to compare the project’s trip generation to that of the DIV budget allocated for the site and found that the project will

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result in 29 fewer AM peak hour trips and 30 fewer PM peak hour trips (Enclosure 3). Therefore, the project is consistent with the office DIV allocation for the building.

California Environmental Quality Act

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 commercial school is categorically exempt from the requirements of CEQA, under Section 15301, Class 1, Existing Facilities. A Notice of Exemption has been prepared by staff and is provided with this letter (Enclosure 4).

Findings

Based on the submittal, the Director of Community Development makes the following findings, pursuant to Section 2-33-7 of the Irvine Zoning Ordinance, and hereby approves Administrative Use Permit 00981088-PAUP.

- A. The administrative use will comply with all the applicable development standards of the Zoning Ordinance and the purpose of the zoning district in which the site is located.

Based on the applicant's proposal and the required Irvine Zoning Ordinance parking ratio of one space per instructor and employee, plus one space per three students, a total of 85 parking spaces are required for the commercial school use. There are currently 84 stalls existing at the site and the applicant will be adding two new standard parking stalls to provide a total of 86 stalls. Therefore, sufficient parking is available to accommodate the proposed use. To further ensure compliance, Condition 6.40 requires that the total onsite occupancy does not exceed 200 individuals (instructors and students combined) at any given time, which would minimize onsite parking demands and is consistent with the parking ratio required by the Irvine Zoning Ordinance.

The project does not propose any changes to site circulation but will be increasing the width of the existing drive aisle and restriping 10 legal non-conforming compact spaces to lengthen the stall dimension by two feet by removing a small landscape median in a portion of the parking area. There are also some minor landscaping changes proposed along the Cowan street frontage as the applicant has agreed to provide a new sidewalk. With the minor landscaping changes, the applicant will still provide 15% landscaping to meet the minimum coverage requirement. All interior improvements are limited in nature, and no major changes will be made to the existing rooms of the building. As such, the project would not impact any existing building conditions, including building height, floor area, and setbacks.

Furthermore, the project supports the purpose of the 5.1 IBC Multi-Use zone by introducing a neighborhood-serving instructional use that is consistent with the district's intent to provide a mix of commercial and service-oriented uses that serve surrounding residential and employment populations. Therefore, the proposed use is consistent with the intent of the zoning district and complies with all applicable provisions of the Irvine Zoning Ordinance.

- B. Adequate traffic circulation, off-street parking, and pedestrian safety will be maintained during the operation of the administrative use.

The proposed commercial school will not adversely impact the existing circulation, parking, or pedestrian safety of the area. No changes are being made to vehicular site circulation, and sufficient off-street parking is being provided to adequately support the proposed use. Condition 6.40 requires that the total onsite occupancy does not exceed 200 individuals (instructors and students combined) at any given time, which would minimize onsite parking demands. Pedestrian safety will be further enhanced as the applicant has agreed to Condition 3.49 to construct a private sidewalk and provide a sidewalk easement along the street frontage of the building to connect the property to the surrounding sites. Therefore, the proposed commercial school will not adversely impact the existing circulation patterns and will not have a negative effect on the off-street parking nor adversely impact pedestrian safety.

- C. The administrative use will not impair the character and integrity of the zoning district and surrounding area.

The proposed use includes the operation of a commercial school offering instructor-led music and dance classes in the 5.1 IBC Multi-Use zone. The use is minor in scale, operates indoors, and will not result in any adverse exterior modifications that do not meet the underlying development standards. The instructional nature of the business is compatible with surrounding office, industrial, and church uses. Therefore, the proposed use will not impair the character or integrity of the zoning district or surrounding area.

- D. The proposed use is in harmony with applicable City policies and the intent and purpose of the zoning district involved.

The project site's zoning designation of 5.1 IBC Multi-Use identifies the intent and purpose of the zone as an area that accommodates a variety of complementary residential, office, retail, and service uses within a mixed-use environment. The proposed music and dance school is classified as a commercial school, a use that is permitted in this zoning district upon approval of an administrative use permit. The proposed commercial school offers instructor-led educational programming and expands the range of services available to residents, employees, and families of the

IBC and the broader community. The use also aligns with the community's interest in cultural enrichment and personal development. Additionally, the project contributes to the local economy through employment opportunities and small business investment. Therefore, the proposed commercial school use is in harmony with City policies, and the intent and purpose of the 5.1 IBC Multi-Use zoning regulations.

- E. The administrative use will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

The proposed commercial school will contribute to the overall vibrancy of the office developments in the area by providing a valuable educational service while also creating new employment opportunities for the residents of Irvine and the surrounding area. The use is also compatible with surrounding businesses, which include office, medical, and religious uses. Adequate parking is available within the project site and the project does not involve any changes to the existing building footprint, square footage, and circulation system. Therefore, the proposed commercial school use will not negatively impact adjacent tenants and uses within the surrounding area.

The approval is subject to the following conditions of approval:

PRIOR TO THE ISSUANCE OF BUILDING PERMITS

Condition 3.49

SIDEWALK EASEMENT DEDICATION

Prior to issuance of a building permit, the applicant shall submit to the City and pay applicable plan check fees, a sidewalk easement for the proposed sidewalk that is within private property. The easement deed shall be in the form approved by the City Attorney and prepared to the satisfaction of the City Engineer.

Condition 3.50

FIRE MASTER PLAN

Prior to issuance of a building permit, the applicant shall submit a Fire Master Plan (Service Code PR145) to the Orange County Fire Authority for review and approval.

Condition 3.51

ALTERNATIVE MEANS & METHODS APPROVALS

Prior to the issuance of a building permit, the applicant shall submit plans to the satisfaction of the Chief Building Official and receive approval of Alternative Means and Methods for a reduced occupant load consistent with the occupancy limitations noted in this administrative use permit. This allowance is specific to the current tenant only. Upon termination of the tenant's use of the premises, the occupancy of area shall be limited to its original approval as a professional office.

Condition 3.50 PAYMENT OF DEVELOPMENT IMPACT FEES FOR FOCUS AREA 1

Prior to the issuance of a building permit, the applicant shall pay the Development Impact Fee, if applicable, established by Resolution No. 25-78 through the City Council, per Sections 2-7-901 through 914 of the Irvine Municipal Code.

Condition 3.51 OCFA PLAN REVIEWS

Prior to the issuance of a building permit, the applicant shall submit the following plans to the Orange County Fire Authority (OCFA) for review and approval:

- A. Architectural (Service Codes PR200-PR285); and
- B. Underground Piping for Private Hydrants and Fire Sprinkler Systems (Service Codes PR470-PR475).

MISCELLANEOUS

Standard Condition 6.1 DISCRETIONARY CASE CHARGES

The applicant is responsible for paying all charges related to the processing of this discretionary case application within 30 days of the issuance of the final invoice or prior to the issuance of building permits for this project, whichever occurs first. Failure to pay all charges shall result in delays in the issuance of required permits or may result in the revocation of the approval of this application.

Standard Condition 6.2 LEGAL ACTION - HOLD HARMLESS

In accordance with the provisions of Section 5-5-114 of the Irvine Municipal Code and Government Code Section 66474.9, the applicant shall defend, indemnify, and hold harmless the City of Irvine and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City, including, without limitation, an action by an advisory agency, appeal board, or legislative body concerning this discretionary approval. This defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action or proceeding challenging the approval. The City will promptly notify the applicant of any claim, action, or proceeding and will cooperate fully in the defense.

In the event a legal challenge to the discretionary approval is successful, and an award of attorney fees is made to the challenger, the applicant shall be responsible to pay the full amount of such an award.

Standard Condition 6.26

NONTRANSFERABILITY AND EXPIRATION
OF ADMINISTRATIVE USE PERMIT

Approval of this administrative use permit is specific to the business operation and business operator described in the application materials reviewed and approved by the Community Development Department. This administrative use permit does not run with the land and is not transferable to a different business operator, business owner, or business entity. Pursuant to Chapter 2-33 (Administrative Use Permit) and Chapter 2-10 (Enforcement and Revocation Procedures) of the Irvine Zoning Ordinance, this administrative use permit shall automatically expire upon closure or cessation of the approved business operations at the subject site. Any subsequent operator proposing to conduct a similar use at the subject location shall be required to apply for and obtain a new administrative use permit, subject to independent review and approval in accordance with the procedures set forth in Chapter 2-33 of the Irvine Zoning Ordinance.

In the event the use authorized by this administrative use permit ceases, the permittee shall provide written notification to the Director of Community Development within 30-calendar days of the cessation of operation.

Standard Condition 6.27

REVOCATION

Failure to abide by and faithfully comply with any and all conditions that may be attached to an application approved pursuant to the Irvine Zoning Ordinance shall constitute grounds for the revocation of such approval by the original approval body or the Irvine City Council.

Condition 6.40

OPERATIONAL RESTRICTIONS

This project pertains to the operation of a commercial school use. The business shall operate in accordance with the following conditions:

- A. Hours of operation shall be limited to 3:30 to 8:30 p.m., Monday through Friday only.
- B. Operations shall be limited to 26 classes a day in four scheduled class sessions per day to be held from 3:30 - 4:30 p.m., 4:30 - 6:30 p.m., 6:30 - 7:30 p.m., and 7:30 - 8:30 p.m. No class sessions or instructional activities shall occur during the City-defined AM peak period (7 - 8:30 a.m.) or start and end in the PM peak period (4:45 - 6:15 p.m.).
- C. Occupancy within the building shall not exceed 27 instructors and 173 students at any one time, with a maximum onsite occupancy of 200 persons to remain consistent with the average daily trip budget allocated to the subject property.
- D. Special events are not permitted as part of this conditional use permit and instead shall require separate approval for a Special Event Permit.

Condition 6.41

BUILDING OCCUPANCY

The applicant shall ensure the building is not used or occupied, in whole or in part, without a valid Certificate of Occupancy (CofO), as required by Section 111 of the California Building Code.

Condition 6.42

BUSINESS LICENSE

The applicant shall obtain an approved City of Irvine business license before initiating any business operations in accordance with the Irvine Municipal Code.

The submitted letter of justification, floor plan, operational schedule, and parking summary are integral components of this approval. This approval is contingent upon the applicant obtaining a valid business license and securing all applicable permits prior to commencing business operations, including, but not limited to, building, electrical, and any other permits required by the City of Irvine. Any modification to the approved floor plan, or any change to the operational characteristics of the business that creates an inconsistency with the information provided in this correspondence, results in an intensification of use, or introduces new impacts not previously evaluated, shall render this administrative use permit approval null and void and shall require resubmittal for further review and approval.

Condition 6.44

COMPLIANCE WITH PRIOR APPROVALS

All applicable conditions of approval associated with original Site Design 78-SD-0394 issued for the subject property remain in full force and effect.

Condition 6.45

FIRE ALARM SYSTEM

Prior to concealing interior construction, the applicant shall submit the following plans to the Orange County Fire Authority (OCFA) for review and approval:

- A. Fire Alarm System (Service Codes PR500-PR530); and
- B. Fire Sprinkler System (Service Codes PR430-PR465).

Unless an appeal is filed prior to the expiration of the five-day appeal period ending at 5 p.m. Friday, June 26, 2025, the approval granted by this letter shall become effective Saturday, June 27, 2025.

Please note that permits cannot be issued until all fees associated with this application are paid in full. Should you have any questions regarding this approval, please contact Senior Planner Erica S. Hong at 949-724-5439 or via email ehong@cityofirvine.org.

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Sincerely,

A handwritten signature in black ink that reads "Stephanie Frady". The signature is written in a cursive, flowing style.

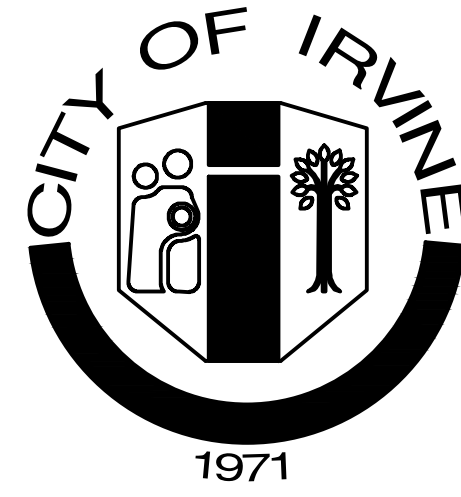
Stephanie Frady, AICP
Director of Community Development

Enclosures:

1. Project Plans
2. Class Schedule
3. Trip Generation Memo
4. Environmental Determination - Categorical Exemption

ec: Alyssa Matheus, Planning Manager
Ann Wu, Principal Planner
Files: 00981088-PAUP; 78-SD-0394

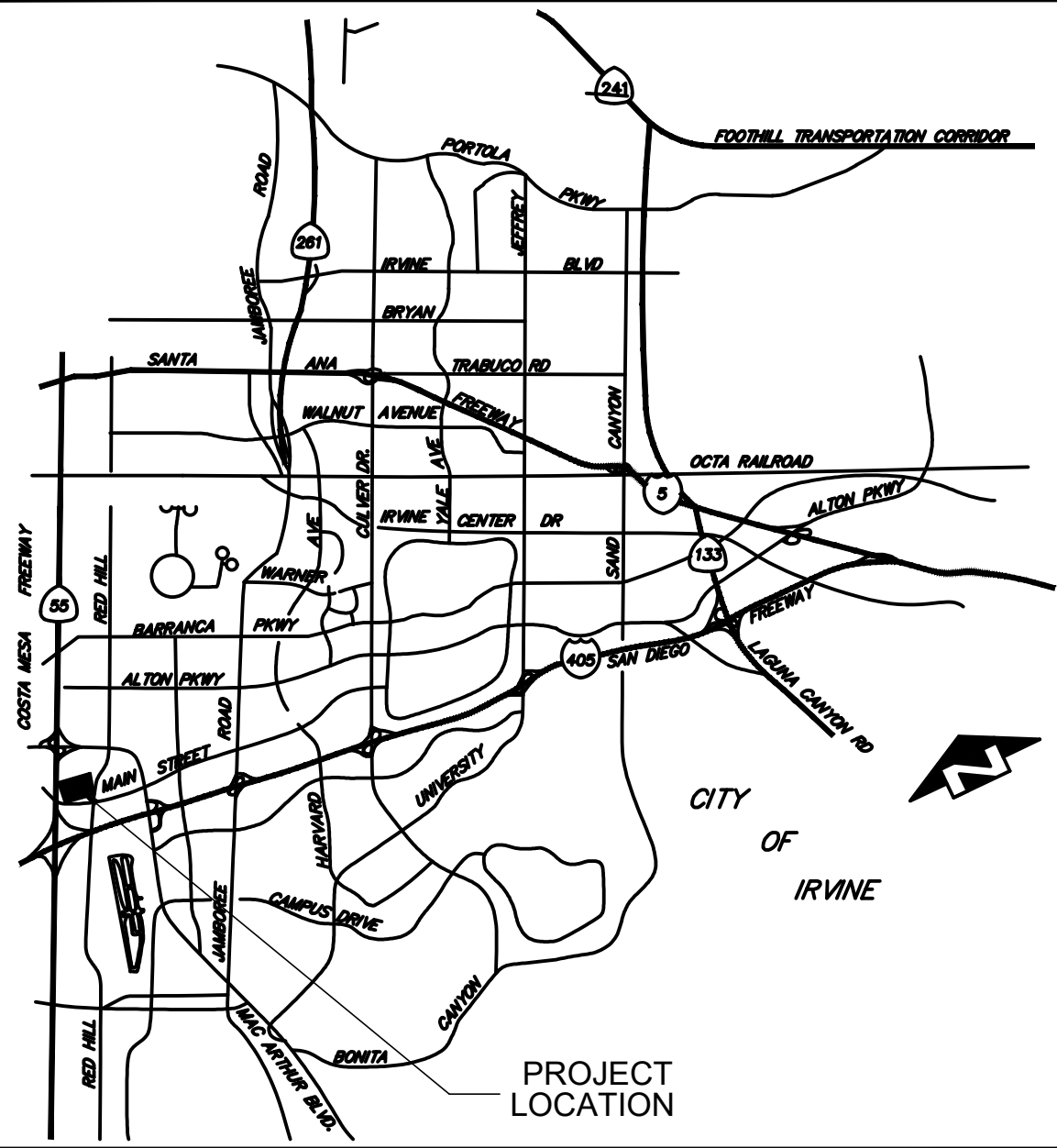
THE CITY OF IRVINE



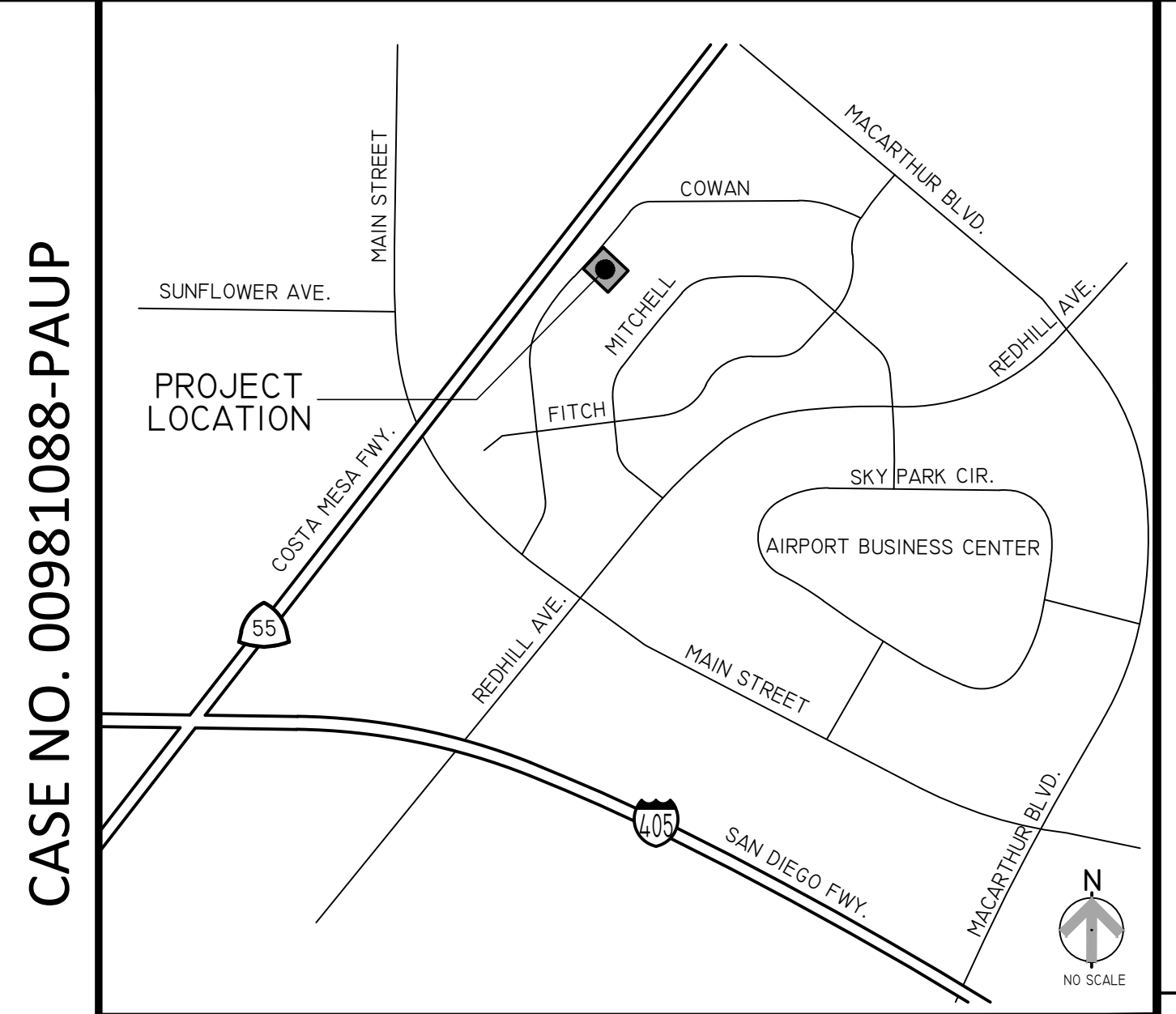
BUILDING PLANS

NOTE: DESIGNER TO PROVIDE PROJECT SPECIFIC INPUT WHERE INDICATED BY INSTRUCTIONS IN BOLD AND BRACKETED BY THE FOLLOWING SYMBOL <>

(VERSION 2022.2 EFFECTIVE JUNE 2025)



VICINITY MAP



CASE NO. 00981088-PAUP

LOCATION MAP

PROJECT INFORMATION

PROJECT LOCATION: <17872 COWAN, IRVINE, CA 92614 - MAC ARTHUR AND 55 FREEWAY>

PROJECT DESCRIPTION: <CHANGE OF USE FROM OFFICE/WAREHOUSE TO COMMERCIAL SCHOOL - TRAINING FACILITY (MUSIC AND DANCE)>

SPECIAL CONDITIONS OF LAND USE APPROVAL: SPECIAL CONDITIONS RELATING TO THIS PROJECT ARE ESTABLISHED IN <N/A>.

SEE SHEET <N/A> UNDER THE HEADING LAND USE CONDITIONS OF APPROVAL FOR COMPLETE CONDITIONS OF APPROVAL.

USE/OCCUPANCY/FLOOR AREA:
<FIRST FLOOR: EXISTING WAREHOUSE 4,572 SF; OFFICE 9,546 SF = 14,118 SF - SECOND FLOOR: OFFICE 9,626 SF. TOTAL FIRST AND SECOND FLOOR 23,744 SF - CONVERTED TO ALL B OCCUPANCY COMMERCIAL SCHOOL-TRAINING FACILITY>
<PLANNING CONDITION REGARDING DIVS: OFFICE 20,840 SF AND 2,904 SF WAREHOUSE. TOTAL BUILDING 23,744 SF>

NUMBER OF STORIES: <2 STORIES>
MEZZANINES: <N/A>

TYPE OF CONSTRUCTION: <V-N EXISTING>

FIRE RESISTANCE RATED ASSEMBLIES CONSTRUCTED OR ALTERED IN SCOPE OF WORK:

EXTERIOR WALLS: <NO>
FIRE WALLS: <NO>
FIRE BARRIERS: <NO>
FIRE PARTITIONS: <NO>
HORIZONTAL ASSEMBLIES: <NO>

SEE SHEET <N/A EXISTING> FOR FIRE-RESISTANCE RATED ASSEMBLY LEGEND, PROVIDING UNIQUE SYMBOLS FOR EACH RATED ASSEMBLY TYPE/RATING AND CALL-OUTS TO CONSTRUCTION DETAILS DEMONSTRATING COMPLIANCE WITH ASSEMBLY LISTINGS.

AUTOMATIC FIRE SPRINKLERS: <YES, FULLY SPRINKLERED >

AN <TYPE NFPA 13> AUTOMATIC SPRINKLER SYSTEM SHALL BE MODIFIED UNDER SEPARATE APPROVAL THROUGH THE ORANGE COUNTY FIRE AUTHORITY.

TO COMPLY WITH THE CITY OF IRVINE MUNICIPAL CODE SECTION 5-9-401 FOR BUILDING HAVING A GROSS AREA EXCEEDING 5,000 SQUARE FEET.

ALLOWABLE HEIGHT/AREA ANALYSIS (CBC CHAPTER 5):

< EXISTING TO REMAIN>

PARKING SUMMARY:
REQUIRED PARKING: <85 STALLS>
TOTAL PARKING PROVIDED: <86 STALLS>
VAN ACCESSIBLE PARKING PROVIDED: <1 VAN-ACCESSIBLE>
STANDARD ACCESSIBLE PARKING PROVIDED: <3 STD. ACCESSIBLE>

APPLICABLE STATE CODES (WITH CITY OF IRVINE AMENDMENTS):

CALIFORNIA BUILDING CODE <2025>
CALIFORNIA ELECTRIC CODE <2025>
CALIFORNIA MECHANICAL CODE <2025>
CALIFORNIA PLUMBING CODE <2025>
CALIFORNIA ENERGY EFFICIENCY CODE <2025>
CALIFORNIA GREEN BUILDING STANDARDS CODE <2025>

WATER CONSERVING PLMB. FIXTURE VERIFICATION/RETROFIT

BUILDINGS FOR WHICH AN INITIAL FINAL INSPECTION WAS RECEIVED ON OR BEFORE JANUARY 1, 1994 SHALL COMPLY WITH THE CITY OF IRVINE'S INFORMATION BULLETIN # 321. WAS THE INITIAL FINAL INSPECTION ON THE PROPERTY UNDERGOING THE PROPOSED TENANT IMPROVEMENT RECEIVED PRIOR TO JANUARY 1, 1994: <YES>

CALIFORNIA GREEN BUILDING STANDARDS CODE

PROVISIONS OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE APPLY TO ALL NEW LOW-RISE RESIDENTIAL BUILDINGS (THREE STORIES AND LESS INCLUDING HOTELS AND MOTELS) AND ALL NON-RESIDENTIAL TENANT IMPROVEMENT WITH VALUATION EQUAL OR GREATER THAN \$200,000 AND ADDITIONS EQUAL OR GREATER THAN 1,000 SQUARE FEET.

SEE SHEET <A-0.2> FOR COMPLETED CITY OF IRVINE GREEN BUILDING STANDARDS NOTES.

CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS

PROVISIONS OF THE CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARD APPLY TO THIS PROJECT SEE SHEET <N/A> FOR COMPLETE COMPLIANCE DOCUMENTATION.

SPECIAL INSPECTION AND STRUCTURAL OBSERVATION

THIS PROJECT IS SUBJECT TO BOTH SPECIAL INSPECTIONS AND STRUCTURAL OBSERVATION PER CALIFORNIA BUILDING CODE (CBC) CHAPTER 17 AND SHALL FOLLOW THE REQUIREMENTS AS DEFINED IN CITY OF IRVINE INFORMATION BULLETINS NO. 278 AND 281.

SEE SHEET <N/A> FOR COMPLETED PROJECT SPECIFIC CITY OF IRVINE SPECIAL INSPECTION PROGRAM FORM.

SEE SHEET <N/A> FOR COMPLETED PROJECT SPECIFIC CITY OF IRVINE SPECIAL OBSERVATION PROGRAM FORM.

CITY OF IRVINE MUNICIPAL CODE

[NOTE: COMPLETE IMC TEXT IS AVAILABLE ON THE INTERNET AT WWW.MUNICODE.COM]
THE DESIGN AND CONSTRUCTION OF THIS PROJECT SHALL COMPLY WITH ALL APPLICABLE IRVINE MUNICIPAL CODE PROVISIONS INCLUDING BUT NOT LIMITED TO:

CONSTRUCTION WORK HOURS [MC SECT. 6-8-205]

MON-FRI 7 AM TO 7 PM

SAT 9 AM TO 6 PM

NO WORK ON SUNDAYS OR FEDERAL HOLIDAYS

SECURITY DESIGN STANDARDS [MC SECT. 5-9-517 AND 5-9-528]

SEE SHEET <N/A> FOR APPLICABLE COMPLETED SECURITY CODE PROVISIONS.

ROOFING [MC 5-9-401 F. & 5-9-402 M.]

ROOF COVERING CLASSIFICATION SHALL MEET MINIMUM CLASS A.

ATTIC AND UNDERFLOOR VENT COVERS [MC 5-9-401 E. & 5-9-402 K.]

ROOF AND UNDERFLOOR VENT OPENINGS SHALL BE COVERED WITH NON-COMBUSTIBLE, CORROSION RESISTANT, METAL WIRE MESH OR OTHER MATERIALS HAVING OPENINGS OF 1/16 INCH MINIMUM TO 1/8 INCH MAXIMUM. (CBC 706A.2) SEE DETAIL <N/A>

OFF-SITE FABRICATION

ALL OFF-SITE FABRICATION OF STRUCTURAL STEEL COMPONENTS INCLUDING STEEL STAIRS AND PRE-CAST CONCRETE SHALL

BE DONE IN AN APPROVED FABRICATOR SHOP AS REQUIRED BY CITY OF IRVINE INFORMATION BULLETIN NO. 311. SEE BULLETIN FOR DETAILS AND REQUIRED DOCUMENTATION REQUIRED AT THE RECEIPT OF ANY SHIPMENT OF OFF-SITE FABRICATED ITEMS.

PRE-CONSTRUCTION MEETING REQUIREMENT

ALL CONSTRUCTION PROJECTS INVOLVING ADDITIONS TO NON-RESIDENTIAL STRUCTURES AND PARKING LOT MODIFICATIONS SHALL NOT COMMENCE UNTIL A PRE-CONSTRUCTION MEETING HAS BEEN HELD. THESE MEETINGS, WHILE NOT REQUIRED BY CITY CODE FOR TENANT IMPROVEMENTS NOT ADDING AREA, ARE BENEFICIAL FOR MAJOR TENANT IMPROVEMENTS OR ANY RESTAURANT INSTALLATIONS. TO SCHEDULE A PRE-CONSTRUCTION MEETING CONTACT COMMERCIAL BUILDING INSPECTOR SUPERVISOR AT (949) 724-6139 FOR BUILDING INSPECTIONS AND GRADING INSPECTOR SUPERVISOR AT (949) 724-6329 FOR PARKING LOT MODIFICATIONS INSPECTIONS.

DEFERRED SUBMITTALS

THIS PROJECT HAS BEEN PERMITTED WITHOUT REVIEW AND/OR APPROVAL OF THE FOLLOWING DEFERRED SUBMITTALS. PLANS APPROVED BY THE CITY SHALL BE OBTAINED FOR EACH DEFERRED ITEM LISTED BELOW PRIOR TO COMMENCING ANY WORK WITHIN THE SCOPE OF SUCH DEFERRAL. DEFERRALS MUST BE REVIEWED AND ACCEPTED BY THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO SUBMITTING FOR REVIEW WITH THE CITY.

< FIRE SPRINKLERS AND FIRE ALARM>

ADDITIONS AND ALTERATIONS:

PRIOR TO USE, OCCUPANCY OR FINAL INSPECTION, EXISTING OR RETROFITTED ADDRESSING MEETING THE HEIGHT, CONTRAST AND FONT REQUIREMENTS OF SECTION 5-9-517 ITEM L OF THE CITY OF IRVINE MUNICIPAL CODE SHALL BE VERIFIED BY THE CITY INSPECTOR.

CONTRACTOR SHALL RESTORE ALL ORIGINAL AND REQUIRED FIRE PROTECTION ON STRUCTURAL ELEMENTS AND RATED ASSEMBLIES.

PRIOR TO FINAL INSPECTION, THE OPENING FORCE FOR DOORS SERVING THE DESIGNATED ACCESSIBLE PATH OF TRAVEL SHALL BE VERIFIED TO COMPLY WITH CBC 11B-404.2.9. POWERED EXTERIOR DOORS, PER EXCEPTION 2, SERVING A SPACE WITH AN OCCUPANCY OF 150 OR MORE ARE REQUIRED TO BE EQUIPPED WITH BACK-UP POWER.

FIRE DEPARTMENT NOTES:

- FOR ASSISTANCE WITH FIRE-RELATED PLAN REVIEW ISSUES OR TECHNICAL QUESTIONS, PLEASE CALL (714) 573-6108. FOR FIRE-RELATED INSPECTION QUESTIONS OR ISSUES, PLEASE CONTACT YOUR OCFA INSPECTOR DIRECTLY OR OCFA INSPECTION SCHEDULING AT (714) 573-6150 FOR ASSISTANCE.
- THE PROJECT SHALL COMPLY WITH THE CURRENTLY ADOPTED CALIFORNIA BUILDING CODE, CALIFORNIA FIRE CODE, AND OTHER CODES, STANDARDS, REGULATIONS AND REQUIREMENTS AS ENFORCED BY THE ORANGE COUNTY FIRE AUTHORITY. APPROVAL OF THESE PLANS SHALL NOT PERMIT THE VIOLATION OF ANY CODE OR LAW.
- FOR PROJECTS INVOLVING NEW STRUCTURES, ADDITIONS TO EXISTING STRUCTURES, INSTALLATION OF GATES/WALLS/FENCES, OR ALTERATION OF VEHICULAR ACCESS, A FIRE MASTER PLAN SHALL BE SUBMITTED TO AND APPROVED BY THE OCFA PRIOR TO SUBMITTAL OF ARCHITECTURAL PLANS. AN APPROVED FIRE MASTER PLAN SHALL BE SUBMITTED WITH THE ARCHITECTURAL PLANS.
- ALL WEATHER FIRE ACCESS ROADS SHALL BE APPROVED BY THE OCFA AND BE IN PLACE BEFORE ANY COMBUSTIBLE MATERIALS ARE PLACED ON THE SITE. ACCESS ROADS SHALL BE MAINTAINED CLEAR OF OBSTRUCTIONS DURING AND AFTER CONSTRUCTION.
- ADDRESS NUMBERS SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS, BE A MINIMUM SIX INCHES HIGH, CONTRAST WITH THEIR BACKGROUND, AND BE PLAINLY VISIBLE FROM THE ROADWAY THE BUILDING IS ADDRESSED ON OR AS OTHERWISE ALLOWED BY OCFA GUIDELINE B-09.
- BUILDINGS UNDER CONSTRUCTION OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. NO SMOKING OR COOKING IS ALLOWED IN STRUCTURES WHERE COMBUSTIBLE MATERIALS ARE EXPOSED OR WITHIN 25' OF COMBUSTIBLE MATERIALS STORAGE AREAS. CUTTING, WELDING, OR OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35.
- LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH THE CFC AND COR TITLE 19. AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED DURING CONSTRUCTION ON EACH FLOOR AT EACH STAIRWAY. IN EACH STORAGE AND CONSTRUCTION SHED, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, OR WHERE SIMILAR HAZARDS ARE PRESENT, BEFORE FINAL OCCUPANCY, AT LEAST ONE 2A:10B:C EXTINGUISHER SHALL BE PROVIDED SO THAT NO POINT IS MORE THAN 70' TRAVEL DISTANCE FROM THE EXTINGUISHER. EXTINGUISHERS SHALL BE LOCATED ALONG THE PATH OF EGRESS TRAVEL, AND IN A READILY VISIBLE AND ACCESSIBLE LOCATION, WITH THE BOTTOM OF THE EXTINGUISHER AT LEAST 4' ABOVE THE FLOOR. ADDITIONAL EXTINGUISHERS MAY BE REQUIRED BY THE INSPECTOR AND FINAL PLACEMENT IS SUBJECT TO APPROVAL.
- WALL, FLOOR AND CEILING FINISHES AND DECORATIVE MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CBC/CFC CHAPTER 8. DECORATIVE MATERIALS SHALL BE PROPERLY TREATED BY A PRODUCT OR PROCESS APPROVED BY THE STATE FIRE MARSHAL. SUCH ITEMS SHALL BE APPROVED AND INSPECTED PRIOR TO INSTALLATION.
- KNOX BOXES/KEY CABINETS SHALL BE PROVIDED FOR ALL POOL ENCLOSURES, GATES IN THE PATH OF FIREFIGHTER TRAVEL TO STRUCTURES, SECURED PARKING LEVELS, DOORS GIVING ACCESS TO ALARM PANELS AND/OR ANNUNCIATORS, AND ANY OTHER STRUCTURES OR AREAS WHERE IMMEDIATE ACCESS IS REQUIRED OR IS UNDULY DIFFICULT.
- DUMPSTERS AND TRASH CONTAINERS EXCEEDING 1.5 CUBIC YARDS SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVE LINES UNLESS PROTECTED BY AN APPROVED SPRINKLER SYSTEM OR LOCATED IN A TYPE I OR IIA STRUCTURE SEPARATED BY 10 FEET FROM OTHER STRUCTURES. CONTAINERS LARGER THAN 1 CUBIC YARD SHALL BE OF NON-OR LIMITED-COMBUSTIBLE MATERIALS OR SIMILARLY PROTECTED OR SEPARATED. CFC 304.3
- EXITS, EXIT SIGNS, FIRE ALARM PANELS, HOSE CABINETS, FIRE EXTINGUISHER LOCATIONS, AND STAIRWIDE CONNECTIONS SHALL NOT BE CONCEALED BY CURTAINS, MIRRORS OR OTHER DECORATIVE MATERIAL. THE EGRESS PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN AISLES.
- EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. DOORS SHALL NOT BE PROVIDED WITH THUMB-TURN LOCKS OR DEADBOLTS THAT DO NOT UNLATCH IN TANDEM WITH THE NORMAL OPERATING LEVER. RATED DOORS SHALL BE SELF-CLOSING AND LATCHING. SUCH DOORS SHALL NOT BE EQUIPPED WITH DOOR STOPS OR OTHERWISE PROPPED OPEN.
- SPRINKLER AND ALARM SYSTEMS SHALL BE PROVIDED WHEN REQUIRED BY CBC/CFC CHAPTER 9 AND LOCAL ORDINANCE. IN STRUCTURES OF UNDETERMINED USE, THE MINIMUM FIRE SPRINKLER DESIGN DENSITY REQUIRED SHALL BE ORDINARY HAZARD (GROUP 2) WITH A DESIGN AREA OF 3000 SQUARE FEET.
- EXISTING SPRINKLER AND ALARM SYSTEMS IN SPACES UNDERGOING REMODELING SHALL BE EVALUATED BY A LICENSED CONTRACTOR KNOWLEDGEABLE IN SUCH SYSTEMS TO DETERMINE WHETHER CHANGES WILL BE NECESSARY TO MAINTAIN THESE SYSTEMS IN CONFORMANCE WITH APPLICABLE STANDARDS. IF MODIFICATIONS ARE NECESSARY, PLANS SHALL BE SUBMITTED TO THE OCFA FOR REVIEW AND APPROVAL PRIOR TO MODIFICATION OF THE SYSTEM. SPRINKLER AND ALARM SYSTEMS SHALL BE SUPERVISED BY A UL-LISTED CENTRAL ALARM STATION.
- WHERE COMMERCIAL-TYPE FOOD HEATING OR COOKING EQUIPMENT THAT PRODUCES GREASE-LADEN VAPORS IS PRESENT, AN AUTOMATIC EXTINGUISHING SYSTEM SHALL BE PROVIDED AND SHALL COMPLY WITH CFC, OMC, AND NFPA 17A. REVIEW AND APPROVAL OF A HOOD AND DUCT EXTINGUISHING SYSTEM PLAN BY THE OCFA IS REQUIRED PRIOR TO INSTALLATION, MODIFICATION, REARRANGEMENT, OR USE OF COOKING EQUIPMENT
- HAZARDOUS MATERIALS EQUIPMENT, PROCESSES, STORAGE, DISPENSING, OR USE SHALL COMPLY WITH CBC AND CFC REGULATIONS AND SHALL BE REVIEWED AND APPROVED BY THE OCFA PRIOR TO SUCH MATERIALS OR EQUIPMENT BEING BROUGHT ON SITE.
- STORAGE AREAS GREATER THAN 500 SQ.FT. WITH HIGH HAZARD MATERIALS STORED HIGHER THAN SIX FEET AND OTHER MATERIALS STORED HIGHER THAN TWELVE FEET ARE NOT PERMITTED WITHOUT FIRST SUBMITTING PLANS TO AND

OBTAINING APPROVAL FROM THE OCFA.

- A NEW HVAC UNIT EXCEEDING A 2,000 CFM CAPACITY SHALL BE PROVIDED WITH A DUCT SMOKE DETECTOR. THIS DETECTOR SHALL SHUT DOWN ONLY THE AFFECTED INDIVIDUAL HVAC UNIT UPON SMOKE DETECTION. THIS DETECTOR MUST ALSO BE INTERFACED TO AN EXISTING FIRE ALARM SYSTEM. THE DETECTOR SHALL ONLY PROVIDE A SUPERVISORY SIGNAL AT THE FIRE ALARM PANEL UPON SMOKE DETECTION.

STORM WATER POLLUTION PREVENTION NOTES

STORMWATER POLLUTION PREVENTION DEVICES AND PRACTICES SHALL BE INSTALLED AND/OR INSTITUTED AS NECESSARY TO ENSURE COMPLIANCE TO THE CITY OF IRVINE WATER QUALITY STANDARDS CONTAINED IN CHAPTER 3, WATER, OF DIVISION 8 OF TITLE 8 OF THE IRVINE MUNICIPAL CODE AND ANY EROSION CONTROL PLAN ASSOCIATED WITH THIS PROJECT. ALL SUCH DEVICES AND PRACTICES SHALL BE MAINTAINED, INSPECTED AND/OR MONITORED TO ENSURE ADEQUACY AND PROPER FUNCTION THROUGHOUT THE DURATION OF THE CONSTRUCTION PROJECT.

COMPLIANCE TO THE WATER QUALITY STANDARDS AND ANY EROSION AND SEDIMENT CONTROL PLAN ASSOCIATED WITH THIS PROJECT INCLUDES, BUT IS NOT LIMITED TO THE FOLLOWING REQUIREMENTS:

- AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL MEASURES (BMPs) SHALL BE IMPLEMENTED TO PROTECT THE EXPOSED PORTIONS OF THE SITE FROM EROSION AND TO PREVENT SEDIMENT DISCHARGES.
- SEDIMENTS AND OTHER POLLUTANTS SHALL BE RETAINED ON SITE UNTIL PROPERLY DISPOSED OF, AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS SHALL BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND AND WATER FLOW.
- FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS SHALL BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM, NOR BE ALLOWED TO SETTLE OR INFILTRATE INTO SOIL.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTES.
- TRASH AND CONSTRUCTION SOLID WASTES SHALL BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICULAR TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITS SHALL BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- STORMWATER POLLUTION PREVENTION DEVICES AND/OR PRACTICES SHALL BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES TO ENSURE EFFECTIVENESS.

PARKING LOT MODIFICATION / PAVEMENT INSPECTIONS

- PRIOR TO THE START OF ANY WORK, A PRE-GRADING MEETING AT THE SITE IS REQUIRED WITH THE OWNER, CONTRACTOR, GEOTECHNICAL ENGINEER (IF APPLICABLE), OR THEIR AGENTS, AND THE CITY GRADING INSPECTOR. THE PERMITTEE SHALL CONTACT GRADING INSPECTION TO SCHEDULE (949) 724-6329.
- THE REQUIREMENTS FOR DEPUTY INSPECTION AND PERMIT CLOSE-OUT DOCUMENTATION WILL BE DETERMINED BY THE CITY GRADING INSPECTOR AT THE PRE-GRADE MEETING. THE REQUIRED GRADING INSPECTIONS WILL BE DEFINED AT THE PRE-GRADING MEETING.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED EDITION OF
 - THE IRVINE GRADING AND EXCAVATION REGULATIONS AND GRADING MANUAL
 - THE CITY OF IRVINE STANDARD PLANS
 - SPECIAL REQUIREMENTS OF THE GRADING OR PARKING LOT MODIFICATION PERMIT
 - THE CALIFORNIA BUILDING CODE
 - STANDARD SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK)
 - MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
 - THE CITY OF IRVINE CONSTRUCTION SITE SECURITY ORDINANCE.
- CONSTRUCTION OPERATIONS SHALL OCCUR ONLY BETWEEN THE HOURS OF 7:00 A.M. AND 7:00 P.M., MONDAY THROUGH FRIDAY, AND BETWEEN THE HOURS OF 9:00 A.M. AND 6:00 P.M. SATURDAYS. NO CONSTRUCTION ACTIVITIES SHALL BE PERMITTED OUTSIDE OF THESE PERMITTED HOURS OR ON SUNDAYS AND FEDERAL HOLIDAYS, UNLESS A TEMPORARY WAIVER HAS BEEN GRANTED BY THE CHIEF BUILDING OFFICIAL. ANY WAIVERS SHALL TAKE INTO ACCOUNT THE IMPACT UPON THE COMMUNITY (IRVINE MUNICIPAL CODE SEC. 6-8-205).
- ACCESSIBLE STALLS AND PATHS OF TRAVEL SHALL BE TEMPORARILY RELOCATED, AS NEEDED, TO MAINTAIN COMPLIANT ACCESSIBILITY. TO BE DETERMINED AT THE PRE-GRADING MEETING TO THE SATISFACTION OF THE GRADING INSPECTOR.
- ALL ACCESSIBLE STALL STRIPING AND SIGNAGE SHALL BE PER THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE. ALL STANDARD PARKING STALL STRIPING SHALL BE PER CITY OF IRVINE STANDARD PLAN NO. 411.
- ALL UTILITY TRENCH OR EXCAVATION BACKFILL WITHIN AREAS TO BE PAVED SHALL BE PER CITY OF IRVINE STANDARD PLAN NO. 223.

SHOPPING CART COMPLIANCE:

THIS PROJECT IS A RETAIL ESTABLISHMENT THAT MAY BE SUBJECT TO THE CITY OF IRVINE SHOPPING CART CONTAINMENT OR RETRIEVAL PROVISIONS CONTAINED IN IRVINE MUNICIPAL CODE SECTIONS 4-11-701 THROUGH 4-11-709. IN SUCH CASE COMPLIANCE IS REQUIRED AT THE TIME OF OCCUPANCY. THEREFORE, SELECT THE APPROPRIATE NOTE FROM THE SELECTION BELOW AND INCLUDE ON THE GENERAL NOTE SHEET.

SHOPPING CART COMPLIANCE

THIS PROJECT IS FOR A RETAIL ESTABLISHMENT THAT WILL USE ELEVEN OR MORE SHOPPING CARTS IN ITS BUSINESS OPERATIONS. THEREFORE, NO OCCUPANCY MAY OCCUR UNTIL A SHOPPING CART CONTAINMENT OR RETRIEVAL PLAN HAS BEEN APPROVED AS DESCRIBED AT WWW.CITYOFIRVINE.ORG/SHOPPINGCART AND THE ESTABLISHMENT IS PREPARED TO IMPLEMENT THE PLAN ON ITS INTENDED OPENING DAY.

OR

SHOPPING CART COMPLIANCE

THIS PROJECT IS FOR A RETAIL ESTABLISHMENT THAT WILL USE LESS THAN ELEVEN SHOPPING CARTS IN ITS BUSINESS OPERATIONS. THEREFORE, SHOPPING CART CONTAINMENT OR RETRIEVAL PROVISIONS IN IRVINE MUNICIPAL CODE SECTIONS 4-11-701 THROUGH 4-11-709 WILL NOT APPLY UNLESS AND UNTIL ADDITIONAL CARS ARE UTILIZED WHICH BRING THE TOTAL TO ELEVEN OR MORE.

OR

SHOPPING CART COMPLIANCE

THIS PROJECT IS FOR A RETAIL ESTABLISHMENT THAT CURRENTLY COMPLIES WITH THE SHOPPING CART CONTAINMENT OR RETRIEVAL PROVISIONS IN IRVINE MUNICIPAL CODE SECTIONS 4-11-701 THROUGH 4-11-709 UNDER A PLAN APPROVED ON _____ (APPROVAL DATE).

EPA RENOVATION, REPAIR, AND PAINTING (RRP) RULE:

EPA REGULATIONS REQUIRE THAT ANY CONTRACTOR OR MAINTENANCE STAFF WHO DISTURBS LEAD-BASED PAINT IN A PRE-1978 RESIDENCE OR CHILD-CARE FACILITY MUST BE LEAD-SAFE CERTIFIED AND TRAINED IN LEAD-SAFE WORK PRACTICES.

RECYCLING:

CONSTRUCTION WASTE MATERIAL SHALL BE RECYCLED PER APPROVED CONSTRUCTION WASTE REDUCTION COMPLIANCE REPORT.

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT ADVISORY:

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) RULE 1403 GOVERNS WORK PRACTICE REQUIREMENTS FOR ASBESTOS IN ALL RENOVATION AND DEMOLITION ACTIVITIES. PLEASE REFER TO RULE 1403 (HTTP://WWW.AQMD.GOV/DOCS/DEFAULT-SOURCE/RULE-BOOK/REG-XIV/RULE-1403.PDF) FOR ALL CURRENT REQUIREMENTS.

CALIFORNIA HEALTH AND SAFETY CODE 19827.5 REQUIRES THAT EVIDENCE OF DEMOLITION NOTIFICATION SUBMITTED TO THE SOUTH COAST AQMD BE PROVIDED TO CITY OF IRVINE BUILDING AND SAFETY PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT INCLUDING DEMOLITION WORK.

ACCESSIBILITY COMPLIANCE:

CALIFORNIA BUILDING CODE, CHAPTER 11B REQUIRES COMPLIANCE WITH ALL PATH OF TRAVEL REQUIREMENTS, IS THE PROFESSIONAL OF RECORD USING CODE EXCEPTIONS FOR COMPLIANCES <N/A EXISTING BUILDING, NO NEW CONSTRUCTION>

WHEN USING CODE EXCEPTIONS ONLY, REFER TO SHEET _____ FOR JUSTIFICATION.

SHEET INDEX:

SEE SHEET <A-0.1> FOR SHEET INDEX.



| NO. | DATE | REVISIONS |
|-----|-----------|--------------------------|
| 7 | | |
| 6 | | |
| 5 | | |
| 4 | | |
| 3 | 5-21-2026 | PLANNING ALP RESUBMITTAL |
| 2 | 4-23-2026 | PLANNING RESUBMITTAL |
| 1 | 3-25-2026 | PLANNING SUBMITTAL |

| DESIGNED: | DRAWN: | CHECKED: | DATE: | SCALE: |
|-----------|--------|----------|------------|--------|
| | MH | DS | 03-30-2026 | |

| DEVELOPER: | SOILS ENGINEER: | REPORT # | DATE |
|--------------------------------------|-----------------|----------|------|
| PLANS PREPARED BY: SH PARTNERS, INC. | | | |



OC MUSIC & DANCE
17872 COWAN, IRVINE, CA 92614
CITY OF IRVINE
COMMUNITY DEVELOPMENT DEPARTMENT

| PLAN CHECK: | PERMIT: |
|------------------|-------------|
| SHEET T-1 | OF 6 |



STANDARD NOTES NON-RESIDENTIAL CONSTRUCTION
2022 CALIFORNIA GREEN BUILDING STANDARDS (4.0)

[Effective January 1, 2023]

Applies to **Newly Constructed Non-residential Buildings and associated site development, initial tenant improvements regardless of valuation, and any subsequent addition of 1,000 square feet or more, or tenant improvement having a valuation of \$200,000 and associated site development.** The following standard notes shall be completed and incorporated into the approved plans and all effected design features and specifications shall be made to conform.

INSTRUCTIONS: Designer to place an "X" preceding each applicable section and complete the notes or indicate "N/A" if not applicable. Building plan check shall be responsible for verification except for those items preceded by a [P] which will be verified by Planning. All provisions generally apply to new construction and additions of 1,000 square feet or more, or tenant improvements having a valuation of \$200,000. An [N], however, indicates a provision applies only to new construction, an [E] indicates a provision that applies to new construction and provides additional qualifiers for when the provision applies to an addition or tenant improvement.

STANDARDS

PARKING AND CHANGING ROOMS CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC) Section 5.106.4

[E] Short term bicycle parking applies to existing facilities if the project is expected to generate visitor traffic and adds 10 or more vehicular parking spaces.

Check the appropriate box and provide complete input for each selection as applicable:

X [P] Short-term bicycle parking (bicycle racks) are provided to accommodate anticipated visitor traffic. The total number provided is: 4. These racks are located within 200 feet of the visitor's entrance as depicted on plan sheet: A-1.

[E] Long term bicycle parking applies to new shell buildings, and to existing facilities if the project adds 10 or more vehicular parking spaces.

X This project will accommodate over 10 tenant-occupants, therefore long term bicycle parking is provided. The total number (minimum one) provided equal to 5% of the required parking is: . The method(s) selected to satisfy this requirement is (are):

Covered, lockable enclosures with permanently anchored racks for bicycles, the total number provided is: 4, see plan sheet: A-1.

N/A Lockable bicycle rooms with permanently anchored racks, the total number provided is: , see plan sheet: .

N/A Lockable, permanently anchored bicycle lockers, the total number provided is: , see plan sheet: .

ELECTRIC VEHICLE (EV) CHARGING (CGBSC 5.106.5.3)

[N] The following applies to new construction only where the total number of parking spaces is 10 or more. Check appropriate box and provide complete input for each selection as applicable:

EV Charging Space Calculation (CGBSC 5.106.5.3.3)

N/A Total parking spaces for the project is , therefore pursuant to Table 5.106.5.3.1 a total of EV Charging Space(s) and a total of EV Capable Space(s) are provided. See plan sheet: .

NOTE: Consult with plan check for stall dimensions and layout where the number of EV Charging Spaces exceeds 25.

N/A Project has parking spaces accessible by automated car parking system. This provision is not applicable.

1. EV Capable Spaces:

- A parking stall width of 108 inches and a length as required by the City of Irvine Zoning Code.
- A listed raceway not less than trade size 1 to accommodate a future dedicated 208/240-volt branch circuit originating at the main service or subpanel, and terminating in a listed cabinet, box, or other enclosure in close proximity to the proposed EV capable space. A common raceway may be used to serve multiple EV capable spaces.
- Service panel or subpanel sized to accommodate original design load plus an added dedicated 40 amp minimum branch circuit for each EV capable space with delivery of 30 amp minimum to an installed EV supply equipment (EVSE).
- The electrical system and any on-site distribution transformers shall have sufficient capacity to supply full rated amperage at each EV capable space.
- The service panel or subpanel circuit directory shall identify the reserved overcurrent protective device space(s) as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

2. Electric Vehicle Charging Stations (EVCS):

- EVCS can be any combination of Level 2 and Direct Current Fast Charging (DCFC), except that at least one Level 2 charger shall be provided.
- One EV charger with multiple connectors capable of charging multiple EVs simultaneously shall be permitted if the electrical load capacity required for each EV capable space is accumulatively supplied to the EV charger.
- The installation of each DCFC EVSE shall be permitted to reduce the minimum number of required EV capable spaces without EVSE by five and reduced proportionally the required electrical load capacity to the service panel or subpanel.
- When EV chargers are installed, accessible EVCS shall be provided.
- Accessible EVCS shall be located either on an accessible route or adjacent to an accessible parking space to allow use of the EV charger from the accessible parking.
- EV space serving an accessible EVCS shall be 18 feet minimum length
- EV space serving an accessible EVCS shall be 9 feet wide for standard accessible and 12 ft. wide for van accessible. A 5-foot aisle shall be provided on the side of the vehicle space.
- Surface slope for EV space and the aisle shall not exceed 1:48 in any direction.
- Refer to California Building Code Chapter 11B for applicable requirements to EV space serving accessible EVCS.

Electric Vehicle (EV) Charging: Medium-Duty and Heavy-Duty (CGBSC 5.106.5.4)

[N] The following is applicable to construction of new warehouses, grocery stores and retail stores with planned off-street loading spaces.

N/A EV supply and distribution equipment, spare raceway(s) or busway(s) and adequate capacity for transformer(s), service panel(s) or subpanel (s) for medium and heavy duty is provided. See plan sheet.

LIGHT POLLUTION REDUCTION [N] (CGBSC Section 5.106.8)

N/A [P] Outdoor lighting designed to comply with the City of Irvine Security Code, Section 3-16-1 of the City of Irvine Zoning Code, which requires all direct rays to be confined to the site and that adjacent properties are protected from glare, and allowable BUG rating limitations of CGBSC Table 5.106.8 are depicted on plan sheet: along with photometrics.

Refer to CGBSC Section 5.106.8.1 and 5.106.8.2 for facing requirements and more stringent backlight and glare ratings for luminaries located in proximity to property lines.

WATER EFFICIENCY AND CONSERVATION (CGBSC Section 5.303)

Separate Submeters or metering devices

Applicable to new buildings exceeding 50,000 square feet and [E] additions of 50,000 square feet or more made to existing buildings, and to any tenant of a new building or addition, regardless of size, which is projected to consume more than 1,000 gallons/day CGBSC Sections 5.303.1.1 and 5.303.1.2.

N/A A separate meter or metering device is provided for the following spaces: . See plan sheet: for details and specifications defining metering design.

X This project consists of a single tenant building with a dedicated meter.

N/A Separate meters or metering devices are not required as the new building or addition is less than 50,000 square feet, and no tenant usage is projected to exceed 1,000 gallons/day.

N/A Separate meters or metering devices are not required as no tenant usage is projected to consume more than 100 gallons/day.

NOTES: (1) Tenants of new multi-tenant buildings or additions exceeding 50,000 square feet and that are not provided with a separate metering device must be shown to use less than 100 gallons/day via worksheet WS-1 found in chapter 8 of the CGBSC and any necessary addendum worksheet to reflect process water or other uses not represented on the worksheet. (2) For new buildings or additions having a total floor area less than 50,000 square feet, all its spaces not having a separate metering device must be shown to have a projected consumption of less than 1,000 gallons/day via worksheet WS-1 found in chapter 8 of the CGBSC and any necessary addendum worksheet to reflect process water or other uses not represented on the worksheet.

INDOOR WATER USE (CGBSC 5.303.3)

[E] Applicable to any newly installed plumbing fixture within new construction, the area of remodel or addition.

X All new plumbing fixtures meet the requirements of CGBSC Section 5.303.3, see modified table below for flow rates.

TABLE FIXTURE FLOW RATES

| FIXTURE TYPES | MAXIMUM FLOW RATE |
|------------------------------------|-------------------------------------|
| SHOWERHEADS | 1.8 gpm @ 80 psi |
| LAVATORY FAUCETS | 0.5 gpm @ 60 psi |
| KITCHEN FAUCETS | 1.8 gpm @ 60 psi* |
| WASH FOUNTAIN | 1.8/rim space (in.)/20 gpm @ 60 psi |
| METERING FAUCET | 0.2 gallons/cycle |
| METERING FAUCET FOR WASH FOUNTAINS | 0.2/rim space (in.)/20 gpm @ 60 psi |
| WATER CLOSETS | 1.28 gallons/flush* |
| FLOOR-MOUNTED URINAL | 0.5 gallons/flush |
| WALL-MOUNTED URINAL | 0.125 gallons/flush |

*Includes single and dual flush water closets with an effective flush rate of 1.28 gallons or less: Dual flush toilets—The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush.

When a pre-rinse spray valve is installed, it shall meet requirements in the California Code of Regulations, Title 20, Section 1605.1(h)(4) Table H-2, Section 1605.3(h)(4)(A), and Section 1607(d)(7), and shall be equipped with an integral automatic shutoff.

NOTE: The combined flow of multiple showerheads serving a single shower shall not exceed maximum allowable flow rate for a single fixture shower or the control valves shall be arranged to only allow one shower head to operate at a time.

OUTDOOR WATER USE- MWEL0 (CGBSC Section 5.304)

N/A This project is subject to MWEL0 requirements. See plan sheet: for completed City of Irvine Model Water Efficiency Landscape Ordinance work sheet, Form 40-81.

WATER RESISTANCE AND MOISTURE MANAGEMENT (CGBSC Section 5.407)

[E] Applicable to any new entry or opening which is part of an addition of 1,000 or more square feet or any tenant improvement having a valuation of \$200,000 or more.

ENTRIES

To prevent water intrusion into exterior entries and/or openings subject to foot traffic or wind-driven rain, the following features have been incorporated into the design for primary exterior entries:

N/A Door is protected by an awning or roof overhang 4 feet or more in depth, or is recessed 4 feet or more, see plan sheet: .

N/A Flashings integrated with a drainage plane, see plan sheet: .

N/A Non-absorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings, see plan sheet: .

MATERIAL CONSERVATION AND RESOURCE EFFICIENCY - CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING (CGBSC Section 5.408)

Recycling of materials for new construction, additions, and remodels shall conform to the Construction and Demolition Materials Recycling Requirements of the City of Irvine Municipal Code, Sections 6-7-901 through 6-7-912.

BUILDING MAINTENANCE AND OPERATION (CGBSC Section 5.410)

RECYCLING BY OCCUPANTS

[E] Applicable to an addition that adds 1,000 square feet or more or has a valuation of \$200,000, that also increases total floor area by at least 30% of existing floor area.

X [P] Designated recycling areas shall be provided as required by City of Irvine Zoning Ordinance (ZO) Sections 3-23-1 through 3-23-4 of the . See plan sheet: A-1.

N/A [N] COMMISSIONING Building Commissioning is only required for new buildings or initial tenant improvements greater than 10,000 square feet. (Exceptions: Unconditioned warehouses of any size, conditioned areas less than 10,000 square feet and accessory to unconditioned warehouses, open parking garages, open parking garage areas associated with a larger structure.)

DESIGN

- Completed and signed Owner's Project Requirements (OPR) including all items as specified in CGBSC section 5.410.2.1, see sheet: .
- Completed and signed Basis of Design (BOD) including all items as specified in CGBSC section 5.410.2.2, see sheet: .
- Completed and signed Commissioning Plan, as specified in CGBSC section 5.410.2.3, see sheet: .

CONSTRUCTION - PRIOR TO FINAL INSPECTION APPROVAL

- A completed Commissioning Report shall be provided to the City Inspector prior to final inspection approval. Contents, pursuant to CGBSC Section 5.410.2.6, shall include a description of the commissioning process activities undertaken through the design, construction, and reporting recommendations for post construction phases. In addition, all required functional performance testing reports shall be included.

- A completed Systems Manual shall be made available for review by the City Inspector prior to final inspection approval. Contents shall include a completed and signed "Systems Manual" as specified in CGBSC section 5.410.2.5.1.

X TESTING AND ADJUSTING For buildings not exceeding 10,000 square feet, [E] and any new system serving an addition of 1,000 or more square feet or a tenant improvement having a valuation of \$200,000, testing and adjusting are required.

DESIGN

See sheet M- for procedures for testing and adjusting systems, which includes:

- HVAC systems and controls
- HVAC balancing per the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; or Associated Air Balance Council National Standards or approved equal.
- Indoor and outdoor lighting and controls
- Water heating systems
- Renewable energy systems
- Landscape irrigation systems
- Water reuse systems

CONSTRUCTION - PRIOR TO FINAL INSPECTION APPROVAL

Completed testing, adjusting, and balancing reports shall be provided to the City Inspector prior to final inspection approval. Contents shall match those specified in the procedures section above and be signed by the responsible parties.

ENVIRONMENTAL QUALITY

N/A FIREPLACES Wood burning devices including fireplaces are not permitted under SCAQMD Rule 445. Any installed gas fireplace shall be a direct-vent sealed-combustion type. (CGBSC Section 5.503)

MECHANICAL EQUIPMENT AND DUCT PROTECTION

To reduce the amount of dust, water, and debris collected in mechanical equipment and ducts, all duct openings and other related air distribution equipment component openings shall be covered from the time of delivery at the jobsite through the construction until final start up. (CGBSC Section 5.504.3)

FINISH MATERIAL POLLUTANT CONTROL

- Adhesives, sealants and caulks shall meet the applicable standards of CGBSC Section 5.504.4.1 and Tables 5.504.4.1 and 5.504.4.2 for VOC limits and content prohibitions.
- Paints and coatings shall meet the applicable standards of CGBSC Section 5.504.4.3 and Table 5.504.4.3 for VOC limits.
- Aerosol paints and coatings shall meet the applicable standards of CGBSC Section 5.504.4.3.1.
- Carpet systems shall meet the applicable standards of CGBSC Section 5.504.4.4 including CGBSC section 5.504.4.4.1 for carpet cushions and CGBSC Section 5.504.4.4.2 for carpet adhesives.
- Resilient flooring shall meet the applicable standards of CGBSC Section 5.504.4.6.
- Composite wood products shall meet the applicable standards of CGBSC Section 5.504.4.5 and Table 5.504.4.5.

ENVIRONMENTAL TOBACCO SMOKE CONTROL (CGBSC Section 5.504.7)

X See plan sheet A-2 for designated outdoor smoking area which shows a minimum of 25 feet from building entries, outdoor ventilation intakes, and operable windows.

FILTERS (CGBSC Section 5.504.5.3)

X Ventilation filtration (CGBSC Section 5.504.5.3) - For new HVAC systems outside and return air shall pass through filtration media having a rating of:

X MERV 13 or better, see plan sheet M- for specifications.

X Equipment is existing and exempt from this requirement.

ENVIRONMENTAL COMFORT (CGBSC Section 5.507)

Exterior Noise Wall and roof assemblies making up the building envelope and exposed to the noise source as follows shall meet a composite STC rating of 50 or a composite OITC rating of 40, and exterior windows within said walls shall meet an STC of 40 or an OITC of 30.

Prescriptive Method (Using Sound Transmission Class (STC) Map - 2012 from the City's online form directory.)

1. A portion of the entire building is within the 65 CNEL contour for a freeway or expressway therefore exterior wall assemblies and roof or roof-ceiling assemblies shall meet the specified exterior wall assemblies and roof or roof-ceiling assemblies requirements stated above. For details and specifications see plan sheets .

2. A portion of the entire building is within the 65 CNEL contour for John Wayne Airport therefore exterior wall assemblies and roof or roof-ceiling assemblies shall meet the specified exterior wall assemblies and roof or roof-ceiling assemblies requirements stated above. For details and specifications see plan sheets .

3. The project site fronts a street identified as producing 65 CNEL contours extending beyond the right of way therefore that portion of the building that is the contour shall meet the specified exterior wall assemblies and roof or roof-ceiling assemblies requirements stated above. For details and specifications see plan sheets .

N/A This building is a factory, storage facility, utility building, enclosed parking structure, or stadium therefore no STC assemblies are required.

Performance Method

N/A Pursuant to CGBSC Section 5.507.4.2, site and building mitigations have been defined based on a noise study prepared by an acoustical engineer. For a summary of features see plan sheets . For construction details see sheets .

Prior to final inspection, an acoustical report shall be provided to the City Inspector which demonstrates complying interior noise sound levels. Said report shall be signed and stamped by an acoustical engineer.

Interior Sound

X Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40. Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control at https://www.tsib.org/files/STC_IC_Ratings.pdf. For details and specifications see plan sheets A-2, A-3 .

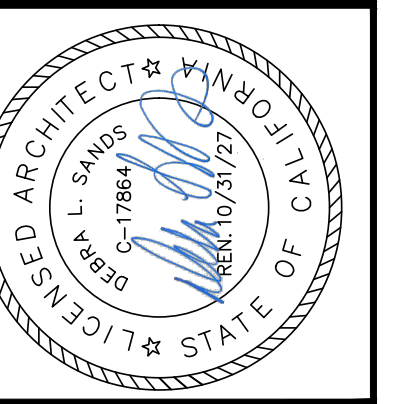
No interior walls separate tenant spaces or occupant spaces and public areas.

City of Irvine
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BY Community Development Director

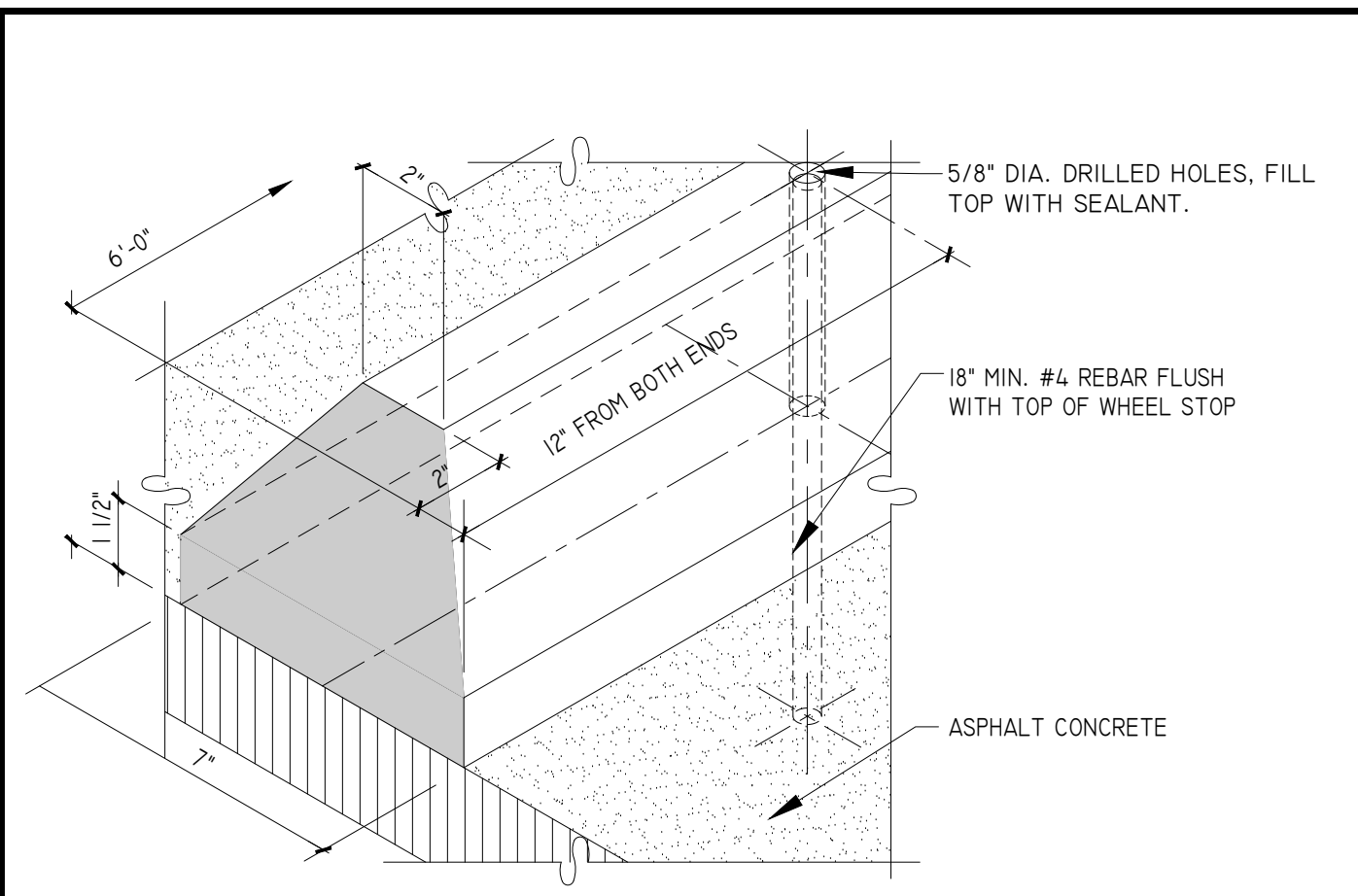
CASE # 00981088-PAUP

DATE 06/18/26

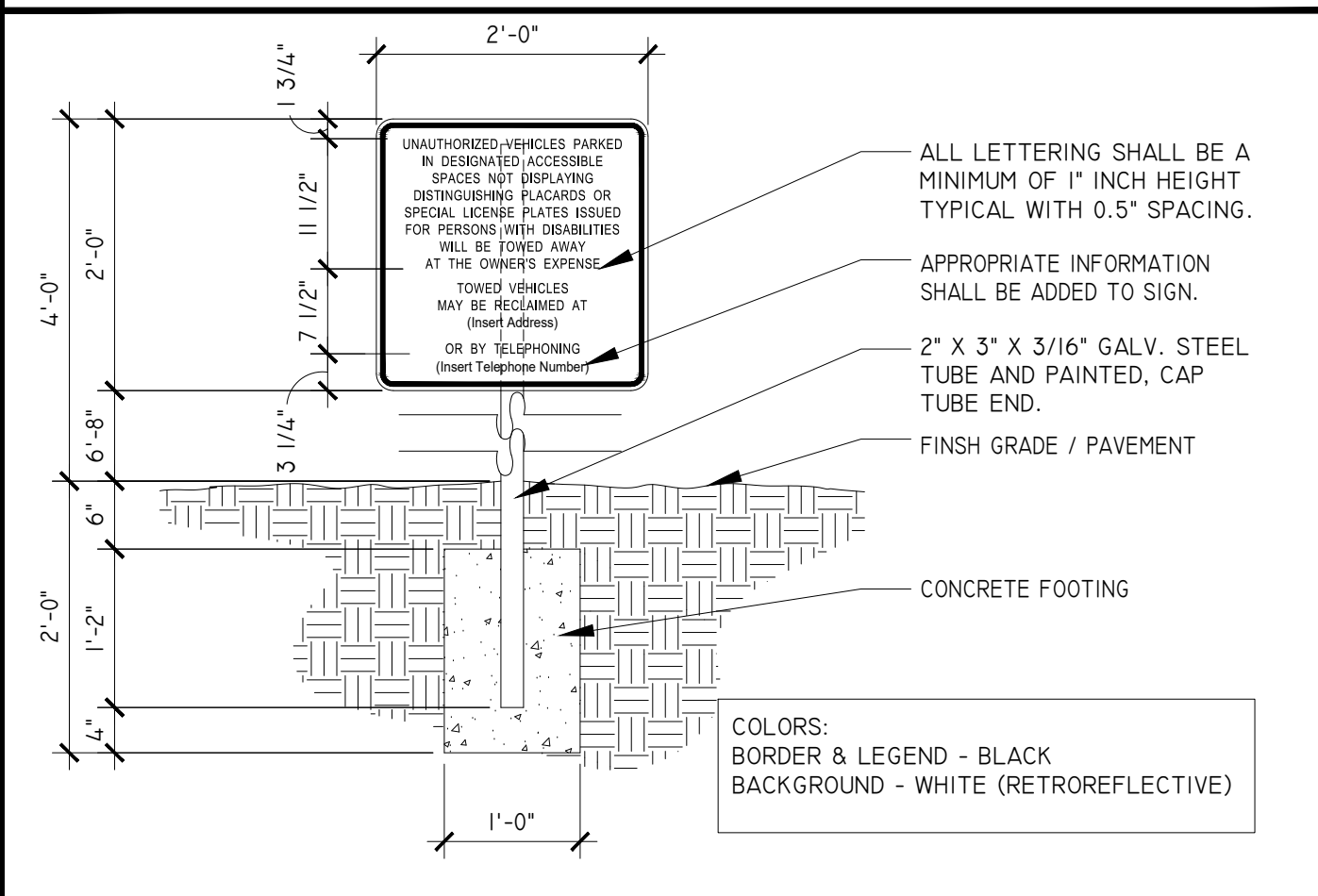


| DATE | REMARKS |
|------------|--------------------------|
| 03-25-2026 | PLANNING SUBMITTAL |
| 03-25-2026 | PLANNING RESUBMITTAL |
| 05-21-2026 | PLANNING AIR RESUBMITTAL |

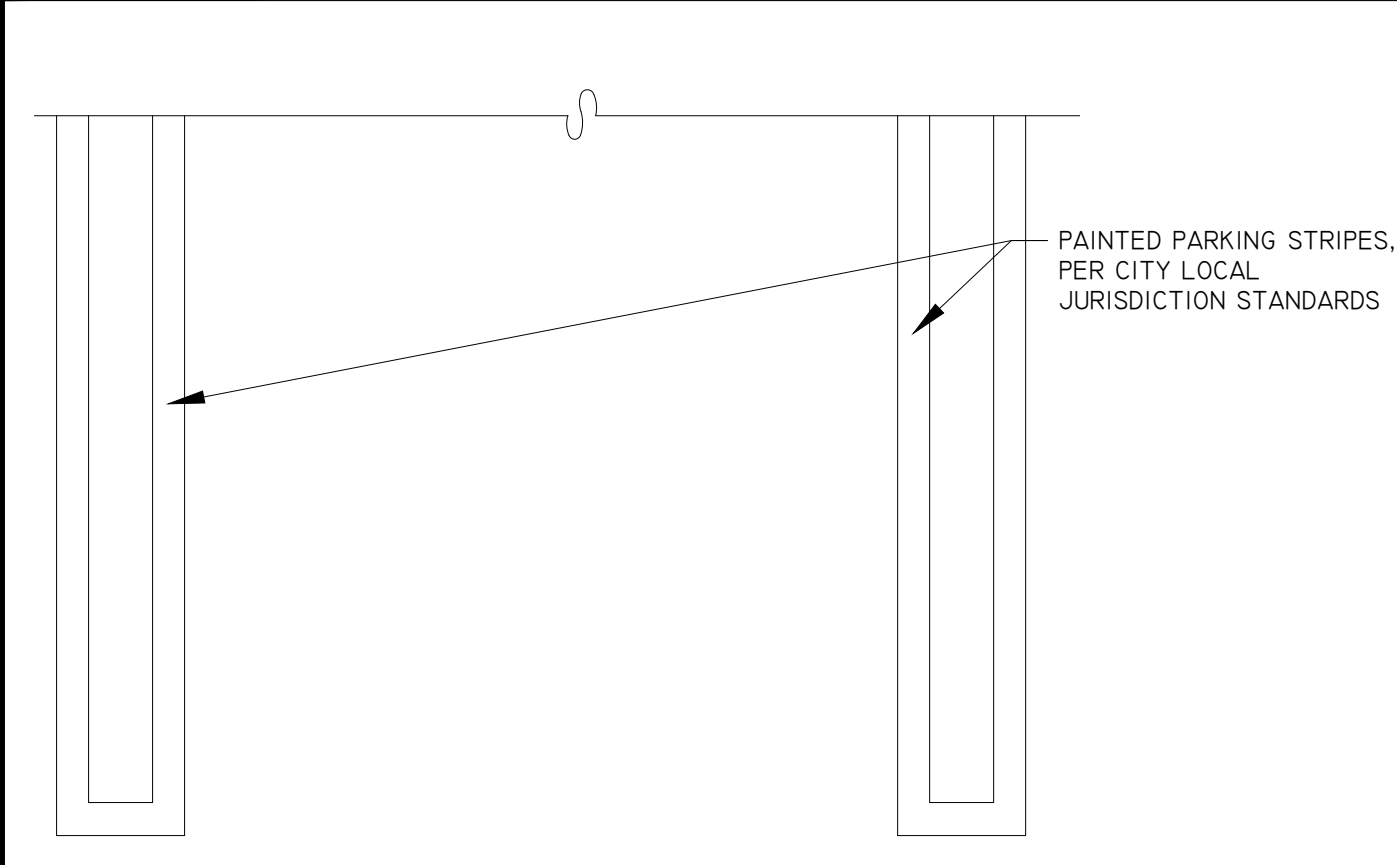
A-0.2



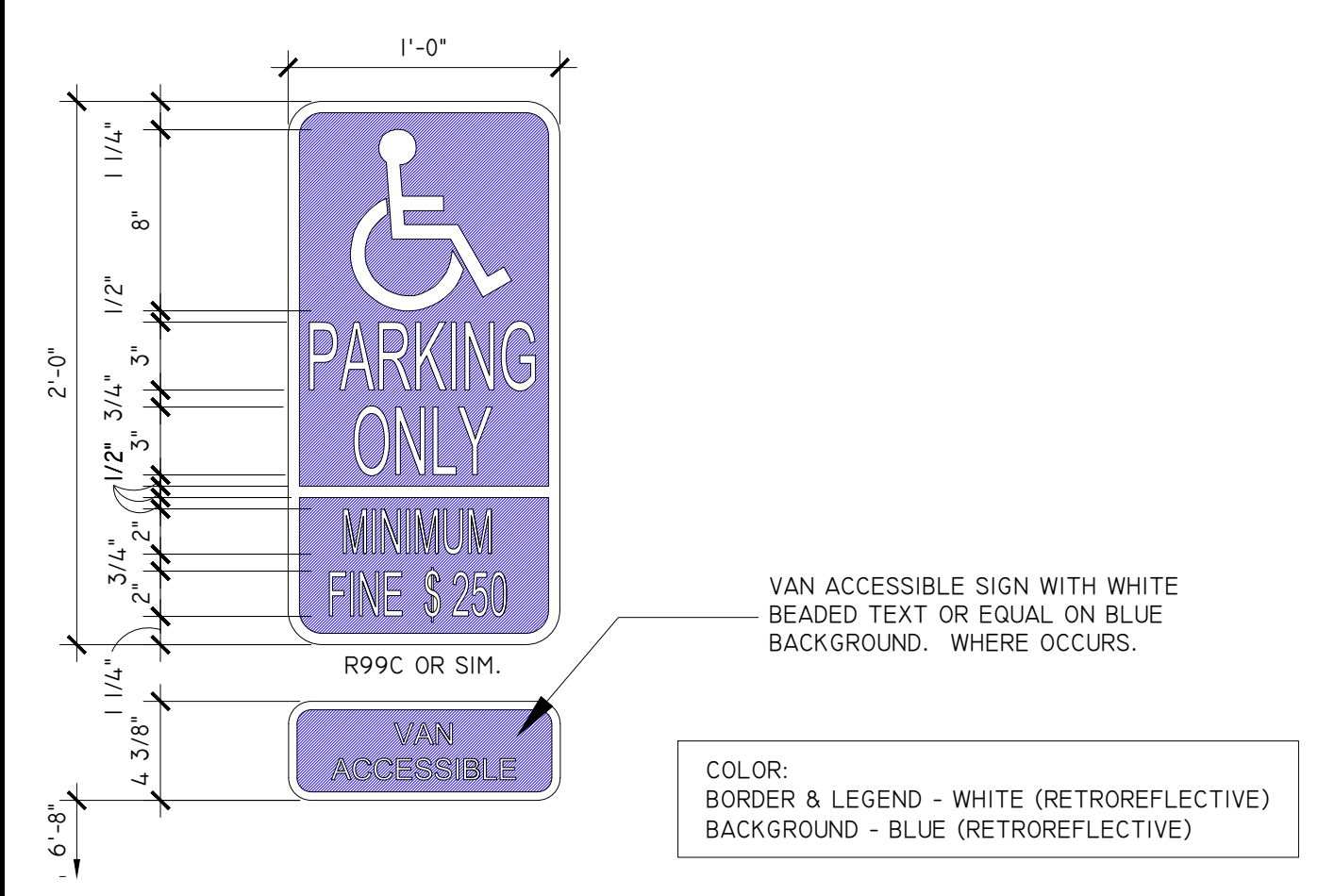
NEW CONCRETE WHEELSTOP
SCALE: NTS



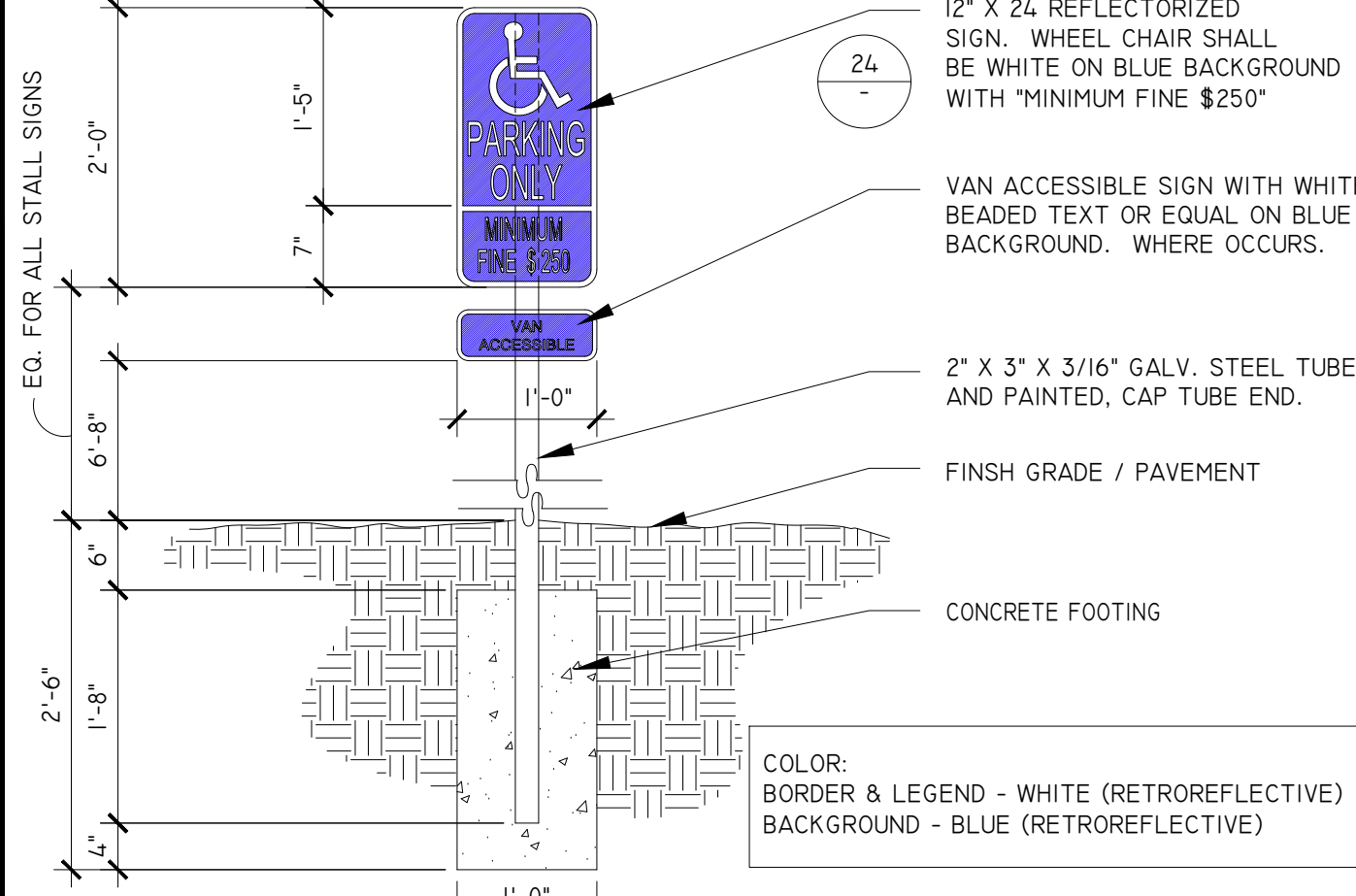
NEW ACCESSIBLE ENTRY SIGNAGE
SCALE: 3/4\"/>



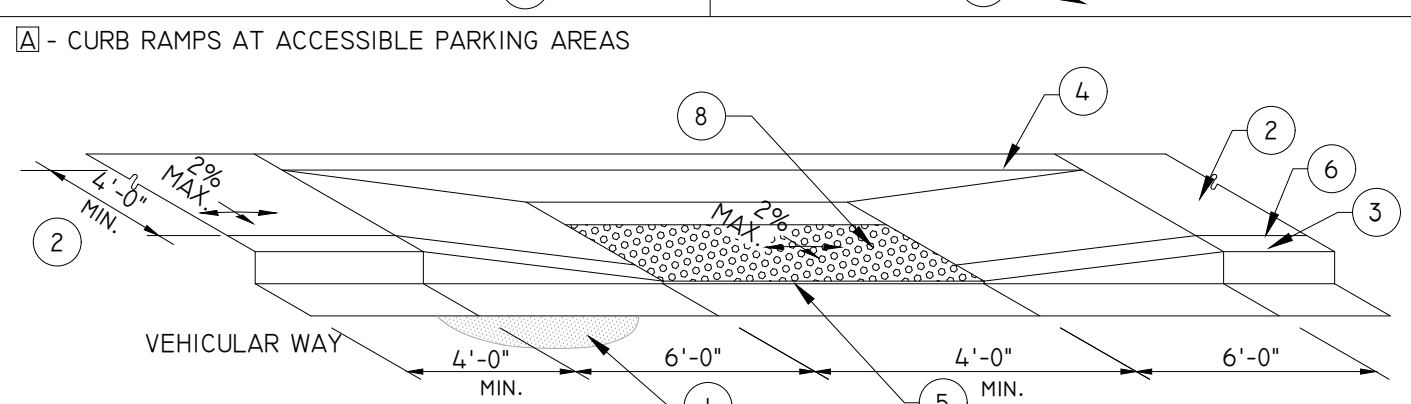
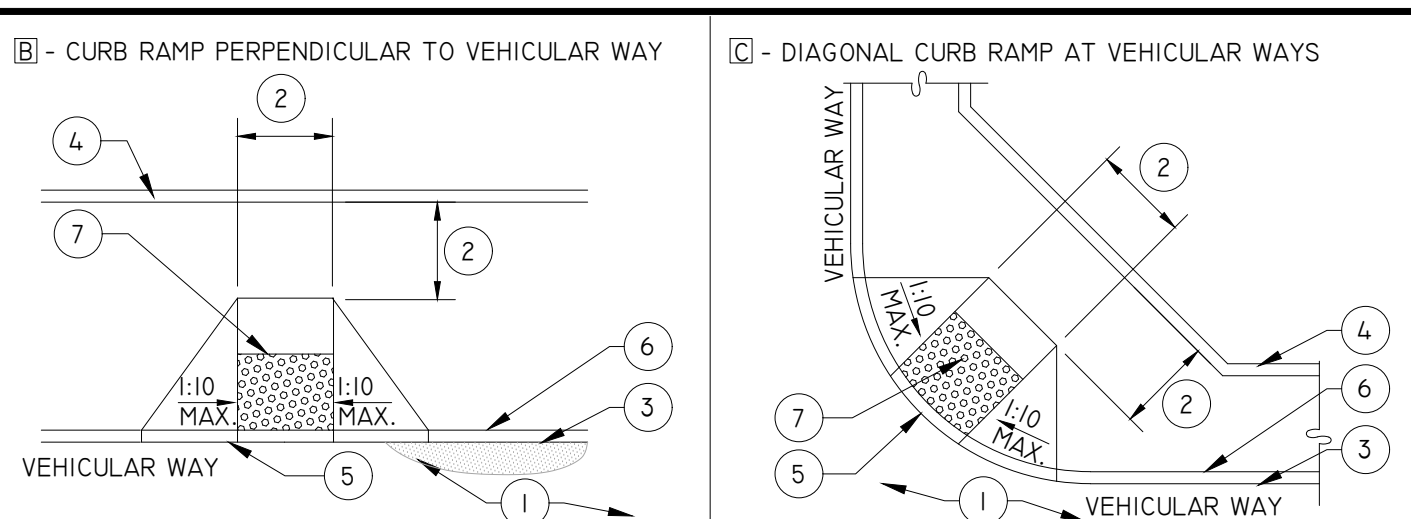
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SCALE: 1/2\"/>



ACCESSIBLE SIGN
SCALE: 1-1/2\"/>

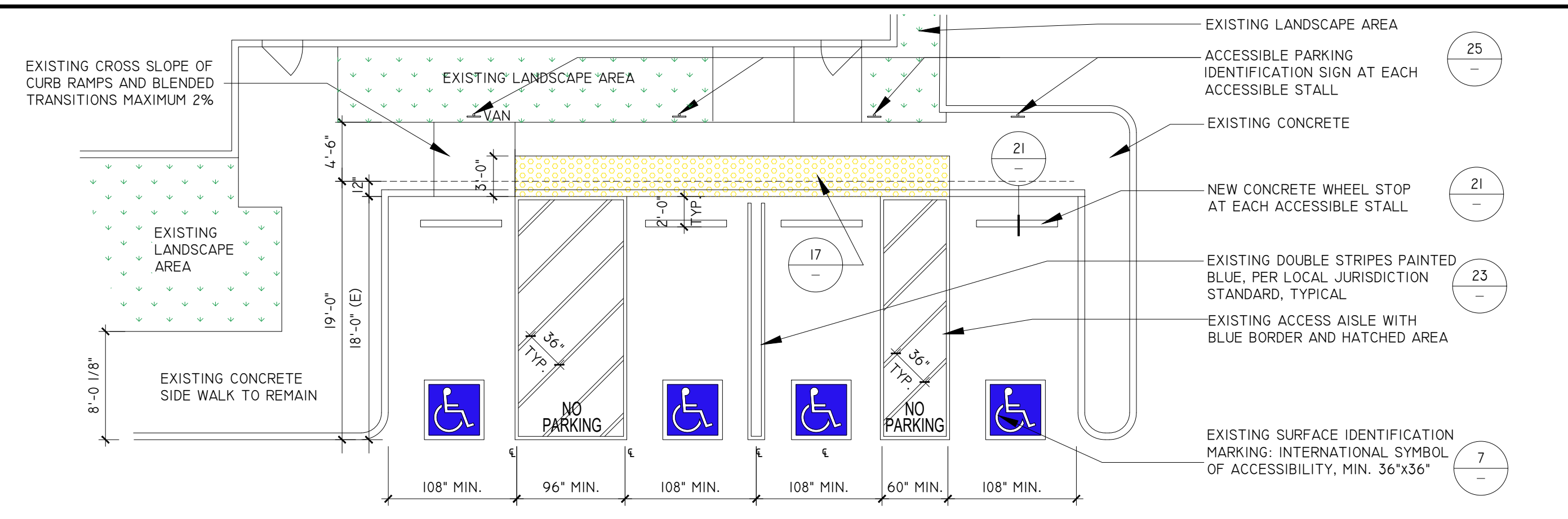


ACCESSIBLE SIGNAGE
SCALE: 3/4\"/>

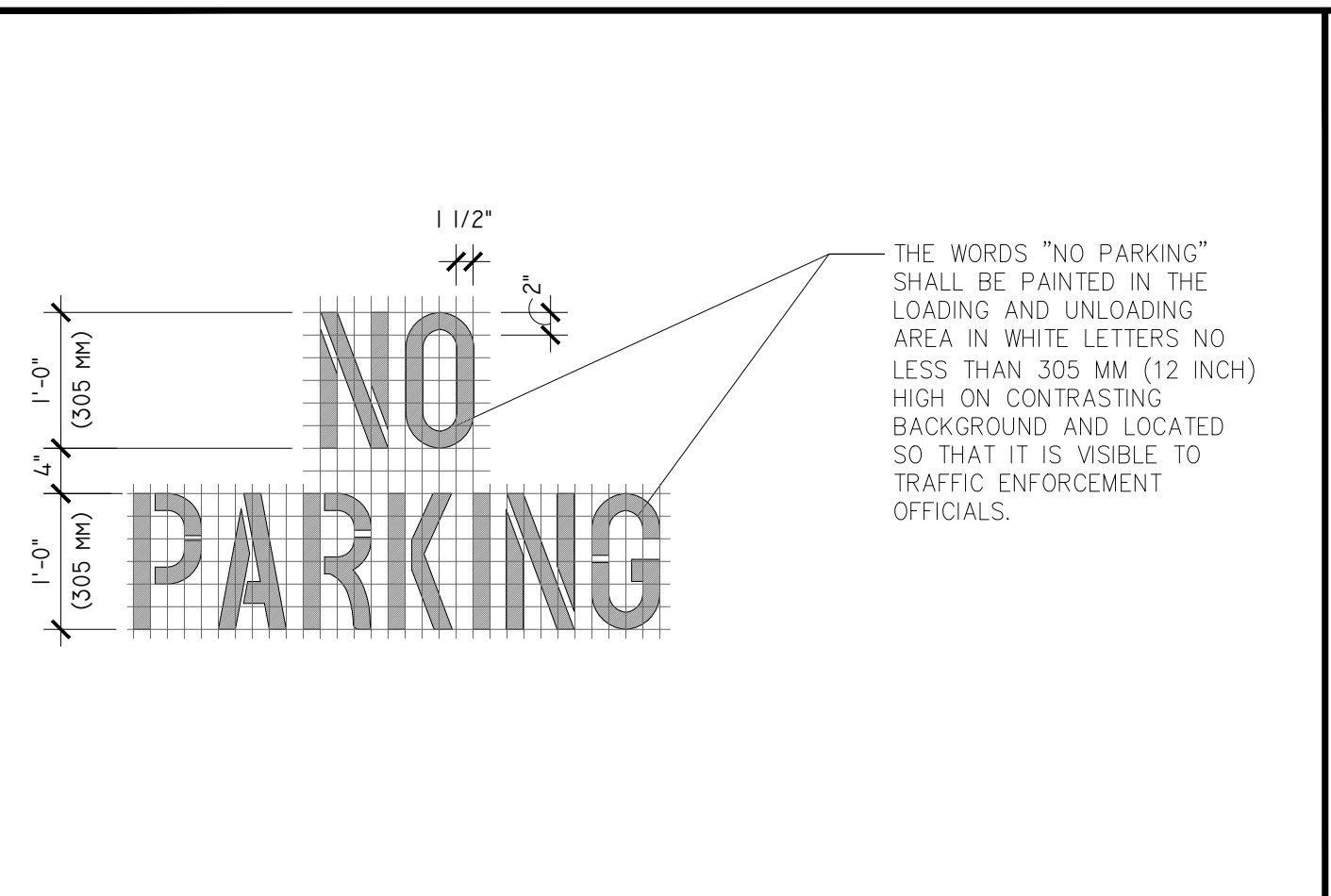


- 1 STREET PAVEMENT
 - 2 ACCESSIBLE ROUTE OF PEDESTRIAN TRAVEL 48" MIN. (UNLESS OTHERWISE NOTED ON PLANS)
 - 3 TOP FACE OF CURB
 - 4 WALL, FENCE, LANDSCAPING OR OTHER OBSTRUCTION
 - 5 0" CURB FACE
 - 6 TRUNCATED DOMES
 - 7 DETECTABLE WARNINGS AT CURB RAMPS SHALL EXTEND 36 INCHES (914 MM) IN THE DIRECTION OF TRAVEL. DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE RAMP RUN EXCLUDING ANY FLARED SIDES.
 - 8 A MINIMUM 36-INCH WIDE SECTION OF TRUNCATED DOMES SHALL BE PROVIDED WHEN FLAT TRAVEL SURFACE ADJOINS A VEHICULAR WAY (0" CURB FACE)
- NOTES:**
- A. DETECTABLE WARNING SURFACES, AT THE OPTION OF THE CONTRACTOR, SHALL BE CONSTRUCTED BY CAST-IN-PLACE OR STAMPED METHOD, OR CONSIST OF A PREFABRICATED SURFACE. THE PREFABRICATED SURFACE (NO RUBBER MATS ALLOWED) SHALL BE EITHER TACTILE TILES, BY CARSONITE INTERNATIONAL CORPORATION OR DETECTABLE WARNING MATS, BY DETECTABLE WARNING SYSTEMS, OR APPROVED EQUIVALENT.
- B. MINIMUM RAMP THICKNESS SHALL BE 4" P.C.C. OVER 1" CLASS II A.B. OVER 6" OF SUBGRADE. ALL AB AND/OR SUBGRADE SHALL BE PROCESSED TO 95% RELATIVE COMPACTION.

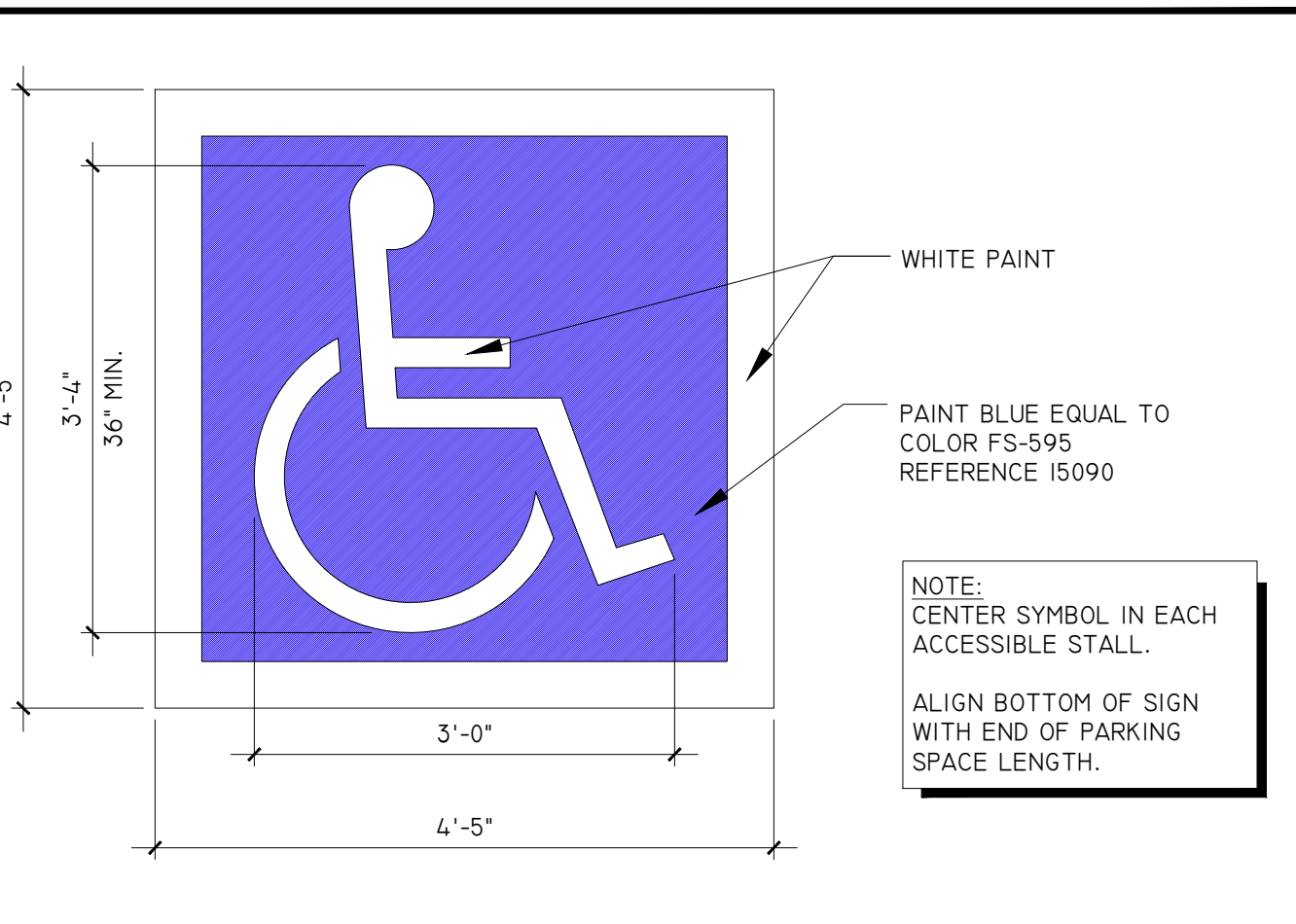
ACCESSIBLE CURB RAMP
SCALE: NTS



ACCESSIBLE PARKING SPACES
SCALE: 1/8\"/>



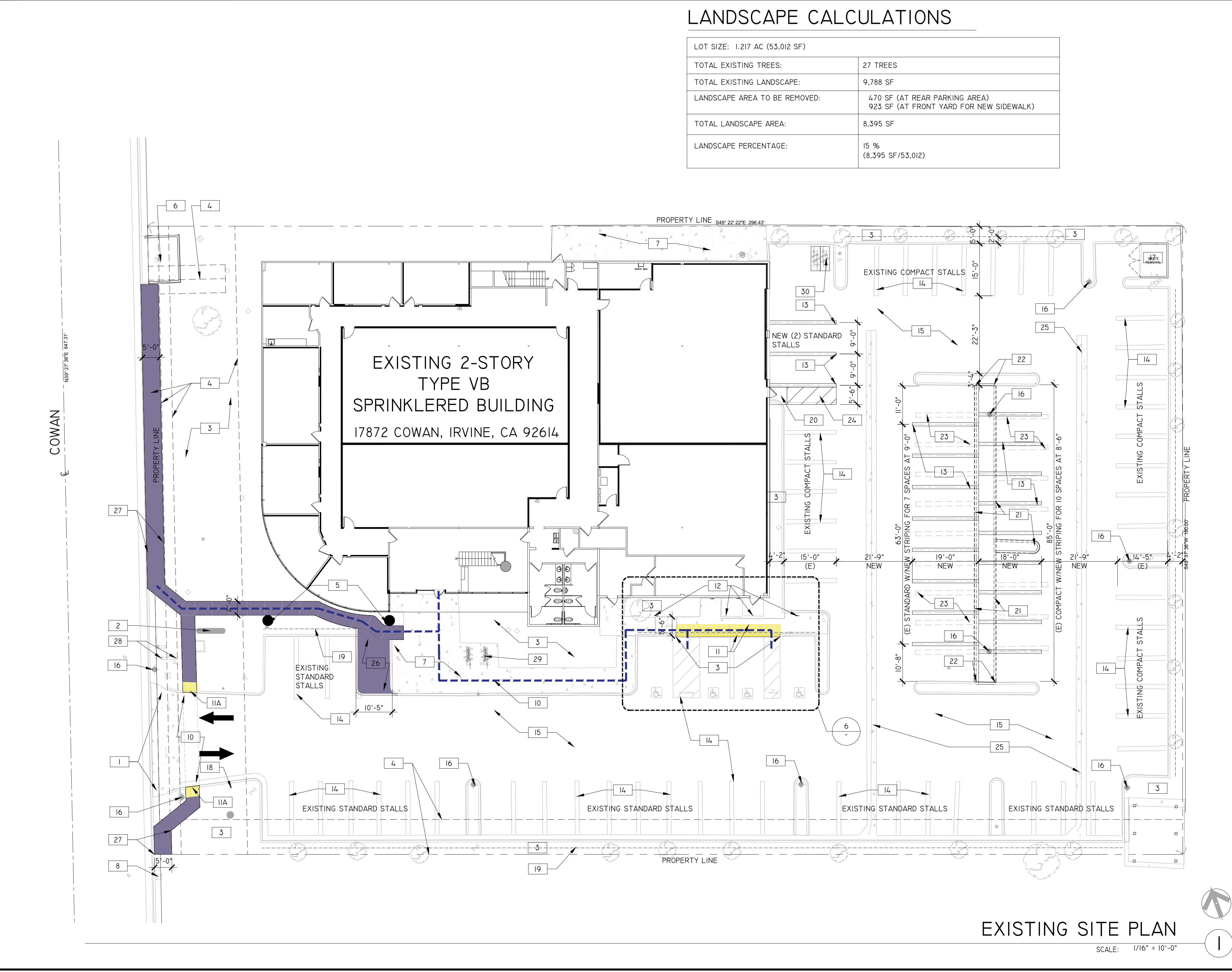
"NO PARKING" PAVEMENT MARKING
SCALE: 3/4\"/>



INTL. SYMBOL OF ACCESSIBLE
SCALE: 1-1/2\"/>

LANDSCAPE CALCULATIONS

| | |
|-------------------------------|--|
| LOT SIZE: | 1.217 AC (53,012 SF) |
| TOTAL EXISTING TREES: | 27 TREES |
| TOTAL EXISTING LANDSCAPE: | 9,788 SF |
| LANDSCAPE AREA TO BE REMOVED: | 470 SF (AT REAR PARKING AREA) 923 SF (AT FRONT YARD FOR NEW SIDEWALK) |
| TOTAL LANDSCAPE AREA: | 8,395 SF |
| LANDSCAPE PERCENTAGE: | 15 % (8,395 SF/53,012) |



EXISTING SITE PLAN
SCALE: 1/16" = 10'-0"

PARKING SUMMARY

| | | | | |
|-----------------------------------|----------------|--------|---|-------|
| PARKING REQUIRED 1ST FLOOR | STUDENT | 88.00 | 3 | 29.33 |
| | STAFF | 12 | | 12.00 |
| TOTAL | | 100.00 | | 41.33 |
| PARKING REQUIRED 2ND FLOOR | STUDENT | 85.00 | 3 | 28.33 |
| | STAFF | 15 | | 15.00 |
| TOTAL | | 100.00 | | 43.33 |
| TOTAL PARKING REQUIRED | | | | 84.67 |
| FIRST FLOOR | | | | 41.33 |
| SECOND FLOOR | | | | 43.33 |
| TOTAL PARKING PROVIDED | (E) | 84 NEW | 2 | 86.00 |

PARKING PROVIDED

| | |
|--------------------|-----------|
| ACCESSIBLE | 4 |
| NON ACCESSIBLE | 80 |
| NEW PARKING 9'X19' | 2 |
| TOTAL | 86 |

City of Irvine
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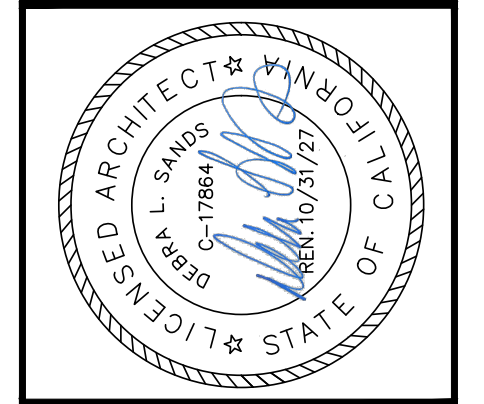
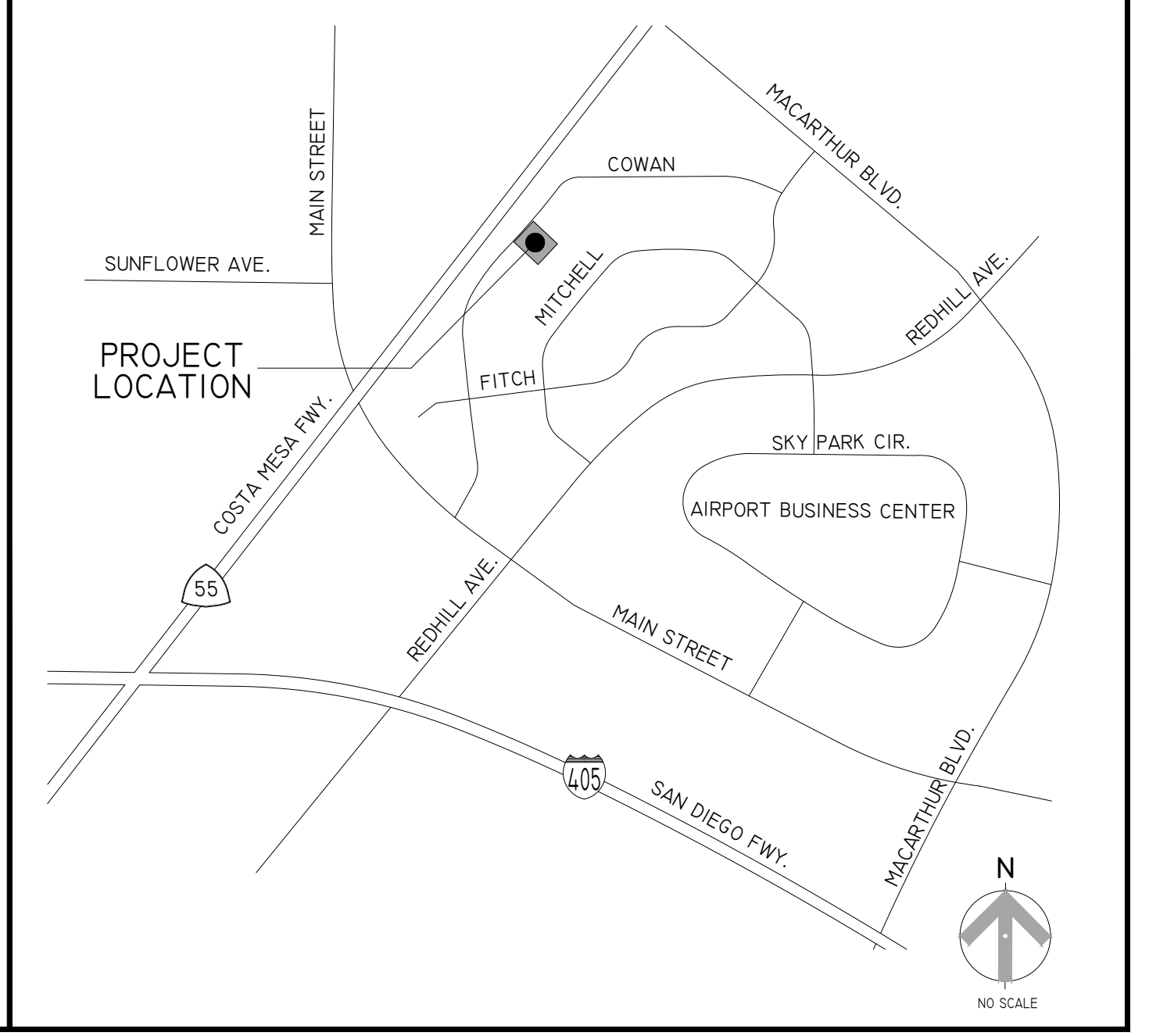
CASE # 00981088-PAUP

DATE 06/18/26

NOTES

1. EXISTING ENTRY DRIVE
2. EXISTING MONUMENT TO REMAIN. NEW SIGN TO BE PROVIDED UNDER SEPARATE PERMIT
3. EXISTING LANDSCAPE AREA
4. EXISTING EASEMENTS
5. EXISTING COLUMN
6. EXISTING SCE UTILITY
7. EXISTING CONCRETE PAVING
8. EXISTING FIRE HYDRANT
9. EXISTING 0" CURB FACE
10. EXISTING (---) ACCESSIBLE PATH OF TRAVEL AS INDICATED WITHOUT ANY ABRUPT VERTICAL CHANGES EXCEEDING 1/2" AT 1:2 MAXIMUM SLOPE, EXCEPT THAT LEVEL CHANGES DO NOT EXCEED 1/4" VERTICAL AND IS AT LEAST 48" WIDE. SURFACE IS SLIP RESISTANT, STABLE, FIRM AND SMOOTH. CROSS-SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED.
11. NEW TRUNCATED DOMES, PROVIDE 0" CURB AT "A"
12. NEW ACCESSIBLE PARKING SIGNS
13. NEW STRIPING PER CITY OF IRVINE STANDARD
14. EXISTING STRIPING TO REMAIN
15. EXISTING AC PAVING TO REMAIN
16. EXISTING LIGHT POLE TO REMAIN, TYPICAL
17. EXISTING TRASH ENCLOSURE
18. NEW ACCESSIBLE ENTRY SIGNAGE, SEE (22)
19. PARKING OVERHANG - DASHED LINES
20. PROVIDE 5'-0" X 5'-0" CONCRETE LANDING AT EXISTING DOOR
21. EXISTING CONCRETE CURB AND LANDSCAPE TO BE REMOVED, PATCH TO MATCH ASPHALT PAVING. CAP AND RE-ROUTE EXISTING IRRIGATION AS NECESSARY
22. PROVIDE NEW CONCRETE CURB TO MATCH EXISTING
23. EXISTING STRIPING TO BE REMOVED
24. PROVIDE STRIPING PER CITY OF IRVINE STANDARD
25. EXISTING CONCRETE V-GUTTER TO REMAIN
26. EXTEND CONCRETE PAVING SIDEWALK TO MATCH EXISTING
27. PROVIDE NEW CONCRETE SIDEWALK ALONG COWAN PER CITY OF IRVINE STANDARD
28. EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN
29. SHORT TERM BICYCLE RACK
30. LONG TERM BICYCLE LOCKABLE COMPARTMENT

VICINITY MAP



SITE PLAN

| DATE | REMARKS | DATE | REMARKS |
|------------|--------------------------|------|---------|
| 03-25-2026 | PLANNING SUBMITTAL | | |
| 05-22-2026 | PLANNING RESUBMITTAL | | |
| 05-21-2026 | PLANNING AND RESUBMITTAL | | |

PA / PM: DS/PM
DRAWN BY: CABD
PROJECT NO: 26-06
SHEET
A-1

D:\ONEDrive - SHPARTNERS\NET\PROJECTS\0-2026\06-00-C-MUSIC&DANCE-IRVINE\CAD\AL\STEP\PLAN_AUP.DWG

SHP: 30"x42"

OCCUPANCY/PARKING CALCULATIONS

| FIRST FLOOR | ROOM NO. | ROOM NAME | SF | OCC. | OCC LOAD | ACTUAL NUMBER STUDENT | NUMBER STAFF |
|----------------------------|----------|-----------------------|-------|---------|----------|-----------------------|--------------|
| | 101 | (E) LOBBY/STAIR | | I | | | |
| | 102 | (E) WOMEN RR | | | | | |
| | 103 | (E) MEN RR | | | | | |
| | 104 | (E) TELEPHONE | | | | | |
| | 105 | (E) STORAGE | | | | | |
| | 106 | (E) ELECTRICAL | | | | | |
| | 107 | DANCE STUDIO | 1,416 | B (50) | 28.32 | 14.00 | |
| | 108 | DANCE STUDIO | 2,312 | B (50) | 46.24 | 15.00 | |
| | 109 | (E) STORAGE | | | | | |
| | 110 | CHANGING ROOM | | | | | |
| | 111 | HALLWAY | | | | | |
| | 112 | (E) STAIR | | | | | |
| | 113 | HALLWAY | | | | | |
| | 114 | PRIVATE STUDIO | 229 | B (50) | 4.58 | 1.00 | |
| | 115 | SMALL ENSEMBLE STUDIO | 234 | B (50) | 4.68 | 4.00 | |
| | 116 | SMALL ENSEMBLE STUDIO | 235 | B (50) | 4.70 | 4.00 | |
| | 117 | (E) BREAKROOM | | | | | |
| | 118 | COMPUTER | 442 | B (50) | 8.84 | 6.00 | |
| | 119 | MID-SIZE STUDIO | 316 | B (50) | 6.32 | 6.00 | |
| | 120 | SMALL ENSEMBLE STUDIO | 244 | B (50) | 4.88 | 4.00 | |
| | 121 | MID-SIZE STUDIO | 285 | B (50) | 5.70 | 6.00 | |
| | 122 | HALLWAY | | | | | |
| | 123 | DANCE STUDIO | 1,424 | B (50) | 28.48 | 14.00 | |
| | 124 | LARGE ENSEMBLE STUDIO | 2,123 | B (50) | 42.46 | 14.00 | |
| | TOTAL | | 9,260 | | 185.20 | 88.00 | 12 |
| PARKING REQUIRED 1ST FLOOR | | | | STUDENT | 88.00 | 3 | 29.33 |
| | | | | STAFF | 12 | | 12.00 |
| TOTAL | | | | | 100.00 | | 41.33 |
| SECOND FLOOR | | | | | | | |
| | 201 | HALLWAY | | | | | |
| | 202 | (E) WOMEN RR | | | | | |
| | 203 | (E) MEN RR | | | | | |
| | 204 | (E) ELECTRICAL | | | | | |
| | 205 | MID-SIZE STUDIO | 382 | B (50) | 7.64 | 6.00 | |
| | 206 | PRIVATE STUDIO | 133 | B (50) | 2.66 | 1.00 | |
| | 207 | PRIVATE STUDIO | 117 | B (50) | 2.34 | 1.00 | |
| | 208 | PRIVATE STUDIO | 120 | B (50) | 2.40 | 1.00 | |
| | 209 | PRIVATE STUDIO | 145 | B (50) | 2.90 | 1.00 | |
| | 210 | MID-SIZE STUDIO | 745 | B (50) | 14.90 | 10.00 | |
| | 211 | COMPUTER | 492 | B (50) | 9.84 | 10.00 | |
| | 212 | HALLWAY | | | | | |
| | 213 | MID-SIZE STUDIO | 392 | B (50) | 7.84 | 6.00 | |
| | 214 | SMALL ENSEMBLE STUDIO | 248 | B (50) | 4.96 | 4.00 | |
| | 215 | SMALL ENSEMBLE STUDIO | 167 | B (50) | 3.34 | 4.00 | |
| | 216 | MID-SIZE STUDIO | 256 | B (50) | 5.12 | 6.00 | |
| | 217 | MID-SIZE STUDIO | 328 | B (50) | 6.56 | 6.00 | |
| | 218 | MID-SIZE STUDIO | 366 | B (50) | 7.32 | 6.00 | |
| | 219 | MID-SIZE STUDIO | 528 | B (50) | 10.56 | 8.00 | |
| | 220 | LARGE ENSEMBLE STUDIO | 1,867 | B (50) | 37.34 | 15.00 | |
| | 221 | HALLWAY | | | | | |
| | TOTAL | | 6,286 | | 125.72 | 85.00 | 15 |
| PARKING REQUIRED 2ND FLOOR | | | | STUDENT | 85.00 | 3 | 28.33 |
| | | | | STAFF | 15 | | 15.00 |
| TOTAL | | | | | 100.00 | | 43.33 |
| TOTAL PARKING REQUIRED | | | | | | | |
| FIRST FLOOR | | | | | | | 41.33 |
| SECOND FLOOR | | | | | | | 43.33 |
| TOTAL PARKING PROVIDED | | | | (E) | 84 NEW | 2 | 86.00 |
| PARKING PROVIDED | | | | | | | |
| ACCESSIBLE | | | | | 4 | | |
| NON ACCESSIBLE | | | | | 80 | | |
| NEW PARKING 9'X19' | | | | | 2 | | |
| TOTAL | | | | | 86 | | |

PLUMBING FIXTURE CALCULATIONS

MINIMUM PLUMBING FACILITIES - TABLE 422.1

| USE | SF | ACTUAL OCCUPANTS | WATER CLOSET | URINALS | LAVATORIES | DF | JANITOR |
|-----------|-----------------------|------------------|--------------|-----------------|-----------------|----|---------|
| 1ST FLOOR | B - TRAINING FACILITY | 9,620 | 100 | MALE 1 FEMALE 3 | MALE 1 FEMALE 1 | 1 | 1 |
| | MISCELLANEOUS | 4,498 | | | | | |
| | TOTAL | 14,118 | | | | | |
| | REQUIRED PROVIDED | | 1 | 3 | 1 | 1 | 1 |
| | | | 2 | 3 | 1 | 2 | 2 |
| 2ND FLOOR | B - TRAINING FACILITY | 6,286 | 100 | 1 | 3 | 1 | 1 |
| | MISCELLANEOUS | 3,340 | | | | | |
| | TOTAL | 9,626 | | | | | |
| | REQUIRED PROVIDED | | 1 | 3 | 1 | 1 | 1 |
| | | | 2 | 3 | 1 | 2 | 2 |

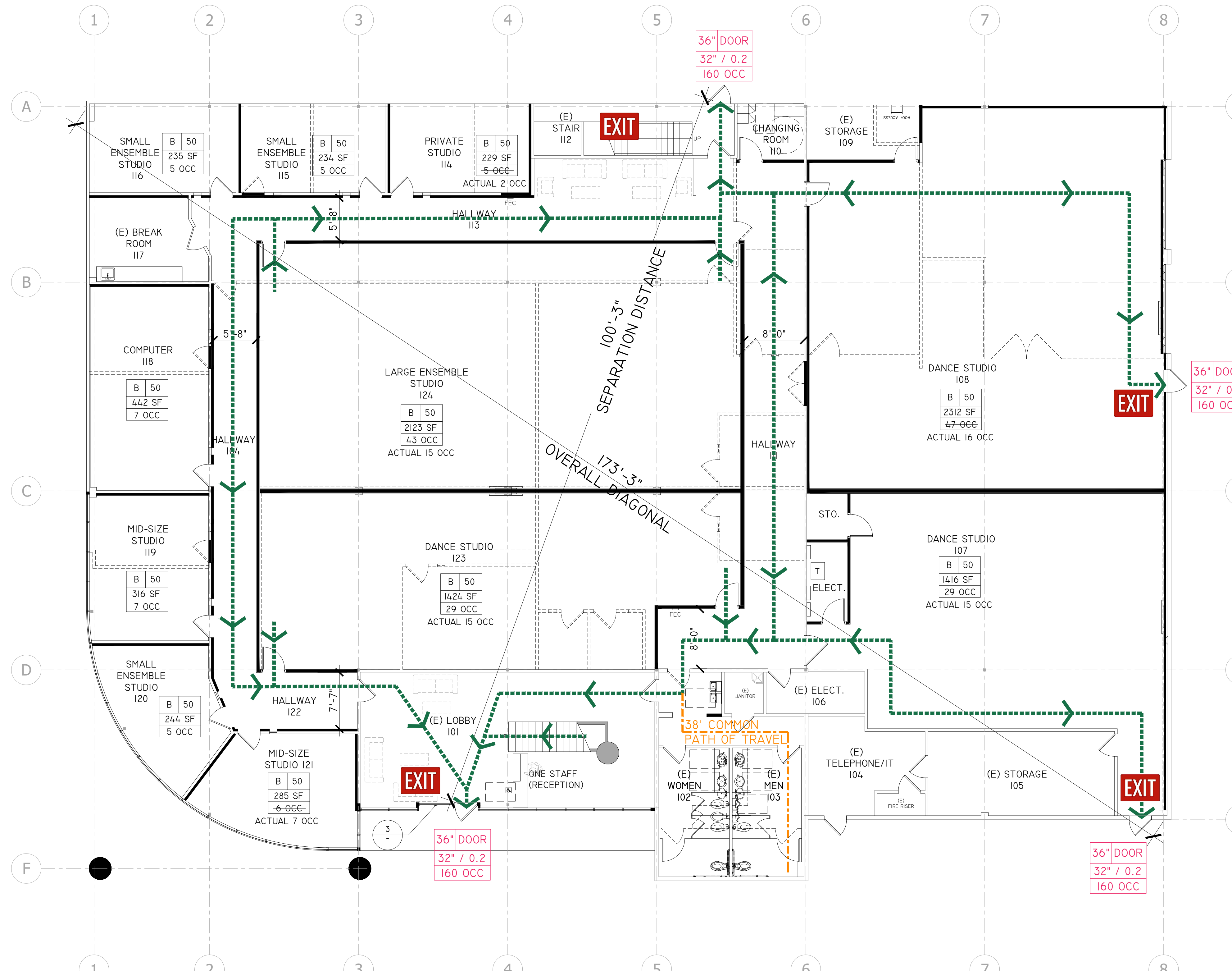
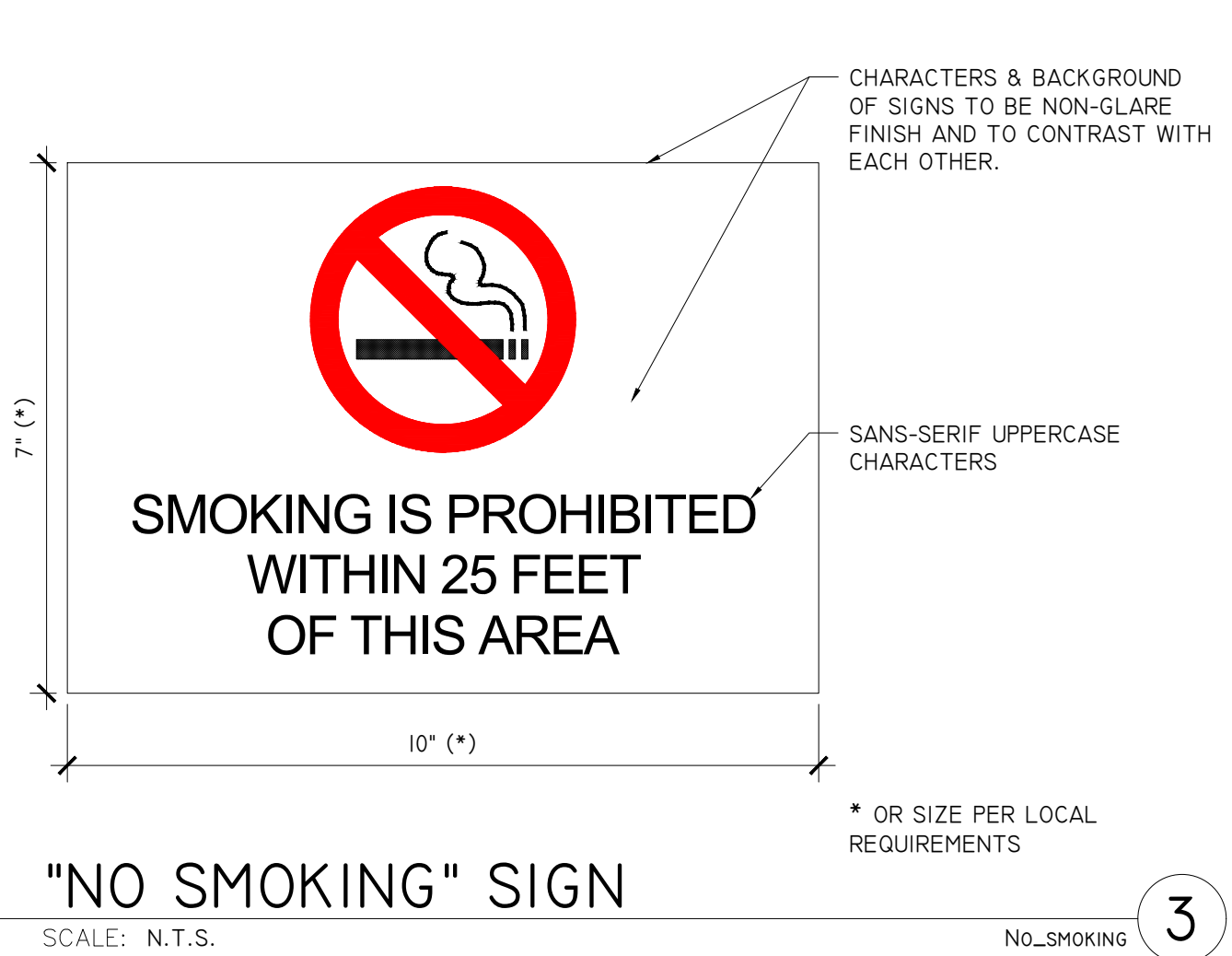
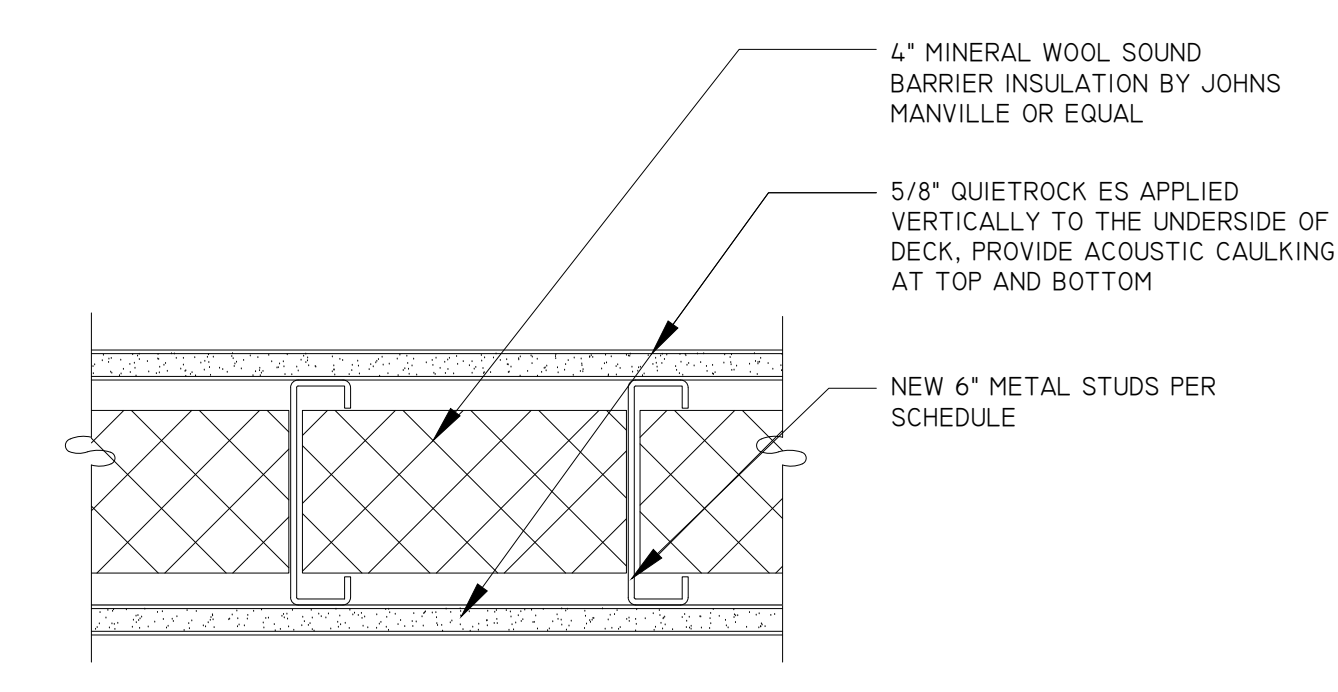
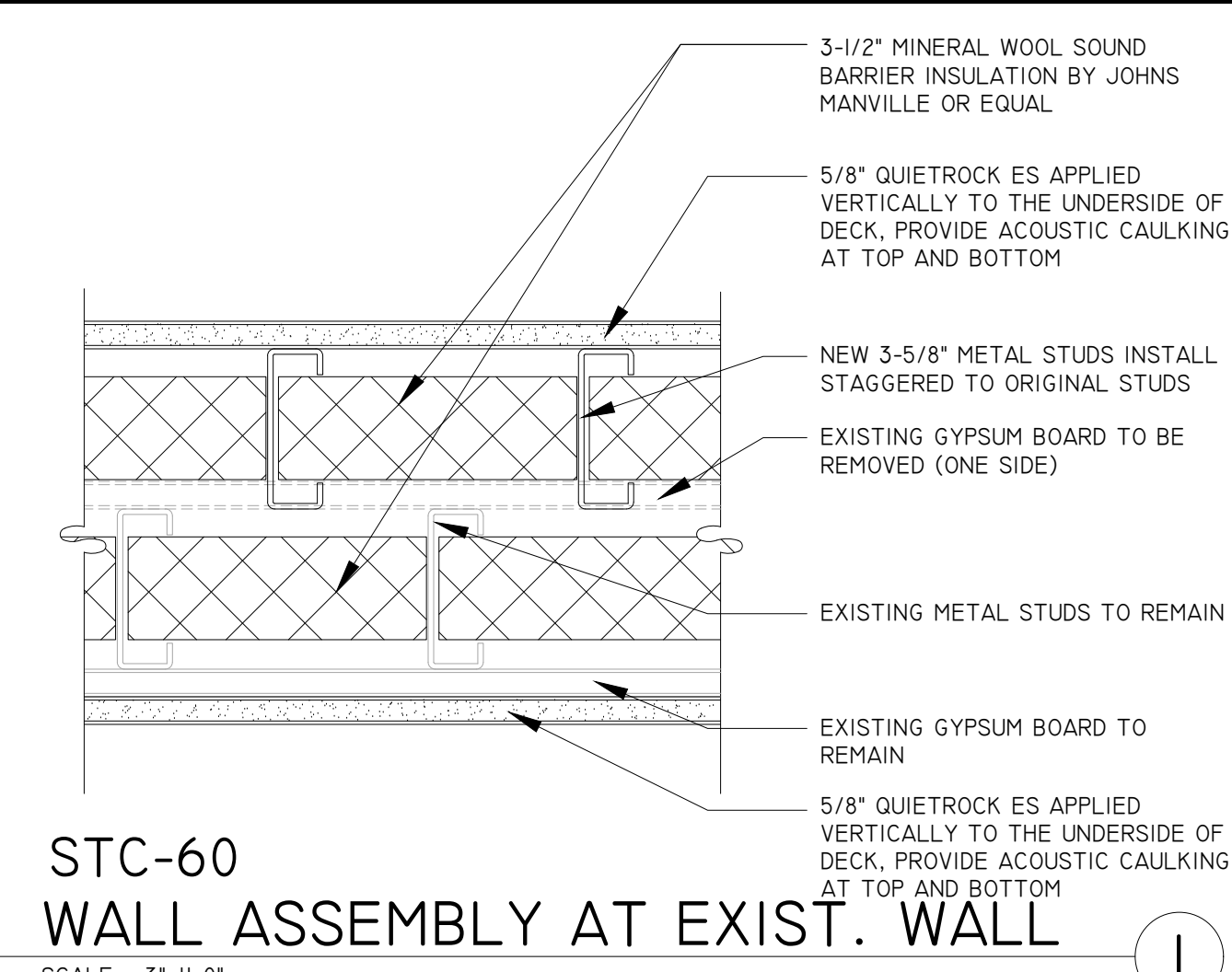
BUILDING DEPARTMENT NOTE:
 THE APPLICANT IS REQUIRED TO SUBMIT A MODIFICATION OR MM&A REQUEST AT THE TIME OF BUILDING PERMIT SUBMITTAL. THE REQUEST WILL SEEK APPROVAL FOR A REDUCED OCCUPANT LOAD CONSISTENT WITH THE CONDITIONS OF THE ADMINISTRATIVE USE PERMIT.

EXITING CALCULATIONS

| FIRST FLOOR | SECOND FLOOR | TOTAL FIRST AND SECOND |
|-------------|--------------|------------------------|
| 14,118 | 9,626 | 23,744 |

| FIRST FLOOR (EXISTING WAREHOUSE) | B-COMM. SCHOOL | SF | OCC LOAD | OCCUPANTS | EXITS REQ'D | EXITS PROVIDED |
|----------------------------------|----------------|--------|----------|-----------|-------------|----------------|
| | | 4,572 | 50 | 91.44 | | |
| | | 9,546 | 50 | 190.92 | 2 | 2 |
| | TOTAL | 14,118 | | 282.36 | | |

| SECOND FLOOR | B-COMM. SCHOOL | SF | OCC LOAD | OCCUPANTS | EXITS REQ'D | EXITS PROVIDED |
|--------------|----------------|-------|----------|-----------|-------------|----------------|
| | | 9,626 | 50 | 192.52 | 2 | 2 |
| | TOTAL | 9,626 | | 192.52 | | |



City of Irvine
APPROVED

BY Community Development Director

CASE # 00981088-PAUP

DATE 06/18/26

FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

CASE NO. 00981088-PAUP

architecture and planning
www.abpartners.net

debs@abpartners.net
marco@abpartners.net
(714)390.8600

PARTNERS

ARCHITECT & PLANNING
STATE OF CALIFORNIA

MUSIC & DANCE
17872 COWAN
IRVINE, CALIFORNIA 92614

| DATE | REMARKS |
|------------|--------------------------|
| 03-25-2026 | PLANNING SUBMITTAL |
| 06-23-2026 | PLANNING RESUBMITTAL |
| 08-21-2026 | PLANNING AND RESUBMITTAL |

| PA / PM | DS/PH |
|---------|-------|
| | |

DRAWN BY: CABD

PROJECT NO: 26-06

SHEET

A-2

D:\ONE\DRIVE - SHIPARTNERS\NET\PROJECTS\0-2026\06-00-OC-MUSIC&DANCE-IRVINE\CAD\2-ISTE\DRP_AN_1.PLT

SHP: 30"x42"

OCCUPANCY/PARKING CALCULATIONS

| FIRST FLOOR | ROOM NO. | ROOM NAME | SF | OCC. | OCC LOAD | ACTUAL NUMBER STUDENT | NUMBER STAFF |
|-------------|----------|-----------------------|-------|--------|----------|-----------------------|--------------|
| | 101 | (E) LOBBY/STAIR | | I | | | |
| | 102 | (E) WOMEN RR | | | | | |
| | 103 | (E) MEN RR | | | | | |
| | 104 | (E) TELEPHONE | | | | | |
| | 105 | (E) STORAGE | | | | | |
| | 106 | (E) ELECTRICAL | | | | | |
| | 107 | DANCE STUDIO | 1,416 | B (50) | 28.32 | 14.00 | |
| | 108 | DANCE STUDIO | 2,312 | B (50) | 46.24 | 15.00 | |
| | 109 | (E) STORAGE | | | | | |
| | 110 | CHANGING ROOM | | | | | |
| | 111 | HALLWAY | | | | | |
| | 112 | (E) STAIR | | | | | |
| | 113 | HALLWAY | | | | | |
| | 114 | PRIVATE STUDIO | 229 | B (50) | 4.58 | 1.00 | |
| | 115 | SMALL ENSEMBLE STUDIO | 234 | B (50) | 4.68 | 4.00 | |
| | 116 | SMALL ENSEMBLE STUDIO | 235 | B (50) | 4.70 | 4.00 | |
| | 117 | (E) BREAKROOM | | | | | |
| | 118 | COMPUTER | 442 | B (50) | 8.84 | 6.00 | |
| | 119 | MID-SIZE STUDIO | 316 | B (50) | 6.32 | 6.00 | |
| | 120 | SMALL ENSEMBLE STUDIO | 244 | B (50) | 4.88 | 4.00 | |
| | 121 | MID-SIZE STUDIO | 285 | B (50) | 5.70 | 6.00 | |
| | 122 | HALLWAY | | | | | |
| | 123 | DANCE STUDIO | 1,424 | B (50) | 28.48 | 14.00 | |
| | 124 | LARGE ENSEMBLE STUDIO | 2,123 | B (50) | 42.46 | 14.00 | |
| | TOTAL | | 9,260 | | 185.20 | 88.00 | 12 |

| | | | | |
|----------------------------|---------|--------|---|-------|
| PARKING REQUIRED 1ST FLOOR | STUDENT | 88.00 | 3 | 29.33 |
| | STAFF | 12 | | 12.00 |
| TOTAL | | 100.00 | | 41.33 |

| SECOND FLOOR | ROOM NO. | ROOM NAME | SF | OCC. | OCC LOAD | ACTUAL NUMBER STUDENT | NUMBER STAFF |
|--------------|----------|-----------------------|-------|--------|----------|-----------------------|--------------|
| | 201 | HALLWAY | | | | | |
| | 202 | (E) WOMEN RR | | | | | |
| | 203 | (E) MEN RR | | | | | |
| | 204 | (E) ELECTRICAL | | | | | |
| | 205 | MID-SIZE STUDIO | 382 | B (50) | 7.64 | 6.00 | |
| | 206 | PRIVATE STUDIO | 133 | B (50) | 2.66 | 1.00 | |
| | 207 | PRIVATE STUDIO | 117 | B (50) | 2.34 | 1.00 | |
| | 208 | PRIVATE STUDIO | 120 | B (50) | 2.40 | 1.00 | |
| | 209 | PRIVATE STUDIO | 145 | B (50) | 2.90 | 1.00 | |
| | 210 | MID-SIZE STUDIO | 745 | B (50) | 14.90 | 10.00 | |
| | 211 | COMPUTER | 492 | B (50) | 9.84 | 10.00 | |
| | 212 | HALLWAY | | | | | |
| | 213 | MID-SIZE STUDIO | 392 | B (50) | 7.84 | 6.00 | |
| | 214 | SMALL ENSEMBLE STUDIO | 248 | B (50) | 4.96 | 4.00 | |
| | 215 | SMALL ENSEMBLE STUDIO | 167 | B (50) | 3.34 | 4.00 | |
| | 216 | MID-SIZE STUDIO | 256 | B (50) | 5.12 | 6.00 | |
| | 217 | MID-SIZE STUDIO | 328 | B (50) | 6.56 | 6.00 | |
| | 218 | MID-SIZE STUDIO | 366 | B (50) | 7.32 | 6.00 | |
| | 219 | MID-SIZE STUDIO | 528 | B (50) | 10.56 | 8.00 | |
| | 220 | LARGE ENSEMBLE STUDIO | 1,867 | B (50) | 37.34 | 15.00 | |
| | 221 | HALLWAY | | | | | |
| | TOTAL | | 6,286 | | 125.72 | 85.00 | 15 |

| | | | | |
|----------------------------|---------|--------|---|-------|
| PARKING REQUIRED 2ND FLOOR | STUDENT | 85.00 | 3 | 28.33 |
| | STAFF | 15 | | 15.00 |
| TOTAL | | 100.00 | | 43.33 |

| | | | | |
|------------------------|--|--|--|-------|
| TOTAL PARKING REQUIRED | | | | |
| FIRST FLOOR | | | | 41.33 |
| SECOND FLOOR | | | | 43.33 |
| TOTAL | | | | 84.67 |

| | | | | |
|--------------------|--|----|--|--|
| PARKING PROVIDED | | | | |
| ACCESSIBLE | | 4 | | |
| NON ACCESSIBLE | | 80 | | |
| NEW PARKING 9'X19' | | 2 | | |
| TOTAL | | 86 | | |

**City of Irvine
APPROVED**

BY Community Development Director

CASE # 00981088-PAUP

DATE 06/18/26

PLUMBING FIXTURE CALCULATIONS

MINIMUM PLUMBING FACILITIES - TABLE 422.1

| USE | SF | ACTUAL OCCUPANTS | WATER CLOSET | URINALS | LAVATORIES | DF | JANITOR | | |
|-----------|-----------------------|------------------|--------------|---------|------------|--------|---------|----------|---|
| 1ST FLOOR | B - TRAINING FACILITY | 9,620 | 100 | MALE 1 | FEMALE 3 | MALE 1 | MALE 1 | FEMALE 1 | 1 |
| | MISCELLANEOUS | 4,498 | | | | | | | |
| | TOTAL | 14,118 | | | | | | | |
| | REQUIRED PROVIDED | | 1 | 3 | 1 | 1 | 1 | 1 | 1 |
| | | | 2 | 3 | 1 | 2 | 2 | 2 | 1 |
| 2ND FLOOR | B - TRAINING FACILITY | 6,286 | 100 | 1 | 3 | 1 | 1 | 1 | 1 |
| | MISCELLANEOUS | 3,340 | | | | | | | |
| | TOTAL | 9,626 | | | | | | | |
| | REQUIRED PROVIDED | | 1 | 3 | 1 | 1 | 1 | 1 | 1 |
| | | | 2 | 3 | 1 | 2 | 2 | 2 | 1 |

BUILDING DEPARTMENT NOTE:

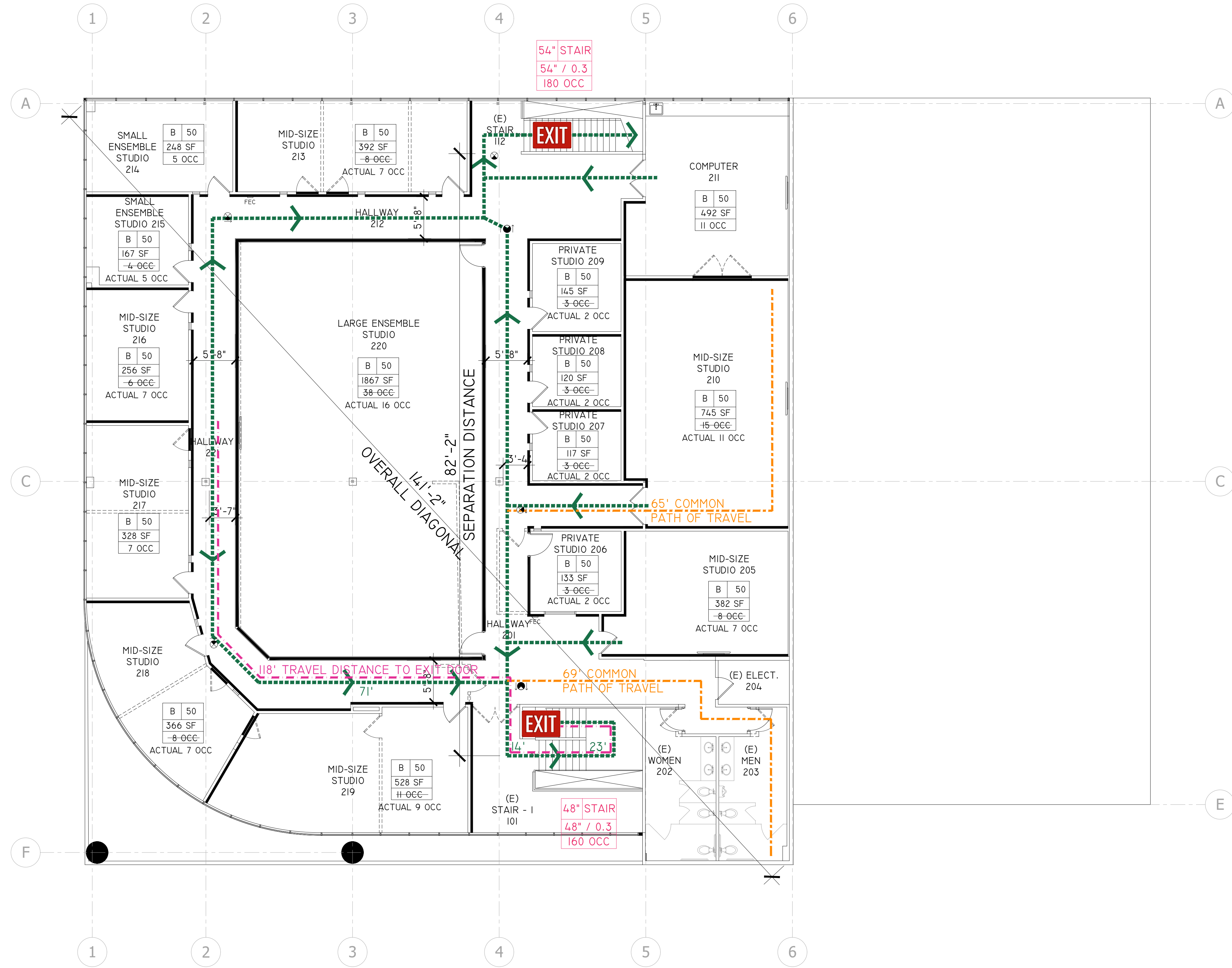
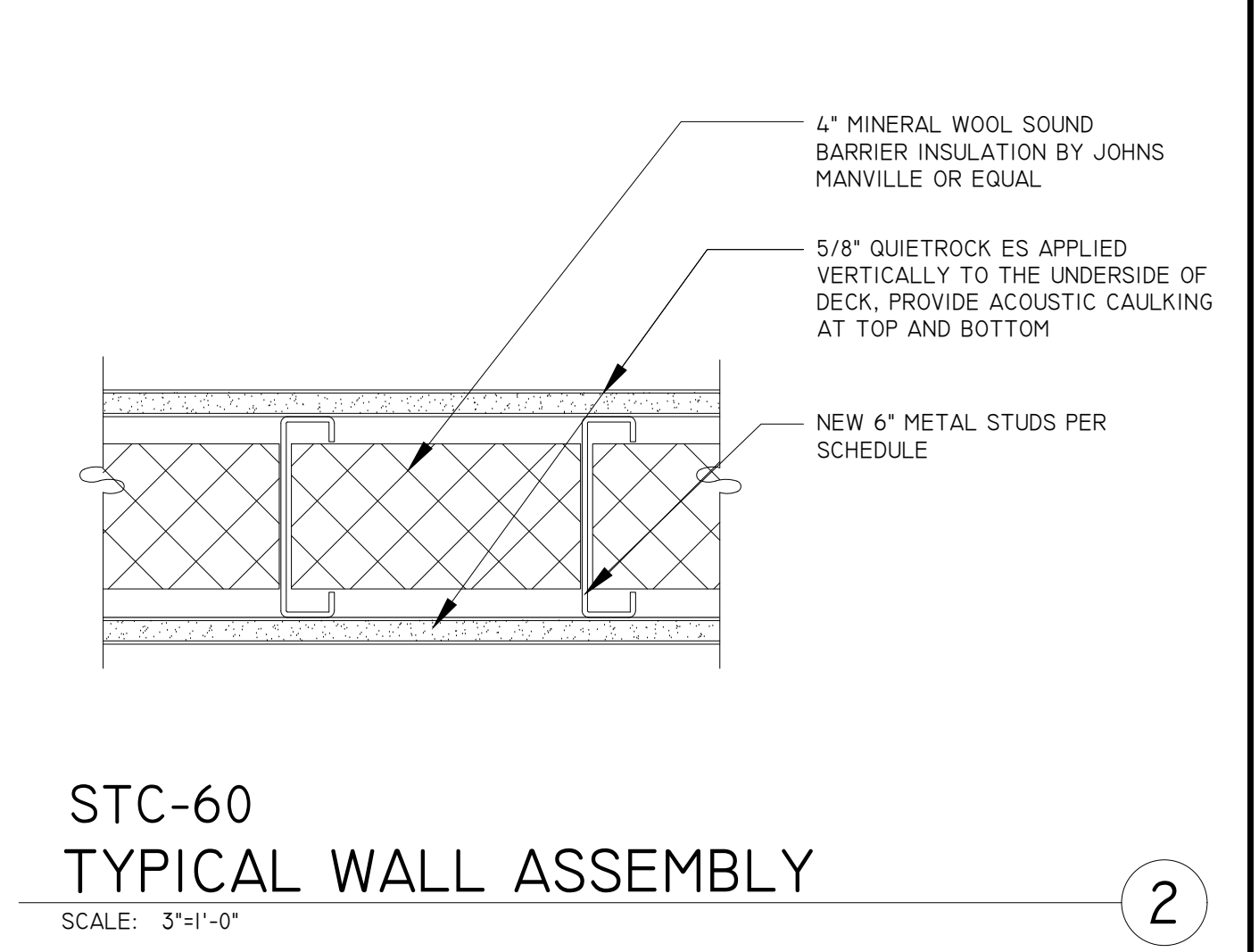
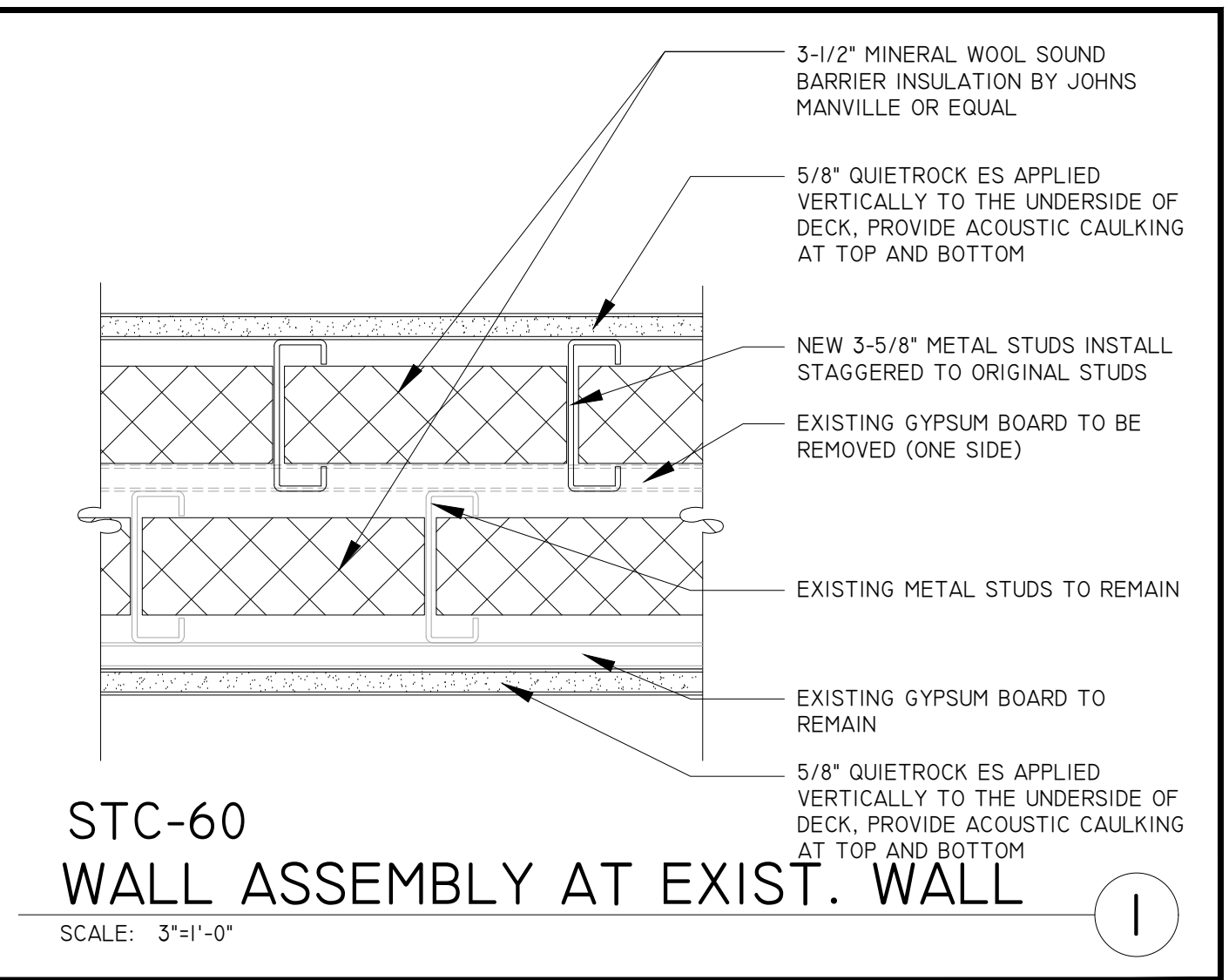
THE APPLICANT IS REQUIRED TO SUBMIT A MODIFICATION OR MM&A REQUEST AT THE TIME OF BUILDING PERMIT SUBMITTAL. THE REQUEST WILL SEEK APPROVAL FOR A REDUCED OCCUPANT LOAD CONSISTENT WITH THE CONDITIONS OF THE ADMINISTRATIVE USE PERMIT.

EXITING CALCULATIONS

| | | | | | | |
|------------------------|--|--|--|--|--|--------|
| FIRST FLOOR | | | | | | 14,118 |
| SECOND FLOOR | | | | | | 9,626 |
| TOTAL FIRST AND SECOND | | | | | | 23,744 |

| FIRST FLOOR (EXISTING WAREHOUSE) | B-COMM. SCHOOL | SF | OCC LOAD | OCCUPANTS | EXITS REQ'D | EXITS PROVIDED |
|----------------------------------|----------------|--------|----------|-----------|-------------|----------------|
| | | 4,572 | 50 | 91.44 | | |
| | | 9,546 | 50 | 190.92 | 2 | 2 |
| TOTAL | | 14,118 | | 282.36 | | |

| SECOND FLOOR | B-COMM. SCHOOL | SF | OCC LOAD | OCCUPANTS | EXITS REQ'D | EXITS PROVIDED |
|--------------|----------------|-------|----------|-----------|-------------|----------------|
| | | 9,626 | 50 | 192.52 | 2 | 2 |
| TOTAL | | 9,626 | | 192.52 | | |



LEGEND

- EXIT TRAVEL DISTANCE 300' MAX.
- COMMON PATH OF TRAVEL PER TABLE 1006.2.1 MAXIMUM COMMON PATH OF TRAVEL 100 FEET
- TRAVEL DISTANCE TO EXIT DOOR PER TABLE 1017.2 MAXIMUM TRAVEL DISTANCE 300 FEET

ROOM NAME

| | | |
|--------|---------------|---|
| 201 | ROOM NAME 201 | = ROOM NAME/ROOM NUMBER |
| B 50 | B | = OCCUPANCY GROUP |
| 244 SF | 244 SF | = OCCUPANCY LOAD FACTOR (CBC 2025 TABLE 1004.5) |
| 5 OCC. | 5 OCC. | = FLOOR AREA - SQUARE FEET |
| | | = TOTAL OCCUPANTS |

EXIT EXIT

- QUIETROCK DRYWALL OVER 3-5/8" STUDS FURRING AT DANCE STUDIO 107 AND 108
- NEW NON-BEARING WALL WITH QUIETROCK DRYWALL ON EACH SIDE OVER 6" STUDS
- EXISTING WALL TO REMAIN. PROVIDE QUIETROCK DRYWALL ON EACH SIDE
- EXISTING WALL TO BE DEMOLISHED
- EXISTING DOOR TO BE DEMOLISHED
- EXISTING DOOR TO REMAIN. PROVIDE SOUNDPROOF KIT AND SOUNDPROOF SEALS
- NEW DOOR WITH SOUNDPROOF KIT AND SOUNDPROOF SEALS

SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

CASE NO. 00981088-PAUP

architecture and planning
www.abpartners.net

debs@abpartners.net
marco@abpartners.net
(714)390.8600

PARTNERS

SEAL

MUSIC & DANCE
17872 COWAN
IRVINE, CALIFORNIA 92614

| DATE | REMARKS |
|------------|--------------------------|
| 03-25-2026 | PLANNING SUBMITTAL |
| 03-25-2026 | PLANNING RESUBMITTAL |
| 05-21-2026 | PLANNING AND RESUBMITTAL |

PA / PM: DS/PM

DRAWN BY: CAD

PROJECT NO: 26-06

SHEET

A-3

D:\ONEDRIVE - SHIPARTNERS\NET\PROJECTS\0-2026\06-00-OC MUSIC/DANCE-IRVINE\CAD\A3_2ND FL FLOOR PLAN.dwg

SHP: 30"x42"

| First Floor | | Monday | | | | | | | | Total By Day/Room |
|-------------------------------------|-----------------------|-----------------|-----------|-----------------|-----------|-----------------|-----------|--------------|-----------|-------------------|
| Room No. | Room Name | 3:30 to 4:30 PM | | 4:30 to 6:30 PM | | 6:30 to 7:30 PM | | 7:30-8:30 PM | | |
| | | Student | Teacher | Student | Teacher | Student | Teacher | Student | Teacher | |
| 107 | Dance Studio | 14 | 1 | 14 | 1 | 14 | 1 | 14 | 1 | 60 |
| 108 | Dance Studio | 15 | 1 | 15 | 1 | 15 | 1 | 15 | 1 | 64 |
| 114 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 115 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 116 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 118 | Computer | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 119 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 120 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 121 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 123 | Dance Studio | 14 | 1 | 14 | 1 | 14 | 1 | 14 | 1 | 60 |
| 124 | Large Ensemble Studio | 14 | 1 | 14 | 1 | 14 | 1 | 14 | 1 | 60 |
| First Floor Total | | 88 | 11 | 88 | 11 | 88 | 11 | 88 | 11 | 396 |
| Plus ONE for admin | | 100 | | 100 | | 100 | | 100 | | |
| Second Floor | | Monday | | | | | | | | Total By Day/Room |
| Room No. | Room Name | 3:30 to 4:30 PM | | 4:30 to 6:30 PM | | 6:30 to 7:30 PM | | 7:30-8:30 PM | | |
| | | Student | Teacher | Student | Teacher | Student | Teacher | Student | Teacher | |
| 205 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 206 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 207 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 208 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 209 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 210 | Mid-Size Studio | 10 | 1 | 10 | 1 | 10 | 1 | 10 | 1 | 44 |
| 211 | Computer | 10 | 1 | 10 | 1 | 10 | 1 | 10 | 1 | 44 |
| 213 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 214 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 215 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 216 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 217 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 218 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 219 | Mid-Size Studio | 8 | 1 | 8 | 1 | 8 | 1 | 8 | 1 | 36 |
| 220 | Large Ensemble Studio | 15 | 1 | 15 | 1 | 15 | 1 | 15 | 1 | 64 |
| Second Floor Total | | 85 | 15 | 85 | 15 | 85 | 15 | 85 | 15 | 400 |
| | | 100 | | 100 | | 100 | | 100 | | |
| First and Second Floor Total | | 173 | 26 | 173 | 26 | 173 | 26 | 173 | 26 | 796 |

ENCLOSURE 2

| First Floor | | Tuesday | | | | | | | | Total By Day/Room |
|-------------------------------------|-----------------------|-----------------|-----------|-----------------|-----------|-----------------|-----------|--------------|-----------|-------------------|
| Room No. | Room Name | 3:30 to 4:30 PM | | 4:30 to 6:30 PM | | 6:30 to 7:30 PM | | 7:30-8:30 PM | | |
| | | Student | Teacher | Student | Teacher | Student | Teacher | Student | Teacher | |
| 107 | Dance Studio | 14 | 1 | 14 | 1 | 14 | 1 | 14 | 1 | 60 |
| 108 | Dance Studio | 15 | 1 | 15 | 1 | 15 | 1 | 15 | 1 | 64 |
| 114 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 115 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 116 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 118 | Computer | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 119 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 120 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 121 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 123 | Dance Studio | 14 | 1 | 14 | 1 | 14 | 1 | 14 | 1 | 60 |
| 124 | Large Ensemble Studio | 14 | 1 | 14 | 1 | 14 | 1 | 14 | 1 | 60 |
| First Floor Total | | 88 | 11 | 88 | 11 | 88 | 11 | 88 | 11 | 396 |
| Plus ONE for admin | | 100 | | 100 | | 100 | | 100 | | |
| Second Floor | | Tuesday | | | | | | | | Total By Day/Room |
| Room No. | Room Name | 3:30 to 4:30 PM | | 4:30 to 6:30 PM | | 6:30 to 7:30 PM | | 7:30-8:30 PM | | |
| | | Student | Teacher | Student | Teacher | Student | Teacher | Student | Teacher | |
| 205 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 206 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 207 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 208 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 209 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 210 | Mid-Size Studio | 10 | 1 | 10 | 1 | 10 | 1 | 10 | 1 | 44 |
| 211 | Computer | 10 | 1 | 10 | 1 | 10 | 1 | 10 | 1 | 44 |
| 213 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 214 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 215 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 216 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 217 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 218 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 219 | Mid-Size Studio | 8 | 1 | 8 | 1 | 8 | 1 | 8 | 1 | 36 |
| 220 | Large Ensemble Studio | 15 | 1 | 15 | 1 | 15 | 1 | 15 | 1 | 64 |
| Second Floor Total | | 85 | 15 | 85 | 15 | 85 | 15 | 85 | 15 | 400 |
| | | 100 | | 100 | | 100 | | 100 | | |
| First and Second Floor Total | | 173 | 26 | 173 | 26 | 173 | 26 | 173 | 26 | 796 |

| First Floor | | Wednesday | | | | | | | | Total By Day/Room |
|-------------------------------------|-----------------------|-----------------|-----------|-----------------|-----------|-----------------|-----------|--------------|-----------|-------------------|
| Room No. | Room Name | 3:30 to 4:30 PM | | 4:30 to 6:30 PM | | 6:30 to 7:30 PM | | 7:30-8:30 PM | | |
| | | Student | Teacher | Student | Teacher | Student | Teacher | Student | Teacher | |
| 107 | Dance Studio | 14 | 1 | 14 | 1 | 14 | 1 | 14 | 1 | 60 |
| 108 | Dance Studio | 15 | 1 | 15 | 1 | 15 | 1 | 15 | 1 | 64 |
| 114 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 115 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 116 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 118 | Computer | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 119 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 120 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 121 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 123 | Dance Studio | 14 | 1 | 14 | 1 | 14 | 1 | 14 | 1 | 60 |
| 124 | Large Ensemble Studio | 14 | 1 | 14 | 1 | 14 | 1 | 14 | 1 | 60 |
| First Floor Total | | 88 | 11 | 88 | 11 | 88 | 11 | 88 | 11 | 396 |
| Plus ONE for admin | | 100 | | 100 | | 100 | | 100 | | |
| Second Floor | | Wednesday | | | | | | | | Total By Day/Room |
| Room No. | Room Name | 3:30 to 4:30 PM | | 4:30 to 6:30 PM | | 6:30 to 7:30 PM | | 7:30-8:30 PM | | |
| | | Student | Teacher | Student | Teacher | Student | Teacher | Student | Teacher | |
| 205 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 206 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 207 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 208 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 209 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 210 | Mid-Size Studio | 10 | 1 | 10 | 1 | 10 | 1 | 10 | 1 | 44 |
| 211 | Computer | 10 | 1 | 10 | 1 | 10 | 1 | 10 | 1 | 44 |
| 213 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 214 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 215 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 216 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 217 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 218 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 219 | Mid-Size Studio | 8 | 1 | 8 | 1 | 8 | 1 | 8 | 1 | 36 |
| 220 | Large Ensemble Studio | 15 | 1 | 15 | 1 | 15 | 1 | 15 | 1 | 64 |
| Second Floor Total | | 85 | 15 | 85 | 15 | 85 | 15 | 85 | 15 | 400 |
| | | 100 | | 100 | | 100 | | 100 | | |
| First and Second Floor Total | | 173 | 26 | 173 | 26 | 173 | 26 | 173 | 26 | 796 |

| First Floor | | Thursday | | | | | | | | Total By Day/Room |
|-------------------------------------|-----------------------|-----------------|-----------|-----------------|-----------|-----------------|-----------|--------------|-----------|-------------------|
| Room No. | Room Name | 3:30 to 4:30 PM | | 4:30 to 6:30 PM | | 6:30 to 7:30 PM | | 7:30-8:30 PM | | |
| | | Student | Teacher | Student | Teacher | Student | Teacher | Student | Teacher | |
| 107 | Dance Studio | 14 | 1 | 14 | 1 | 14 | 1 | 14 | 1 | 60 |
| 108 | Dance Studio | 15 | 1 | 15 | 1 | 15 | 1 | 15 | 1 | 64 |
| 114 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 115 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 116 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 118 | Computer | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 119 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 120 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 121 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 123 | Dance Studio | 14 | 1 | 14 | 1 | 14 | 1 | 14 | 1 | 60 |
| 124 | Large Ensemble Studio | 14 | 1 | 14 | 1 | 14 | 1 | 14 | 1 | 60 |
| First Floor Total | | 88 | 11 | 88 | 11 | 88 | 11 | 88 | 11 | 396 |
| Plus ONE for admin | | 100 | | 100 | | 100 | | 100 | | |
| Second Floor | | Thursday | | | | | | | | Total By Day/Room |
| Room No. | Room Name | 3:30 to 4:30 PM | | 4:30 to 6:30 PM | | 6:30 to 7:30 PM | | 7:30-8:30 PM | | |
| | | Student | Teacher | Student | Teacher | Student | Teacher | Student | Teacher | |
| 205 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 206 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 207 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 208 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 209 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 210 | Mid-Size Studio | 10 | 1 | 10 | 1 | 10 | 1 | 10 | 1 | 44 |
| 211 | Computer | 10 | 1 | 10 | 1 | 10 | 1 | 10 | 1 | 44 |
| 213 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 214 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 215 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 216 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 217 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 218 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 219 | Mid-Size Studio | 8 | 1 | 8 | 1 | 8 | 1 | 8 | 1 | 36 |
| 220 | Large Ensemble Studio | 15 | 1 | 15 | 1 | 15 | 1 | 15 | 1 | 64 |
| Second Floor Total | | 85 | 15 | 85 | 15 | 85 | 15 | 85 | 15 | 400 |
| | | 100 | | 100 | | 100 | | 100 | | |
| First and Second Floor Total | | 173 | 26 | 173 | 26 | 173 | 26 | 173 | 26 | 796 |

| First Floor | | Friday | | | | | | | | Total By Day/Room |
|-------------------------------------|-----------------------|-----------------|-----------|-----------------|-----------|-----------------|-----------|--------------|-----------|----------------------|
| Room No. | Room Name | 3:30 to 4:30 PM | | 4:30 to 6:30 PM | | 6:30 to 7:30 PM | | 7:30-8:30 PM | | |
| | | Student | Teacher | Student | Teacher | Student | Teacher | Student | Teacher | |
| 107 | Dance Studio | 14 | 1 | 14 | 1 | 14 | 1 | 14 | 1 | 60 |
| 108 | Dance Studio | 15 | 1 | 15 | 1 | 15 | 1 | 15 | 1 | 64 |
| 114 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 115 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 116 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 118 | Computer | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 119 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 120 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 121 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 123 | Dance Studio | 14 | 1 | 14 | 1 | 14 | 1 | 14 | 1 | 60 |
| 124 | Large Ensemble Studio | 14 | 1 | 14 | 1 | 14 | 1 | 14 | 1 | 60 |
| First Floor Total | | 88 | 11 | 88 | 11 | 88 | 11 | 88 | 11 | 396 |
| Plus ONE for admin | | 100 | | 100 | | 100 | | 100 | | |
| Second Floor | | Friday | | | | | | | | Total By Day/Room |
| Room No. | Room Name | 3:30 to 4:30 PM | | 4:30 to 6:30 PM | | 6:30 to 7:30 PM | | 7:30-8:30 PM | | |
| | | Student | Teacher | Student | Teacher | Student | Teacher | Student | Teacher | |
| 205 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 206 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 207 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 208 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 209 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 210 | Mid-Size Studio | 10 | 1 | 10 | 1 | 10 | 1 | 10 | 1 | 44 |
| 211 | Computer | 10 | 1 | 10 | 1 | 10 | 1 | 10 | 1 | 44 |
| 213 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 214 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 215 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 216 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 217 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 218 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 219 | Mid-Size Studio | 8 | 1 | 8 | 1 | 8 | 1 | 8 | 1 | 36 |
| 220 | Large Ensemble Studio | 15 | 1 | 15 | 1 | 15 | 1 | 15 | 1 | 64 |
| Second Floor Total | | 85 | 15 | 85 | 15 | 85 | 15 | 85 | 15 | 400 |
| | | 100 | | 100 | | 100 | | 100 | | |
| First and Second Floor Total | | 173 | 26 | 173 | 26 | 173 | 26 | 173 | 26 | 796 |



2 Executive Circle
Suite 250
Irvine, CA 92614
949.825.6175 T
949.825.5939 F
www.llgengineers.com

Pasadena
Irvine
San Diego

May 5, 2026

Douglas K. Freeman
Executive Chair/CEO
OC Music & Dance
17620 Fitch Avenue, Suite 160
Irvine, CA 92614

LLG Reference: 2.26.5080.1

Subject: **Trip Generation Assessment for the
OC Music and Dance Project at 17872 Cowan**
Irvine, California

Dear Mr. Freeman:

As requested, Linscott, Law & Greenspan, Engineers (LLG) is pleased to submit this Trip Generation Assessment for the proposed OC Music & Dance (OCMD) at 17872 Cowan (herein after referred to as Project) that is located on Cowan between Main Street and MacArthur Boulevard, addressed at 17872 Cowan in the City of Irvine, California. This letter summarizes the forecasted traffic generation for the proposed Project and compares it against the Development Intensity Values (DIV) allocation for the site.

PROJECT DESCRIPTION

The existing site is currently occupied by Kimco Staffing, a two story 23,744 square-foot (SF) office building. Access to the site is currently provided via one full access unsignalized driveway located along Cowan. **Figure 1**, located at the rear of this letter report, presents a Vicinity Map, which illustrates the general location of the project and the surrounding street system. **Figure 2** presents the proposed site aerial.

The Project is proposing to make interior renovations to the Cowan site to allow for OCMD to expand their current music and dance facility that is located at 17620 Fitch in the City of Irvine. It is our understanding that the existing facility located at Fitch will continue to remain in operation and that the proposed Cowan site would be an extension of that facility and operate similarly, except all recitals will be held at the main campus on Fitch. Like the Fitch site, OCMD at 17872 Cowan would provide music and dance classes consisting of a mixture of one-on-one training as well as group classes.

David S. Shender, PE (Ret.)
John A. Boarman, PE
Richard E. Barretto, PE
Keil D. Maberry, PE
KC Yellapu, PE
Dave Roseman, PE
Shankar Ramakrishnan, PE
Daniel A. Kloos, PE
Zawwar Saiyed, MS, PE, RSP

An LG2WB Company Founded 1966

ENCLOSURE 3



The first and second floors are proposing to have 11 classrooms and 15 classrooms, respectively. The classroom number, type of class and maximum occupancy are as follows.

| First Floor | | | | Second Floor | | | |
|-------------|-----------------------|----------|---------|--------------|-----------------------|----------|---------|
| Room No. | Room Name | Students | Teacher | Room No. | Room Name | Students | Teacher |
| 107 | Dance Studio | 14 | 1 | 205 | Mid-Size Studio | 6 | 1 |
| 108 | Dance Studio | 16 | 1 | 206 | Private Studio | 1 | 1 |
| 114 | Private Studio | 4 | 1 | 207 | Private Studio | 1 | 1 |
| 115 | Small Ensemble Studio | 4 | 1 | 208 | Private Studio | 1 | 1 |
| 116 | Small Ensemble Studio | 4 | 1 | 209 | Private Studio | 1 | 1 |
| 118 | Computer | 6 | 1 | 210 | Mid-Size Studio | 8 | 1 |
| 119 | Mid-Size Studio | 6 | 1 | 211 | Computer | 10 | 1 |
| 120 | Small Ensemble Studio | 4 | 1 | 213 | Mid-Size Studio | 6 | 1 |
| 121 | Mid-Size Studio | 6 | 1 | 214 | Small Ensemble Studio | 4 | 1 |
| 123 | Dance Studio | 14 | 1 | 215 | Small Ensemble Studio | 4 | 1 |
| 124 | Large Ensemble Studio | 16 | 1 | 216 | Mid-Size Studio | 6 | 1 |
| | | | | 217 | Mid-Size Studio | 6 | 1 |
| | | | | 218 | Mid-Size Studio | 6 | 1 |
| | | | | 219 | Mid-Size Studio | 8 | 1 |
| | | | | 220 | Large Ensemble Studio | 16 | 1 |

Figures 3 and 4 present the proposed first and second floor plans for the Project, respectively.

Access to the site will continue to be provided via one full access unsignalized driveway located along Cowan. The proposed parking for the site consists of 86 parking spaces on-site.

It should also be noted that the Project site’s allocated DIV budget is 29 AM, 30 PM, and 302 Daily DIV trips. The following traffic analysis is required as part of the Administrative Use Permit (AUP) approval process.



PROJECT TRAFFIC GENERATION FORECAST

The trip generation potential for the proposed Project was estimated based on anticipated operational data for OC Music and Dance which identified the class schedule, student attendance per class, and faculty and staffing arrival and departure times for an entire week.

Based on discussions with OC Music and Dance representatives, it is very common for parents with multiple children to book sessions that would happen concurrently. In addition, some students carpool with others. However, conservatively no reduction was applied to the trip generation. The data provided by OC Music and Dance, and included in the Project's Building Plan set prepared by SH Partners, Inc., was for a typical weekday (Monday through Friday).

Attachment A includes the anticipated class schedule provided by OC Music and Dance. It should be noted that during the commuter PM peak periods (4:45 PM – 6:15 PM), all students are expected to arrive before 15 – 20 minutes prior to the start of class (before 4:30 PM) and leave 5 to 10 minutes after class is over (after 6:30 PM), outside the PM peak hour. The instructors will arrive 30 minutes before their first class of the day and arrive 30 minutes after their last class of the day.

Additionally, as shown in *Attachment A* two-hour classes will be held from 4:30 PM – 6:30PM. Therefore, no trips will be generated during the PM peak period of 4:45 PM- 6:15 PM.

Review of *Table 1* indicates that the proposed Project is anticipated to with 0 trips (0 inbound, 0 outbound) produced in the AM peak hour and 0 trips (0 inbound, 0 outbound) produced in the PM peak hour on a “typical” weekday. It should be noted that per the direction of the City, the peak period consisted of 4:45 PM- 6:15 PM.

Direct comparison of the proposed Project's trip generation to that of the DIV budget allocated for the site indicates that the Project will result in 29 fewer AM peak hour trips and 30 fewer PM peak hour trips. As such, the Project fits within the peak hour DIV trip budget allotted for the site. Therefore, no further analysis is recommended.

* * * * *

We appreciate the opportunity to prepare this investigation. Should you have any questions regarding this analysis, please call us at (949) 825-6175.

Sincerely,

Linscott, Law & Greenspan, Engineers



Richard Barretto, P.E.
Principal

cc: File
Shane S. Green, P.E. Senior Transportation Engineer



Attachments

Attachments

Table 1: Project Traffic Generation Rates and Forecast

Figure 1: Vicinity Map

Figure 2: Existing Site Aerial

Figure 3: Proposed Site Plan – First Floor

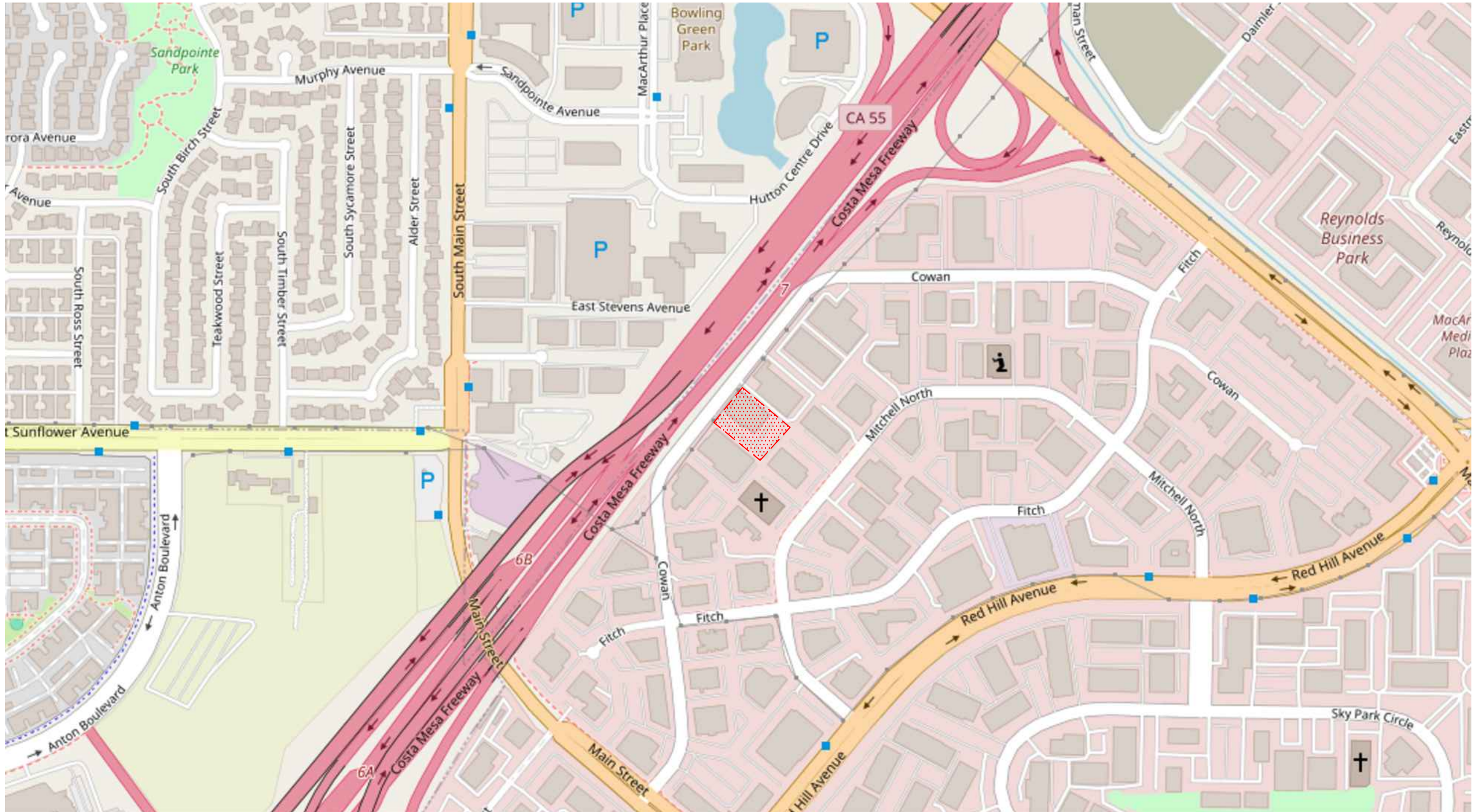
Figure 4: Proposed Site Plan – Second Floor



TABLE 1
PROJECT TRAFFIC GENERATION RATES AND FORECAST
OC MUSIC AND DANCE PROJECT AT 17872 COWAN, IRVINE

| ITE Land Use Code / Project Description | AM Peak Hour | | | PM Peak Hour | | |
|--|--------------|------|-------|--------------|------|-------|
| | Enter | Exit | Total | Enter | Exit | Total |
| <u>Proposed Project Trip Generation Forecast:</u> | | | | | | |
| ▪ OC Music and Dance ¹ | -- | -- | -- | 0 | 0 | 0 |

¹ Trip generation developed using the OC Music and Dance Sample Schedule. It should be noted that the school will not have classes during the AM peak hour and classes during the PM peak hour will enter and exit before the peak hour.



n:\5000\2265080 - oc music & dance at 17872 cowan, irvine\dwg\5080 f-1.dwg LDP 12:14:08 03-25-2026 lashlee

SOURCE: OPEN STREETS

KEY

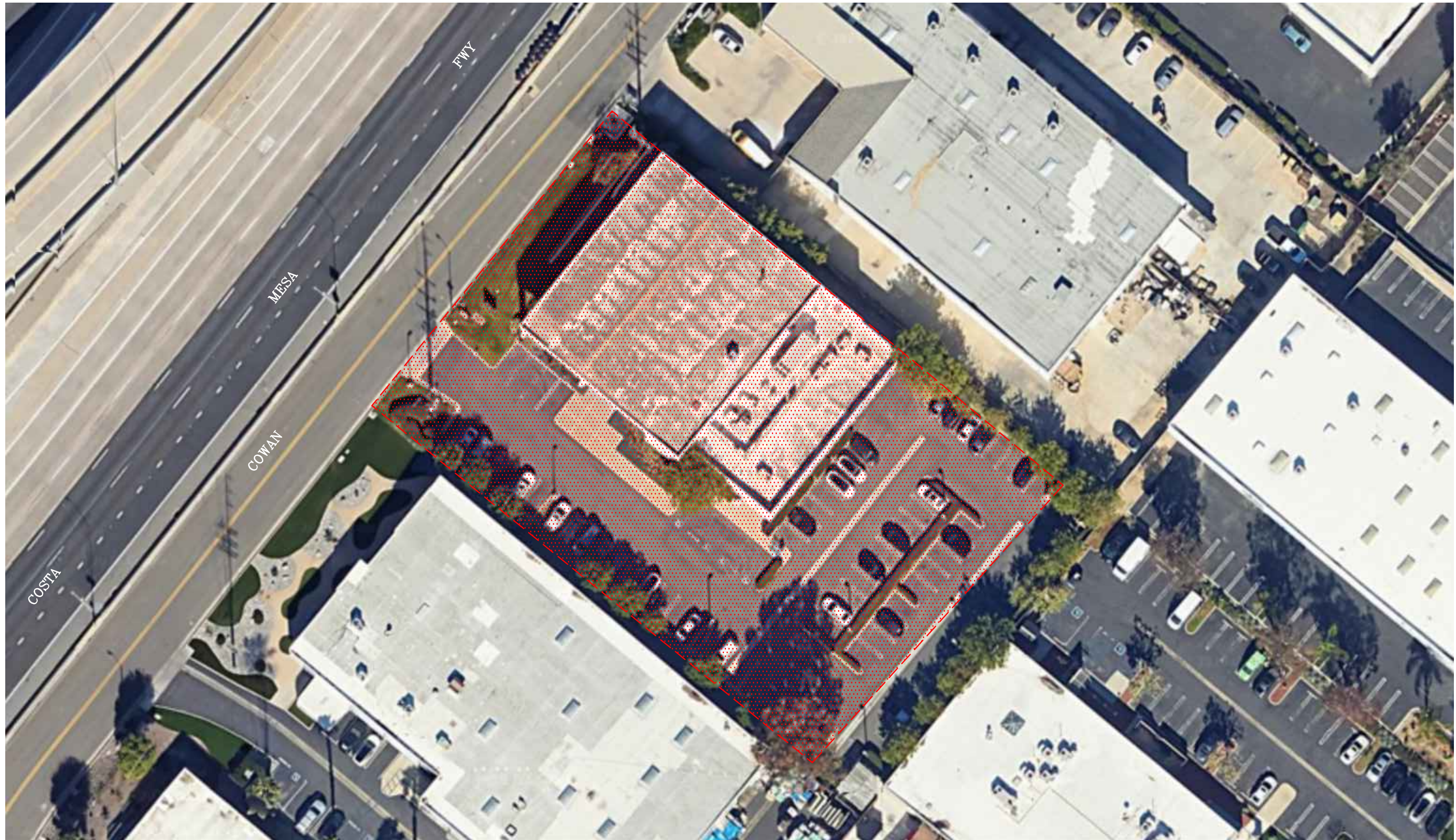
 = PROJECT SITE

FIGURE 1

VICINITY MAP

OC MUSIC & DANCE AT 17872 COWAN, IRVINE





n:\5000\2265080 - oc music & dance at 17872 cowan, irvine\dwg\5080 f-2.dwg LDP 12:22:56 03-25-2026 lashlee

SOURCE: GOOGLE EARTH

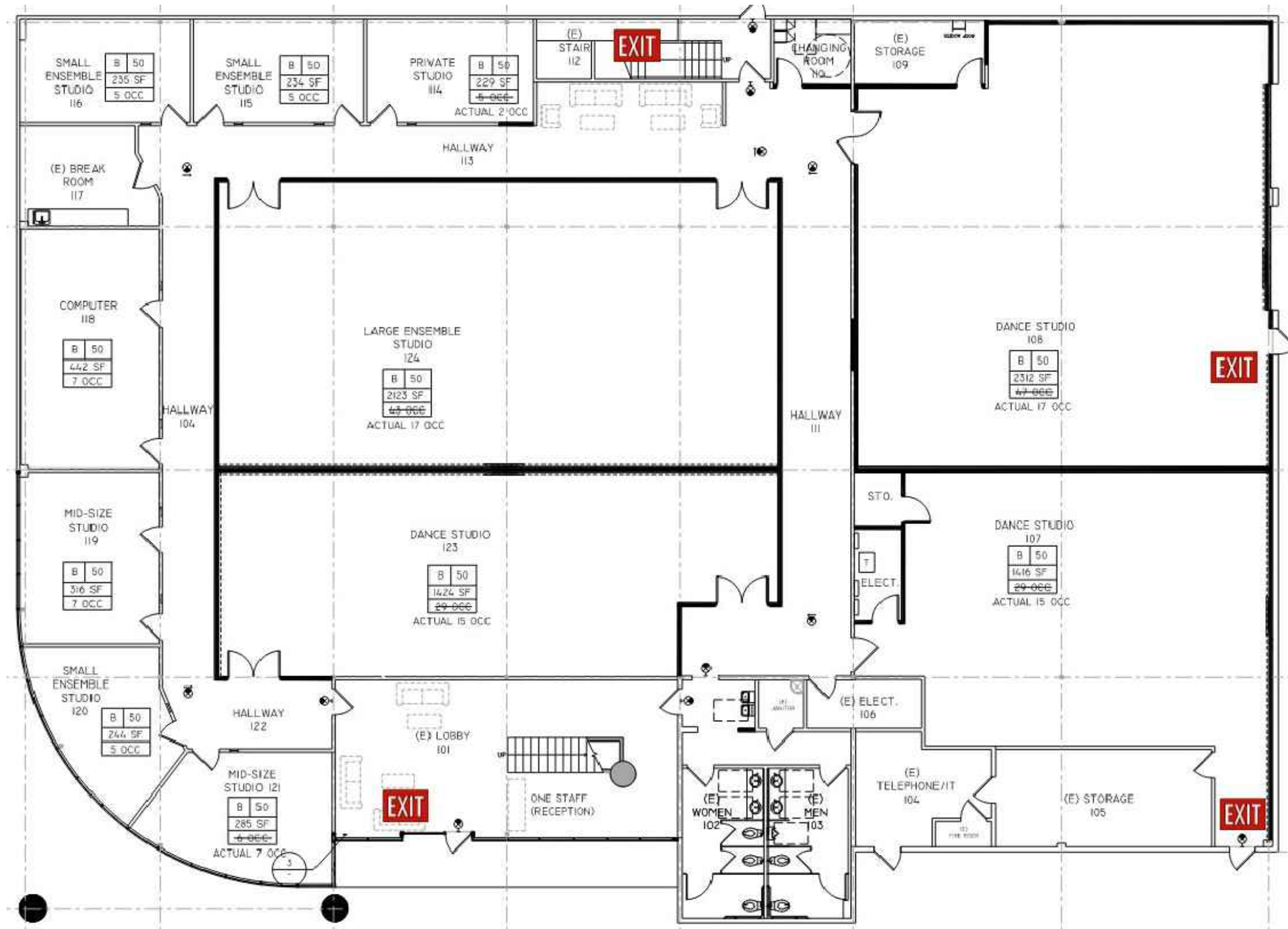
KEY

 = PROJECT SITE



FIGURE 2

EXISTING SITE AERIAL
OC MUSIC & DANCE AT 17872 COWAN, IRVINE



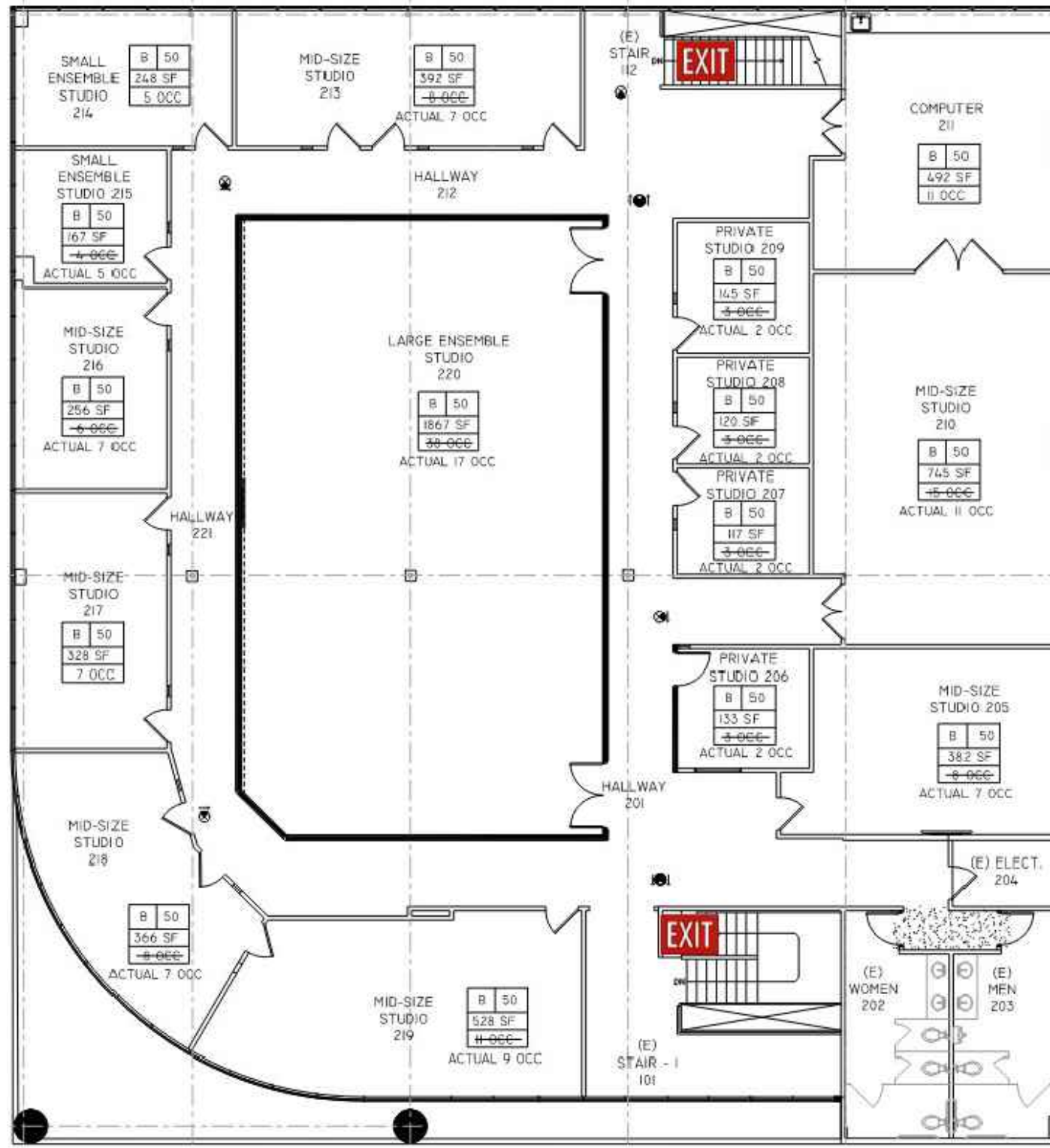
n:\5000\2265080 - oc music & dance at 17872 cowan, irvine\dwg\5080 f-3.dwg LDP 08:39:45 04-29-2026 lashlee

SOURCE: SH PARTNERS



FIGURE 3

PROPOSED SITE PLAN - FIRST FLOOR
OC MUSIC & DANCE AT 17872 COWAN, IRVINE



n:\5000\2265080 - oc music & dance at 17872 cowan, irvine\dwg\5080 f-4.dwg LDP 08:40:52 04-29-2026 lashlee

SOURCE: SH PARTNERS



FIGURE 4

PROPOSED SITE PLAN - SECOND FLOOR
 OC MUSIC & DANCE AT 17872 COWAN, IRVINE



**ATTACHMENT A
OC MUSIC AND DANCE
SAMPLE CLASS SCHEDULE**

| First Floor | | Monday | | | | | | | | Total By Day/Room |
|-------------------------------------|-----------------------|-----------------|---------|-----------------|---------|-----------------|---------|--------------|---------|-------------------|
| Room No. | Room Name | 3:30 to 4:30 PM | | 4:30 to 6:30 PM | | 6:30 to 7:30 PM | | 7:30-8:30 PM | | |
| | | Student | Teacher | Student | Teacher | Student | Teacher | Student | Teacher | |
| 107 | Dance Studio | 14 | 1 | 14 | 1 | 14 | 1 | 14 | 1 | 60 |
| 108 | Dance Studio | 16 | 1 | 16 | 1 | 16 | 1 | 16 | 1 | 68 |
| 114 | Private Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 115 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 116 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 118 | Computer | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 119 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 120 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 121 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 123 | Dance Studio | 14 | 1 | 14 | 1 | 14 | 1 | 14 | 1 | 60 |
| 124 | Large Ensemble Studio | 16 | 1 | 16 | 1 | 16 | 1 | 16 | 1 | 68 |
| First Floor Total | | 105 | | 105 | | 105 | | 105 | | 420 |
| Second Floor | | Monday | | | | | | | | Total By Day/Room |
| Room No. | Room Name | 3:30 to 4:30 PM | | 4:30 to 6:30 PM | | 6:30 to 7:30 PM | | 7:30-8:30 PM | | |
| | | Student | Teacher | Student | Teacher | Student | Teacher | Student | Teacher | |
| 205 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 206 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 207 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 208 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 209 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 210 | Mid-Size Studio | 8 | 1 | 8 | 1 | 8 | 1 | 8 | 1 | 36 |
| 211 | Computer | 10 | 1 | 10 | 1 | 10 | 1 | 10 | 1 | 44 |
| 213 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 214 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 215 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 216 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 217 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 218 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 219 | Mid-Size Studio | 8 | 1 | 8 | 1 | 8 | 1 | 8 | 1 | 36 |
| 220 | Large Ensemble Studio | 16 | 1 | 16 | 1 | 16 | 1 | 16 | 1 | 68 |
| Second Floor Total | | 99 | | 99 | | 99 | | 99 | | 396 |
| First and Second Floor Total | | 204 | | 204 | | 204 | | 204 | | 816 |

| First Floor | | Tuesday | | | | | | | | Total By Day/Room |
|-------------------------------------|-----------------------|-----------------|---------|-----------------|---------|-----------------|---------|--------------|---------|-------------------|
| Room No. | Room Name | 3:30 to 4:30 PM | | 4:30 to 6:30 PM | | 6:30 to 7:30 PM | | 7:30-8:30 PM | | |
| | | Student | Teacher | Student | Teacher | Student | Teacher | Student | Teacher | |
| 107 | Dance Studio | 14 | 1 | 14 | 1 | 14 | 1 | 14 | 1 | 60 |
| 108 | Dance Studio | 16 | 1 | 16 | 1 | 16 | 1 | 16 | 1 | 68 |
| 114 | Private Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 115 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 116 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 118 | Computer | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 119 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 120 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 121 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 123 | Dance Studio | 14 | 1 | 14 | 1 | 14 | 1 | 14 | 1 | 60 |
| 124 | Large Ensemble Studio | 16 | 1 | 16 | 1 | 16 | 1 | 16 | 1 | 68 |
| First Floor Total | | 105 | | 105 | | 105 | | 105 | | 420 |
| Second Floor | | Tuesday | | | | | | | | Total By Day/Room |
| Room No. | Room Name | 3:30 to 4:30 PM | | 4:30 to 6:30 PM | | 6:30 to 7:30 PM | | 7:30-8:30 PM | | |
| | | Student | Teacher | Student | Teacher | Student | Teacher | Student | Teacher | |
| 205 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 206 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 207 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 208 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 209 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 210 | Mid-Size Studio | 8 | 1 | 8 | 1 | 8 | 1 | 8 | 1 | 36 |
| 211 | Computer | 10 | 1 | 10 | 1 | 10 | 1 | 10 | 1 | 44 |
| 213 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 214 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 215 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 216 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 217 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 218 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 219 | Mid-Size Studio | 8 | 1 | 8 | 1 | 8 | 1 | 8 | 1 | 36 |
| 220 | Large Ensemble Studio | 16 | 1 | 16 | 1 | 16 | 1 | 16 | 1 | 68 |
| Second Floor Total | | 99 | | 99 | | 99 | | 99 | | 396 |
| First and Second Floor Total | | 204 | | 204 | | 204 | | 204 | | 816 |

| First Floor | | Wednesday | | | | | | | | Total By Day/Room |
|-------------------------------------|-----------------------|-----------------|---------|-----------------|---------|-----------------|---------|--------------|---------|----------------------|
| Room No. | Room Name | 3:30 to 4:30 PM | | 4:30 to 6:30 PM | | 6:30 to 7:30 PM | | 7:30-8:30 PM | | |
| | | Student | Teacher | Student | Teacher | Student | Teacher | Student | Teacher | |
| 107 | Dance Studio | 14 | 1 | 14 | 1 | 14 | 1 | 14 | 1 | 60 |
| 108 | Dance Studio | 16 | 1 | 16 | 1 | 16 | 1 | 16 | 1 | 68 |
| 114 | Private Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 115 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 116 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 118 | Computer | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 119 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 120 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 121 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 123 | Dance Studio | 14 | 1 | 14 | 1 | 14 | 1 | 14 | 1 | 60 |
| 124 | Large Ensemble Studio | 16 | 1 | 16 | 1 | 16 | 1 | 16 | 1 | 68 |
| First Floor Total | | 105 | | 105 | | 105 | | 105 | | 420 |
| Second Floor | | Wednesday | | | | | | | | Total By Day/Room |
| Room No. | Room Name | 3:30 to 4:30 PM | | 4:30 to 6:30 PM | | 6:30 to 7:30 PM | | 7:30-8:30 PM | | |
| | | Student | Teacher | Student | Teacher | Student | Teacher | Student | Teacher | |
| 205 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 206 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 207 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 208 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 209 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 210 | Mid-Size Studio | 8 | 1 | 8 | 1 | 8 | 1 | 8 | 1 | 36 |
| 211 | Computer | 10 | 1 | 10 | 1 | 10 | 1 | 10 | 1 | 44 |
| 213 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 214 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 215 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 216 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 217 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 218 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 219 | Mid-Size Studio | 8 | 1 | 8 | 1 | 8 | 1 | 8 | 1 | 36 |
| 220 | Large Ensemble Studio | 16 | 1 | 16 | 1 | 16 | 1 | 16 | 1 | 68 |
| Second Floor Total | | 99 | | 99 | | 99 | | 99 | | 396 |
| First and Second Floor Total | | 204 | | 204 | | 204 | | 204 | | 816 |

| First Floor | | Thursday | | | | | | | | Total By Day/Room |
|-------------------------------------|-----------------------|-----------------|---------|-----------------|---------|-----------------|---------|--------------|---------|-------------------|
| Room No. | Room Name | 3:30 to 4:30 PM | | 4:30 to 6:30 PM | | 6:30 to 7:30 PM | | 7:30-8:30 PM | | |
| | | Student | Teacher | Student | Teacher | Student | Teacher | Student | Teacher | |
| 107 | Dance Studio | 14 | 1 | 14 | 1 | 14 | 1 | 14 | 1 | 60 |
| 108 | Dance Studio | 16 | 1 | 16 | 1 | 16 | 1 | 16 | 1 | 68 |
| 114 | Private Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 115 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 116 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 118 | Computer | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 119 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 120 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 121 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 123 | Dance Studio | 14 | 1 | 14 | 1 | 14 | 1 | 14 | 1 | 60 |
| 124 | Large Ensemble Studio | 16 | 1 | 16 | 1 | 16 | 1 | 16 | 1 | 68 |
| First Floor Total | | 105 | | 105 | | 105 | | 105 | | 420 |
| Second Floor | | Thursday | | | | | | | | Total By Day/Room |
| Room No. | Room Name | 3:30 to 4:30 PM | | 4:30 to 6:30 PM | | 6:30 to 7:30 PM | | 7:30-8:30 PM | | |
| | | Student | Teacher | Student | Teacher | Student | Teacher | Student | Teacher | |
| 205 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 206 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 207 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 208 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 209 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 210 | Mid-Size Studio | 8 | 1 | 8 | 1 | 8 | 1 | 8 | 1 | 36 |
| 211 | Computer | 10 | 1 | 10 | 1 | 10 | 1 | 10 | 1 | 44 |
| 213 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 214 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 215 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 216 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 217 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 218 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 219 | Mid-Size Studio | 8 | 1 | 8 | 1 | 8 | 1 | 8 | 1 | 36 |
| 220 | Large Ensemble Studio | 16 | 1 | 16 | 1 | 16 | 1 | 16 | 1 | 68 |
| Second Floor Total | | 99 | | 99 | | 99 | | 99 | | 396 |
| First and Second Floor Total | | 204 | | 204 | | 204 | | 204 | | 816 |

| First Floor | | Friday | | | | | | | | Total By Day/Room |
|-------------------------------------|-----------------------|-----------------|---------|-----------------|---------|-----------------|---------|--------------|---------|-------------------|
| Room No. | Room Name | 3:30 to 4:30 PM | | 4:30 to 6:30 PM | | 6:30 to 7:30 PM | | 7:30-8:30 PM | | |
| | | Student | Teacher | Student | Teacher | Student | Teacher | Student | Teacher | |
| 107 | Dance Studio | 14 | 1 | 14 | 1 | 14 | 1 | 14 | 1 | 60 |
| 108 | Dance Studio | 16 | 1 | 16 | 1 | 16 | 1 | 16 | 1 | 68 |
| 114 | Private Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 115 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 116 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 118 | Computer | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 119 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 120 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 121 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 123 | Dance Studio | 14 | 1 | 14 | 1 | 14 | 1 | 14 | 1 | 60 |
| 124 | Large Ensemble Studio | 16 | 1 | 16 | 1 | 16 | 1 | 16 | 1 | 68 |
| First Floor Total | | 105 | | 105 | | 105 | | 105 | | 420 |
| Second Floor | | Friday | | | | | | | | Total By Day/Room |
| Room No. | Room Name | 3:30 to 4:30 PM | | 4:30 to 6:30 PM | | 6:30 to 7:30 PM | | 7:30-8:30 PM | | |
| | | Student | Teacher | Student | Teacher | Student | Teacher | Student | Teacher | |
| 205 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 206 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 207 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 208 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 209 | Private Studio | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 8 |
| 210 | Mid-Size Studio | 8 | 1 | 8 | 1 | 8 | 1 | 8 | 1 | 36 |
| 211 | Computer | 10 | 1 | 10 | 1 | 10 | 1 | 10 | 1 | 44 |
| 213 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 214 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 215 | Small Ensemble Studio | 4 | 1 | 4 | 1 | 4 | 1 | 4 | 1 | 20 |
| 216 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 217 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 218 | Mid-Size Studio | 6 | 1 | 6 | 1 | 6 | 1 | 6 | 1 | 28 |
| 219 | Mid-Size Studio | 8 | 1 | 8 | 1 | 8 | 1 | 8 | 1 | 36 |
| 220 | Large Ensemble Studio | 16 | 1 | 16 | 1 | 16 | 1 | 16 | 1 | 68 |
| Second Floor Total | | 99 | | 99 | | 99 | | 99 | | 396 |
| First and Second Floor Total | | 204 | | 204 | | 204 | | 204 | | 816 |



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: Erica S. Hong
Senior Planner
949-724-5439**

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

Project Title and File No.: Administrative Use Permit for Orange County Music and Dance (File No. 00981088-PAUP)

Project Location: 17872 Cowan in Planning Area 36 (Irvine Business Complex), in the City of Irvine, County of Orange, CA
(include County)

Project Description: Administrative use permit to allow a commercial school specializing in music and dance instruction.

Approving Public Agency: City of Irvine
Community Development Director
PO Box 19575
Irvine, CA 92623-9575

Approval Date: June 18, 2026
Resolution No. N/A

Project Applicant: Orange County Music and Dance
17872 Cowan
Irvine, CA 92866
Attn: Marco Hanawi
714-390-8600

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 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The proposed commercial school use will be located entirely within an existing building.

Erica S. Hong,
Senior Planner

Name and Title

Erica S. Hong

Signature

June 18, 2026

Date