



January 9, 2026

Yasith Weerasuriya
Stanbridge University
2041 Business Center Drive
Irvine, CA 92612

Sent Via Email:
shamilton@stanbridge.edu

Subject: Approval of Administrative Use Permit 00966308-PAUP for Stanbridge University, at 3349 Michelson Drive, Suite 100, in Planning Area 36 (Irvine Business Complex)

Dear Yasith Weerasuriya:

Community Development Department staff reviewed Administrative Use Permit 00966308-PAUP to operate a private school for post-secondary healthcare preparation at 3349 Michelson Drive, Suite 100 within the Park Place development. Park Place is bounded by Michelson Drive, Jamboree Road, Interstate 405 (I-405), and the San Diego Creek. Pursuant to the City's Irvine Business Complex (IBC) database, the center contains approximately 130,199 square feet of retail and 2,671,313 square feet of office uses, as well as residential and hotel uses. The subject property is located within Planning Area 36 (IBC) and is zoned 5.1 IBC Multi-use. Surrounding land uses include the I-405 to the north, the San Joaquin Marsh and residential to the south, commercial recreation to the east, and residential to the west.

On August 17, 1989, the Planning Commission approved the Park Place Mixed-Use Development Plan under Master Plan 87-CP-0829. Since the original approval, there have been numerous modifications granted, including those related to the transfer of development rights, conversion of space, and improvements to landscaping.

Stanbridge University currently operates an Irvine campus at 2041 Business Center Drive and is proposing to relocate to 3349 Michelson Drive. Stanbridge University is a private institution that offers nursing and allied health programs at its campuses across Southern California. The university offers full-time and part-time programs with in-person and online class instructions. Furthermore, Stanbridge University follows State requirements for higher education and offers associate and bachelor's degrees.

As described in the applicant's letter of justification, Stanbridge University proposes to occupy an existing 48,570-square-foot, first-floor office tenant space (Enclosure 1). Interior renovations include conversion of existing office space to 27,164 square feet of classroom space, 2,683 square feet of office area, 4,130 square feet of accessory use (student serving uses such as student store and café), and 14,593 square feet of

ancillary area (support space, such as walkways, stairwells, electrical rooms, etc.) (Enclosure 2). The proposed hours of operation will be Monday through Friday from 6:45 a.m. to 9 p.m. and Saturday and Sunday from 7 a.m. to 4 p.m. Stanbridge University will have a maximum of 19 staff members (including nine instructors and 10 employees) at any given time. The maximum number of students will vary over the course of the day as provided in the operational schedule (Enclosure 3). All students will be 18 years and older. The project does not propose to alter the existing site plan, parking supply, or landscaping of Park Place.

Section 1-2-1 of the Irvine Zoning Ordinance defines “school, private” as “any building or group of buildings the use of which meets State requirements for primary, secondary or higher education and which does not secure the major part of its funding from any governmental agency”. Based on the business description contained in the applicant’s letter of justification, the proposed university is classified as a private school, which is conditionally permitted in the 5.1 IBC Multi-Use zone with the approval of an administrative use permit under certain conditions.

Parking

Section 4-3-4 of the Irvine Zoning Ordinance identifies the parking requirements for a “school, private” or college as “0.5 space per faculty member and employee, plus one space per 3 students”.

The Park Place development, where the subject tenant space is located, is required to provide 6,946 parking spaces with 9,337 parking spaces provided, resulting in a substantial surplus. The operation of Stanbridge University will include a maximum of 19 instructors/staff members and up to 197 students, requiring 87 parking spaces based on a standard college land use parking ratio of 0.5 space per faculty member and employee and one space per three students, with additional parking for the college administrative office area that requires one parking space per 250 square feet of gross floor area. The portion of the building that Stanbridge University is proposing to occupy (Suite 100 at 3349 Michelson Drive) is allocated a total of 98 parking spaces based on a standard one parking space per 500-square-foot requirement that was established through the Development Agreement for Park Place (Case No. 00310468-PDA). This results in a surplus of 11 parking spaces when the college parking rate is applied to Stanbridge University. Therefore, there is sufficient parking to accommodate the proposed use. Additionally, a condition (Condition 6.19) has been added to this project requiring the total on-site occupancy to adhere to the proposed operational schedule, including instructors/staff and students, which would minimize on-site parking demands.

Based on the applicant’s operational schedule, Stanbridge University will operate from 6:45 a.m. to 9 p.m., Monday through Friday and 7 a.m. to 4 p.m. Saturday and Sunday. Within that timeframe, individual classes can be scheduled for various start and end

times based on the purpose of the class, however the maximum number of students will adhere to the timeframes listed in the operational schedule (Enclosure 3).

Development Intensity Values

Park Place has a maximum Development Intensity Value (DIV) budget of 6,330 AM peak trips, 8,267 PM peak trips, and 90,402 daily trips. Existing uses account for 4,701 AM trips, 5,569 PM trips, and 59,863 daily trips, which is substantially less than the maximum allowed. Suite 100 of the 3349 Michelson Drive building, containing 48,570 square feet of office, has an allocation of 67 AM trips, 71 PM peak trips, and 713 daily trips. Staff have analyzed the proposed operation that includes a student count that ranges from 25 to 197 students during specified hours as outlined in the proposed operational schedule (Enclosure 3), nine instructors, and 10 employees, which complies with the allocated DIV budget for the subject tenant space. Condition 6.19 has been added to the project to limit the number of trips into and out of the project site. Park Place will continue to operate within its established DIV budget. Therefore, the project is consistent with the DIV allocation for 3349 Michelson Drive, Suite 100 in Park Place.

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 00966308-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.

The subject property is located within the 5.1 IBC Multi-use zone, where private schools for adults (18 years and older) proposing to locate in an existing permanent building and meet all general development standards are conditionally permitted, subject to the approval of an administrative use permit. The existing suite contains approximately 48,570 square feet of floor area.

Based on the applicant's proposal, Stanbridge University's operation will include a maximum of 197 students, nine instructors, 10 employees, and 2,683 square feet of office area requiring 87 parking spaces, resulting in a surplus of 11 parking spaces based on the 98 parking spaces allocated to the subject tenant space. Therefore, there is sufficient parking to accommodate the proposed use. Additionally, Condition 6.19 has been added to this project that will require total on-site occupancy to adhere to the operational schedule, including instructors/staff and students, which will further ensure parking demand is not impacted.

The project does not propose any exterior modifications to the building, changes to on-site circulation, alterations to landscaping, or reconfiguration of existing drive aisles or driveways. All improvements will be limited to the interior of the suite. As such, the project maintains compliance with all applicable site development standards, including but not limited to parking, building height, floor area, setbacks, and landscaping.

Furthermore, the project meets the intent of the 5.1 IBC Multi-use zone where a wide variety of uses are allowed and where specific institutional uses, particularly those proposed to serve the needs of the residential and employee populations of this district are especially encouraged. The provision of a private school that will serve the needs of the residential and employee populations of the zoning district.

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

The subject tenant space is located within the Park Place mixed-use development, which was designed and constructed with a comprehensive circulation system consisting of multiple point of vehicular ingress and egress, internal drive aisles, and pedestrian pathways that connect the parking areas to the commercial buildings. This circulation network, established under the original conditional use permit for Park Place, was determined to be adequate to support its diverse mix of office, retail, and service uses. The proposed private school will occupy an existing 48,570-square-foot suite and involves no changes to the existing site layout, building footprint, or circulation pattern.

Based on the applicant's proposal, the maximum occupancy will consist of 197 students, nine instructors, 10 employees, and 2,683 square feet of office area requiring 87 parking spaces. Given that the subject tenant space is allocated 98 parking spaces, there is a surplus of 11 parking spaces.

The proposed private school will not adversely impact the existing circulation, parking, or pedestrian safety at the Park Place shopping center. The operation will be limited by the maximum number of students and instructors/employees indicated in the operational schedule, which ensures that vehicle arrivals and departures remain at a manageable volume. Condition 6.19 has been added to the project requiring total on-site occupancy to adhere to the proposed operational schedule, including instructors/staff and students, which will further reduce any potential parking-related impacts. Additionally, the project does not propose any site improvements, ensuring pedestrian safety remains consistent with the original conditional use permit. Therefore, the proposed private school will not adversely impact the existing circulation patterns within the retail center

and will have no effect on the off-street parking nor negatively 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 private school in the 5.1 IBC Multi-use zone. The use is compatible with the mixed-use nature of the existing development, operates within an existing tenant space, and will not result in any exterior modifications. The instructional nature of the business is compatible with surrounding office, retail, and service uses. Therefore, the proposed use will not impact 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 private school for adults that is proposing to locate in an existing permanent building that meets all general development standards is a use that is permitted in this zoning district upon approval of an administrative use permit. The proposed private school offers full-time and part-time nursing and allied health programs with in-person and online class instruction. The proposed use expands the range of services available to residents and employees of the IBC as well as the broader community. Additionally, the project contributes to the local economy by creating employment opportunities, supporting local businesses, and increasing workforce skills. Therefore, the proposed private school is in harmony with City policies, and the intent and purpose of the 5.1 IBC Multi-use zone's 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 private school will contribute to the overall vibrancy of Park Place by providing a valuable educational service while also creating new employment opportunities for the residents of Irvine and the surrounding area. The private school is also compatible with surrounding businesses, which include primarily office uses, as well as the larger development that includes a mix of retail, restaurant, and residential uses. The private school's operations, which are limited to Monday through Friday between the hours of 6:45 a.m. to 9 p.m. and Saturday and Sunday between the hours of 7 a.m. to 4 p.m. with specified numbers of students and instructors/employees as outlined in the operational schedule, ensures a low impact on the area. Any potential noise impacts to

adjoining tenants or exterior areas will be minimized through affective sound attenuation measures where necessary.

Adequate parking is available within the shared supply of the Park Place development. Further, the project does not involve any changes to the existing building footprint or square footage and no site improvements are included as part of the project proposal. Therefore, the proposed private school use will not negatively impact adjacent tenants, the surrounding area, or other uses within Park Place.

The approval is subject to the following conditions of approval:

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

Condition 6.19

OPERATIONAL RESTRICTIONS

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

- A. Hours of operation shall be permitted only as follows: Monday through Friday from 6:45 a.m. to 9 p.m. and Saturday and Sunday from 7 a.m. to 4 p.m.
- B. The project shall operate according to the operational schedule reviewed and approved by City staff to ensure the use does not exceed the Development Intensity Value (DIV) allocation for this site (67 AM peak period [7 – 8:30 a.m.], 71 PM peak period [4:45 – 6:15 p.m.], and 713 daily DIVs).

Condition 6.20

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 6.21

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 6.22

NOISE

The applicant shall incorporate appropriate sound attenuation measures (e.g., insulation, baffling, floating floors, and/or wall treatments) within the tenant space to effectively minimize interior noise impacts on adjacent tenants, as needed. At no time shall amplified sound associated with the private school be audible beyond the confines of the tenant space in a manner that disrupts neighboring uses or exceeds applicable noise standards set forth in the Irvine Municipal Code. Any noise complaints deemed valid by the City may result in the review and modification or revocation of this approval in accordance with Chapter 2-10 (Enforcement and Revocation Procedures) of the Irvine Zoning Ordinance.

Condition 6.23

NON-TRANSFERABILITY AND EXPIRATION

Approval of this administrative use permit is specific to the business operation and

Yasith Weerasuriya
January 9, 2026
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operator described in the application materials reviewed and approved by the City. This administrative use permit does not run with the land and is not transferable to a different operator, 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, *Administrative Use Permit*, of the Irvine Zoning Ordinance.

Condition 6.24

COMPLIANCE WITH PRIOR APPROVALS

All applicable conditions of approval associated with original Master Plan 87-CP-0829 issued for Park Place as well as any subsequent modifications shall remain in full force and effect.

Unless an appeal is filed prior to the expiration of the five-day appeal period ending at 5 p.m. Friday, January 16, 2026, the approval granted by this letter shall become effective Saturday, January 17, 2026.

Please note that any 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 Tiffany Lin at 949-724-6361 or via email at tilin@cityofirvine.org.

Sincerely,



Stephanie Frady, AICP
Director of Community Development

Enclosures:

1. Project Letter of Justification
2. Project Plans
3. Operational Schedule
4. Notice of Exemption

cc: Ann Wuu, Acting Planning Manager
Nick Melloni, Principal Planner
File: 00966308-PAUP

Administrative Use Permit Letter of Justification
Stanbridge University
3349 Michelson Drive

Project Description

Stanbridge University is a private institution located at 2041 Business Center Drive in Planning Area 36 which offers nursing and allied health programs at its campuses across Southern California. The university offers full-time and part-time programs with in-person and online class instructions. Furthermore, Stanbridge University follows State requirements for higher education and offers associate and bachelor's degrees. All students will be 18 years and older. They are currently negotiating a new lease agreement for 48,570 square feet at 3349 Michelson Drive in Planning Area 36. The space they will occupy on the third floor of 3351 Michelson Drive is for administrative office only and does not require an Administrative Use Permit. The proposed Administrative Use Permit is to establish a private school within an existing office building and for land use only. No site improvements are proposed.

Per the enclosed class and instructor template, Stanbridge University will have a maximum of 197 students, 9 instructors, and 10 employees at any one time which complies with the parking provided at the site.

Their cohorts are broken down between full-time and part-time. For full-time, hours of possible operation are from 6:45am – 4:30pm and 4:30pm – 6:30 pm. Within that time frame, individual classes can be scheduled for various start and end times based on the purpose of the class. For example, on the same day, one class may run from 7am – 3pm while another is from 12pm – 4pm. They see the most overlap of classes between the 10am – 12pm time period. For part-time, classes run from 6:30pm – 9pm. Currently, only one program offers a part-time program, which minimizes the number of evening classes throughout the week. See attached class and instructor templates. Please note, the attached templates for utilization time does not allow them to indicate that the total number of students varies day to day over the period of use of 8 hours indicated on the forms.

The enclosed Space Plan is color-coded to show the utilization of the 48,570 square feet. 27,164 square feet will be vocational school uses. Please note that no medical procedures are conducted in the facility. The Vocational Labs are used for simulated medical environments and simulated scenarios for student learning. 4,130 square feet will be accessory student uses and 14,593 square feet will be ancillary uses to the primary school use. Included in this space is a student store for the sole use of students and employees while they are at the facility. 2,683 square feet will be administrative office use for financial and admissions purposes.

Required Findings

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.

The project site is located within the 5.1 IBC Multi-Use Zone. The proposed private school use will comply with all the applicable development standards of the Zoning Ordinance. Private school uses exist elsewhere in Planning Area 36 in the 5.1 IBC Multi-Use Zone, including the applicant's existing facility located at 2041 Business Center Drive.

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

Park Place is a large, mixed-use business center that has adequate traffic circulation, parking and pedestrian safety. The proposed private school use will not change any of those characteristics.

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

The proposed private school use will occur completely within the office buildings and therefore not change the character and integrity of the zoning district and surrounding area.

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

The proposed private school use already exists in other locations within the City of Irvine and will be in harmony with applicable City policies and the intent of the 5.1 IBC Multi-Use Zoning District.

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

The proposed private school use will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity.

PROPOSED PARKING SUMMARY:

3349 MICHELSON, SUITE 100	
OFFICE:	2,683 SQ. FT. @ 1 PER 250 =
PRIVATE SCHOOL (COLLEGE)	197 STUDENTS @ 1 PER 3 STUDENTS =
	66 SPACES
	9 INSTRUCTORS @ 0.5 PER INSTRUCTOR = 5 SPACES
	10 EMPLOYEES @ 0.5 PER EMPLOYEE = 5 SPACES
ACCESSORY USES:	INCLUDED IN PRIVATE SCHOOL RATE
PARKING REQUIRED:	87 SPACES
PARKING PROVIDED:	98 SPACES

USE PLAN LEGEND

	VOCATIONAL	= 27,164 SF
	OFFICE	= 2,683 SF
	ACCESSORY STUDENT	= 4,130 SF
	ANCILLARY	= 14,593 SF
	TOTAL	= 48,570 SF

EGRESS GENERAL NOTES

- SEE SHEET "G" SHEETS FOR ADDITIONAL BUILDING INFORMATION.
- REFER TO DOOR SCHEDULE FOR NOTES REFERENCING CODE SECTIONS FOR DOOR TYPES AND HARDWARE SCHEDULES.
- REFER TO DETAILS ON "G" SHEETS FOR ACCESSIBLE REQUIREMENTS.
- ALL WORKSTATION PARTITIONS THAT EXCEED 60" IN HEIGHT SHALL COMPLY WITH (IRC 2022, SECTION 1807.15.1). THE TENANT'S FURNITURE CONSULTANT IS REQUIRED TO DOCUMENT AND PROVIDE PROPER STRUCTURAL SUPPORT AS REQUIRED PER CODE AND SUBMIT FOR A SEPARATE FURNITURE PERMIT IF REQUIRED BY THE GOVERNING JURISDICTION.
- AISLES AND AISLE ACCESSWAYS SERVING AS A PORTION OF THE EXIT ACCESS IN THE MEANS OF EGRESS SYSTEM SHALL COMPLY WITH THE REQUIREMENTS OF (IRC 2022 1018.1).
- EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. TO ENSURE CONTINUED ILLUMINATION FOR DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN UNINTERRUPTED POWER SOURCE PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. REFER TO ELECTRICAL DRAWINGS. (IRC 2022 - 1013.6.3).
- THE MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED (IRC 2022 - 1008.2).
- EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. (IRC 2022 - 1013.3)
- ELECTRICALLY POWERED, SELF-LUMINOUS, AND PHOTOLUMINESCENT EXIT SIGNS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 924, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE CALIFORNIA ELECTRICAL CODE (IRC 2022 1013.5).
- THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NOT BE CONNECTED TO THE SAME POWER SOURCE AS THE EGRESS SYSTEM. IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS:
 - AISLES, CORRIDORS, AND EXIT ACCESS STAIRWAYS AND RAMPS IN EXTERIOR AND INTERIOR EXIT STAIRWAYS AND RAMPS.
 - INTERIOR EXIT ACCESS STAIRWAYS AND RAMPS, EXTERIOR AND EXTERIOR EXIT STAIRWAYS AND RAMPS, EXIT PASSAGEWAYS, VESTIBULES AND AREAS ON THE LEVEL OF DISCHARGE USED FOR EXIT DISCHARGE, AND EXTERIOR AND INTERIOR EXIT DOORWAYS THAT LEAD DIRECTLY TO THE EXIT DISCHARGE IN BUILDINGS THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
 - ELECTRICAL EQUIPMENT ROOMS, FIRE COMMAND CENTERS, FIRE PUMP ROOMS, GENERATOR ROOMS, AND PUBLIC RESTROOMS WITH AN AREA GREATER THAN 300 SQUARE FEET. (IRC 2022 1008.3).
- MAXIMUM EFFORT TO OPERATE EXTERIOR OR INTERIOR DOORS WITH CLOSERS SHALL NOT EXCEED 5 POUNDS. THIS MAY BE INCREASED TO 15 POUNDS FOR FIRE RATED DOORS. (IRC 2022 11B-404.2.9)
- A PERMANENT SINK, COMPLYING WITH APPLICABLE ACCESSIBILITY REQUIREMENTS OF SECTION 11B OF THE CALIFORNIA BUILDING CODE, SHALL BE PROVIDED AT EACH TERMINAL. THE SINK SHALL BE MADE AVAILABLE TO THE GENERAL PUBLIC AS WELL AS EMPLOYEES IN LIEU OF DRINKING FOUNTAIN.
- BUILDING STANDARDS: CO-TO COORDINATE WITH OWNER FOR BUILDING STANDARDS AND SIGNAGE TO COMPLY WITH THE CURRENT BUILDING CODE AND BUILDING STANDARDS.
- CONFERENCE ROOM TABLES SHALL MEET TABLE HEIGHT ADA CLEARANCE REQUIREMENTS FOR ACCESSIBLE SEATING.
- THE TOPS OF DINING SURFACES AND WORK SURFACES COMPLIES PER 11B-305 AND KNEE TOE CLEARANCE PER 11B-307 (2022 CBC 11B-302.2 AND 3). 5 PERCENT OF DINING SURFACE WILL COMPLY WITH SECTION 11B-226.1 OF CBC 2022.
- AISLES AND AISLE ACCESSWAYS SERVING AS A PORTION OF THE EXIT ACCESS IN THE MEANS OF EGRESS SYSTEM SHALL COMPLY WITH THE REQUIREMENTS OF (IRC 2022 1018.1).
- EXCEPT AS SPECIFICALLY PERMITTED BY CBC 1008.1.9, EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF SPECIAL KEY OR SPECIAL KNOWLEDGE (IRC 2022 1001.9).
- EGRESS DOORS SHALL NOT BE EQUIPPED WITH ANY LOCK OR LATCH OTHER THAN PANIC HARDWARE.
- THE BUILDING WILL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM. AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH CBC 2022, SECTION 903.3.1 OR 903.3.1.2.
- SEE ELECTRICAL DRAWINGS FOR MEANS OF EGRESS POWER SUPPLY SPECIFICATIONS AND ILLUMINATION PHOTOMETRIC PLANS.
- PENETRATIONS INTO OR THROUGH INTERIOR EXIT STAIRWAYS AND RAMPS ARE PROHIBITED EXCEPT FOR EQUIPMENT AND DUCTWORK NECESSARY FOR INDEPENDENT VENTILATION OR PRESSURIZATION, SPRINKLER PIPING, STANDPIPE, ELECTRICAL RACEWAY FOR FIRE DEPARTMENT COMMUNICATION SYSTEMS AND ELECTRICAL RACEWAY SERVING THE INTERIOR EXIT STAIRWAY OR RAMP. (IRC 1023).

CODE ANALYSIS LEGEND

	CEILING EXIT SIGN
	FIRE EXTINGUISHER CABINET
	ROOM NAME
	ROOM NUMBER
	SQUARE FOOTAGE
	OCCUPANT LOAD
	OCCUPANT LOAD FACTOR
	OCCUPANCY CLASSIFICATION
	COMMON PATH OF TRAVEL (SPRINKLERED BLDG): 75'-0" MAX (A) 100'-0" MAX (B)
	EXIT ACCESS TRAVEL DISTANCE (SPRINKLERED BLDG): 250'-0" MAX (A) 300'-0" MAX (B)
	INDIVIDUAL ROOM OCCUPANCY LOAD
	COMBINED ROOM OCCUPANCY LOAD
	AISLE WIDTH PER CBC 1018.3 AND TABLE 1020.3: >50 OCCUPANTS = 36" MIN 50 OR MORE OCCUPANTS = 44" MIN
	REQUIRED CAPACITY BASED ON OCCUPANT LOAD BASE ON CBC SECTION 1005.3.
	0.3" X PER OCCUPANT = REQ'D STAIRWAY WIDTH 0.2" X PER OCCUPANT = REQ'D DOORYWAY WIDTH
	PANIC HARDWARE OR NON-LATCHING HARDWARE SWINGING IN THE DIRECTION OF EGRESS
	EXISTING
	UNCONCENTRATED ASSEMBLY (GROUP B): LOAD FACTOR = 15 OCCUPANTS/SF NET
	CLASSROOM (GROUP A-3): LOAD FACTOR = 20 OCCUPANTS/SF NET
	CLASSROOM (GROUP B): LOAD FACTOR = 20 OCCUPANTS/SF NET
	VOCATIONAL (GROUP B): LOAD FACTOR = 50 OCCUPANTS/SF NET
	MERCANTILE (GROUP M): LOAD FACTOR = 60 OCCUPANTS/SF NET
	UNCONCENTRATED BUSINESS USE (GROUP B): LOAD FACTOR = 150 OCCUPANTS/SF GROSS
	ANCILLARY STORAGE, MECHANICAL ROOM (GROUP B): LOAD FACTOR = 300 OCCUPANTS/SF GROSS
	NON-OCCUPYABLE AREAS INCLUDING VERTICAL CIRCULATION / SHAFTS NO LOAD FACTOR

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Project documents describe the design intent of the work and are not to be construed as contract documents. Conditions: LPA is not responsible for any discrepancies between the project documents and the existing conditions.

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Stanbridge University - First Floor

3349 Michelson Drive, Suite 100

Irvine, CA 92612

Developed for

LPA

CITY OF IRVINE APPROVED

BY: Director of Community Development
CASE #: 00966308-PAUP
DATE: 01/09/26

EGRESS KEYNOTES

- PANIC HARDWARE: EXISTING TO REMAIN AT THIS DOOR(S).
- PANIC HARDWARE: PROVIDE AT THIS DOOR(S), MODIFY EXISTING DOOR AS REQUIRED.
- SIGNAGE: PROVIDE ADA/T24 COMPLIANT TACTILE SIGN WITH THE WORD "EXIT".
- SIGNAGE: EXISTING ADA/T24 COMPLIANT TACTILE SIGN WITH THE WORD "EXIT" TO REMAIN.
- SIGNAGE: PROVIDE ADA/T24 COMPLIANT TACTILE SIGN WITH THE WORDS "EMERGENCY EXIT".
- SIGNAGE: PROVIDE NEW ADA/T24 COMPLIANT ACCESSIBLE RESTROOM IDENTIFICATION DOOR AND WALL SIGNAGE.
- SIGNAGE: EXISTING ADA/T24 COMPLIANT ACCESSIBLE RESTROOM IDENTIFICATION DOOR AND WALL SIGNAGE TO REMAIN.
- SIGNAGE: PROVIDE ADA/T24 COMPLIANT ACCESSIBLE MAXIMUM OCCUPANT LOAD INCLUDING COMBINED MAX OCCUPANCY WHEN PARTITION IS OPEN.
- SIGNAGE: PROVIDE ADA/T24 COMPLIANT ASSISTIVE LISTENING SYSTEM SIGNAGE.
- LOW VOLTAGE: PROVIDE ASSISTIVE LISTENING SYSTEM, SPEC: WILLIAMS AV. FM ADA COMPLIANCE RECHARGEABLE PORTABLE KIT, MODEL NO. FM ADA KIT 37 RCH, OR EQUAL.

EGRESS AND USE LEGENDS, SCHEDULES, AND NOTES

Case No. 00966308-PAUP

G2.21

PROJECT SUMMARY

COMMERCIAL SITE

EXISTING DEVELOPMENT

	GROSS SQ. FT.	EXEMPT/ NON- LEASABLE	GROSS LEASABLE	RATIO	PARKING REQ'S	FLOORS	CONST TYPE
3333 Michelson (Tower #1)	273,215	74,210	199,005	1 SP/500 SF	546.4	10	I
3121 Michelson (Tower #2)	154,856	29,718	125,138	1 SP/500 SF	309.7	6	I
3161 Michelson (Tower #3)	538,153	125,703	412,450	1 SP/500 SF	1,076.3	19	I
3345 Michelson	211,866	33,866	178,000	1 SP/500 SF	423.7	4	I
3347 Michelson	225,600	40,400	185,200	1 SP/500 SF	451.2	4	I
3349 Michelson	157,514	26,909	130,605	1 SP/500 SF	315	4	I
3349 Michelson Suite 100*	48,570	N/A	N/A	1 SP/500 SF	98	1	I
3351 Michelson *	228,211	43,011	185,200	1 SP/250 SF	912.8	4	I
3353 Michelson * (230,266 GSF Total)	21,750	0	21,750	1 SP/250 SF	87.0	4	I
3355 Michelson	208,516	52,466	156,050	1 SP/500 SF	417.0		
3337 Michelson (Concourse)	211,866	37,066	174,800	1 SP/500 SF	423.7	4	I
	343,921	150,571	193,350	1 SP/500 SF	687.8	2	I
2983 Michelson (Approved (34,748 SF) reduced by 176 SF (BP 0082012-SBP). 00920493-CASF added 4,956 SF + 1,965 SF.	41,493	0	41,493	1 SP/500 SF	83.0	2	I
SUBTOTAL EXISTING OFFICE	2,671,313	620,877	2,050,436		5,155		
*3349 Michelson, Suite 100 - Parking for private school, college (college and office rate) is within the 1/500 parking ratio established for 3349 Michelson. See AUP Case No. 00966308-PAUP.							
*3351 & 3353 Michelson provide parking at 1 space for 250 SF for the first 1000 parking stalls. Remaining office space for the overall Park Place site will provide parking at 1 space per 500 SF. See Development Notes: Note #1.							
EXISTING RETAIL AND RESTAURANT							
Retail Shops/In-Line Restaurants (2963 Michelson)	21,786	0	21,786	1 SP/200 SF	108.9		V
Retail Shops/In-Line Restaurants (2967 Michelson)	26,877	0	26,877	1 SP/200 SF	134.4		V
Retail Shops/In-Line Rest. (2967 Michelson Ste. Q)**	1,687	0	1,687	Employee/Std.	9.0		V
Retail Shops/In-Line Restaurants (2981 Michelson)**	11,077	0	11,077	1 SP/200 SF	60.8		V
Restaurant 1 - Panini (3041 Michelson)	4,107	0	4,107	1 SP/200 SF	20.5		V
Restaurant 2 - Ruth's Chris & Starbucks (2961 Michelson)	6,953	0	6,953	1 SP/200 SF	34.8		V
Restaurant 3 - Houston's (2991 Michelson)	7,026	0	7,026	1 SP/200 SF	35.1		V
Restaurant 4 - North Italia (2957 Michelson)**	6,064	0	6,064	1 SP/200 SF	39.3		V
SUBTOTAL EXISTING RETAIL	85,577	0	85,577		443		
**Restaurant #4 - includes 1,800 SF Exterior Patio (exclusive of 6,064 SF interior), which counts toward parking requirement, but not Bldg. SF							
**2981 Michelson - includes 1,074 SF Exterior Patio (exclusive of 11,077 SF interior), which counts toward parking requirement, but not Bldg. SF							
**2967 Michelson, Suite Q- Parking based on School, Commercial (1/employee+1/3 students). 7 employees + 6 students							
OTHER EXISTING COMMERCIAL DEVELOPMENT							
Health Club - LA Fitness (3021 Michelson)	44,404	0	44,404	1 SP/150 SF	296.0	2	V
Hotel (176 Rooms) - AC Hotels, Marriott (3309 Michelson)	94,109	0	94,109	1.2/Room	146.7	6	I
SUBTOTAL OTHER EXISTING COMM.DEVELOPMENT	138,513	0	138,513		443		
TOTAL EXISTING DEVELOPMENT	2,895,403	620,877	2,274,526		6,041		
PROPOSED DEVELOPMENT***							
PROPOSED BUILDINGS	GROSS SQ. FT.	EXEMPT/ NON- LEASABLE	GROSS LEASABLE	RATIO	PARKING REQ'S	FLOORS	CONST TYPE
Proposed Office (3181 Michelson, 6-Story Bldg.)	198,739	0	198,739	1 SP/500 SF	397.5	6	I
Proposed 2983 Michelson Office Expansion (1,965 SF moved to existing office (00920493-CASF)	3,885	0	3,885	1 SP/500 SF	7.8	1	V
Proposed Office Pavilion Bldg., Restroom Bldg. (3337 Michelson within Enhanced Landscaped Area)	3,375	0	3,375	1 SP/500 SF	6.8	1	IB
SUBTOTAL PROPOSED OFFICE	205,999	0	205,999		412		
PROPOSED RETAIL AND COMMERCIAL							
Retail (In General)	98,423	0	98,423	1 SP/200 SF	492.1		
Restaurant 4 - (2957 Michelson Expansion)	218	0	218	1 SP/200 SF	1.1		
SUBTOTAL RETAIL/COM	98,641	0	98,641		493		
TOTAL PROPOSED DEVELOPMENT***	304,640	0	304,640		906		
***Proposed Development will be referenced as Built Intensity in the Existing Development category following issuance of occupancy permits for each							
SUMMARY - EXISTING & PROPOSED DEVELOPMENT (Approved TBD 00899531-PCPM)							
Existing Office	2,671,313	620,877	2,050,436		5,155.0		
Proposed Office	205,999	0	205,999		412.0		
Existing Retail/Restaurant	85,577	0	85,577		443.0		
Existing Health Club	44,404	0	44,404		296.0		
Existing Hotel (176 Rooms)	94,109	0	94,109		146.7		
Proposed Retail/Commercial	98,641	0	98,641		493.2		
GRAND TOTAL	3,200,043	620,877	2,579,166		6,946		
TOTAL REQUIRED PARKING SPACES					6,946 ***		
TOTAL PROVIDED PARKING SPACES					9,337 ****		
**** Total parking counts shown in this summary excludes residential parking which is self contained and for the exclusive use of the residential development. Required and provided parking totals are reflected in the approved Pre-Applications for each individual residential project.							
**** See "Parking Table" for "Entire Park Place," for a breakdown of total provided parking for the overall site, excluding residential. In Sept. 2021, 4 spaces							
DEVELOPMENT NOTES							
Note #1: 1 Space for each 250 SF of office up to 1,000 spaces. 1 Space for each 500 SF of office for floor area in excess of 250,000 SF.							
Note #2: 1 Space for each 200 SF of restaurant and retail as established in a letter from the City to Trammell Crown Company, dated May 25, 1994.							
Note #3: Bicycle parking shall be provided for all buildings on the site per Section VE-403.6A. 20% of the spaces shall be Class 1 spaces.							

EXISTING PARKING - ENTIRE PARK PLACE										
LOCATION	PARKING STALLS						ACCESSIBLE STALLS			TOTAL
	STANDARD	COMPACT	LONG-TERM	EV STALLS	CLEAN AIR	PARALLEL	REGULAR	VAN	MOTORCYCLE	
EXISTING SURFACE PARKING										
LOT B (SECTION A)	0	0	0	0	0	0	0	0	0	0
LOT B (SECTION B)	0	0	0	0	0	0	0	0	0	0
LOT D	36	0	0	0	0	0	1	1	0	38
RELOCATED LOT E	50	0	0	0	0	0	0	0	0	50
LOT F	39	0	42	0	0	0	7	2	0	90
LOT G	50	0	0	0	0	0	0	0	0	50
LOT J - LOADING DOCK	30	1	2	0	0	0	0	0	6	39
LOT K	6	0	0	0	0	0	1	1	0	14
PLAZA DECK	33	0	0	0	0	0	1	1	0	35
GREAT LAWN LOT	7	0	0	0	0	0	0	0	0	7
SUB-TOTALS	251	1	44	0	0	0	15	6	6	323
EXISTING RETAIL PARKING										
LOT R	0	0	0	0	0	0	0	0	0	0
LOT S	29	0	0	0	0	0	1	1	0	31
LOT T	184	0	78	0	0	0	3	1	0	266
LOT U	80	4	3	0	0	0	3	0	2	92
LOT V	64	0	0	0	0	0	2	0	0	66
SUB-TOTALS	357	4	81	0	0	0	9	2	2	455
EXISTING STRUCTURED PARKING										
STRUCTURE NO. 1	123	204	405	0	0	0	11	2	8	753
STRUCTURE NO. 2	1370	520	816	0	0	0	32	6	24	2768
STRUCTURE NO. 3	0	574	862	16	153	0	28	4	17	1654
STRUCTURE NO. 4	424	209	119	6	80	0	10	3	5	856
STRUCTURE NO. 5	927	147	262	0	0	0	19	5	15	1375
STRUCTURE NO. 6	422	253	449	0	0	0	18	4	7	1153
SUB-TOTALS	3266	1907	2913	22	233	0	118	24	76	8559
TOTAL PARKING PROVIDED	3874	1912	3038	22	233	0	1			

**CITY OF IRVINE
APPROVED**

BY: Director of Community Development
CASE #: 00966308-PAUP
DATE: 01/09/26

Developed for
LBA

S1
33
INV

Revision
Date
Date
Submittal
Preliminary Pricing Plan
AUP
12/01/2025
12/01/2025

Job Number 33362
Checked By SDILV/EA/QW
Scale 1/8" = 1'-0"

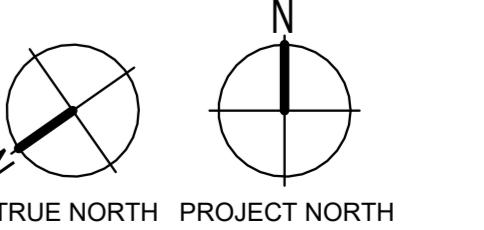
LEVEL 01 - CODE
ANALYSIS FLOOR PLAN

1/8" = 1'-0"
G2.01

**CITY OF IRVINE
APPROVED**

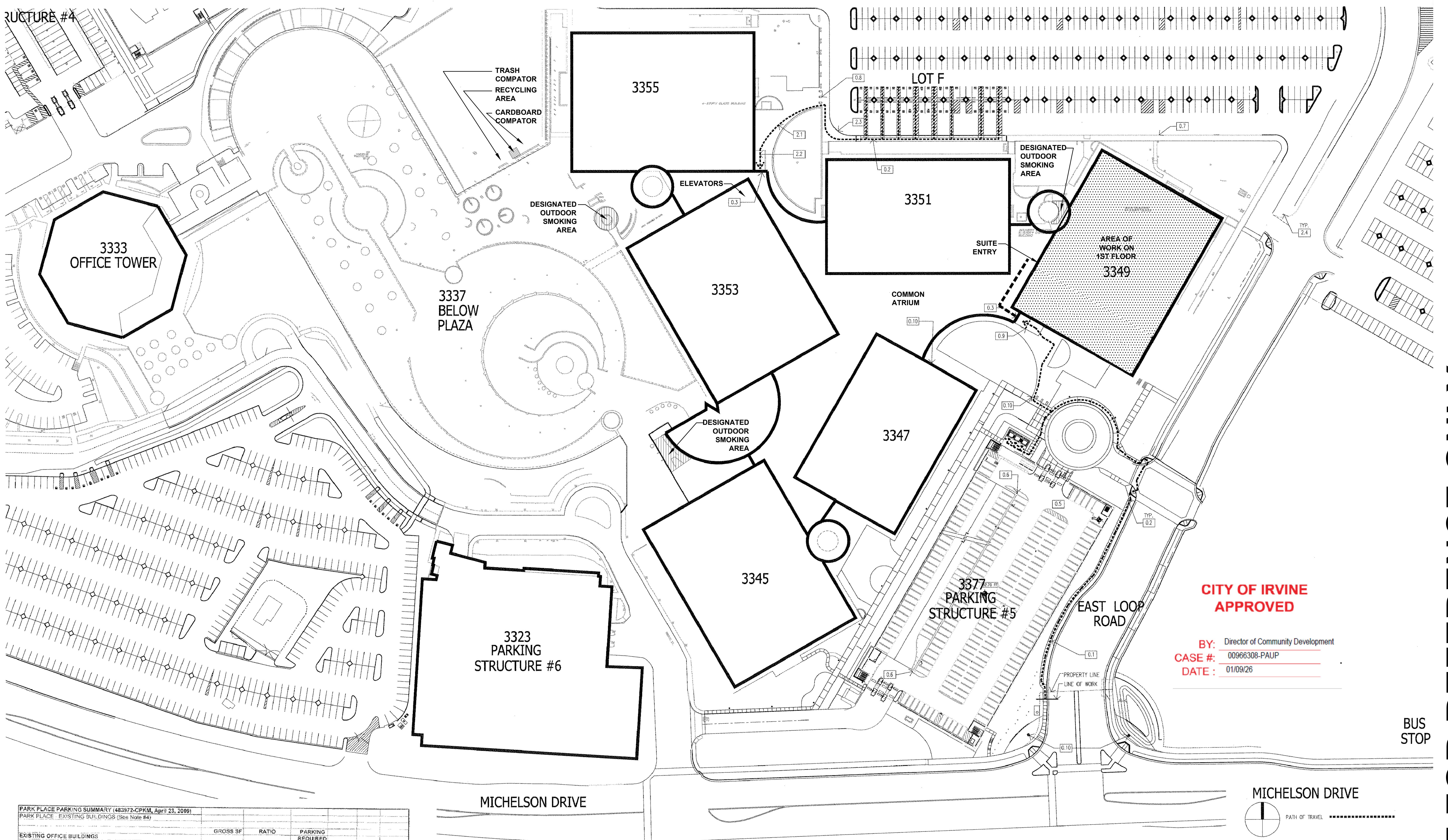
BY: Director of Community Development
CASE #: 00966308-PAUP
DATE: 01/09/26

Developed for LBA



LEVEL 01 - DEMOLITION FLOOR PRICING PLAN 1
1/8" = 1'-0"
G2.01-DEMO

THIS SHEET FOR REFERENCE ONLY



PARK PLACE PARKING SUMMARY (483872-CPKM, April 23, 2009)		
PARK PLACE EXISTING BUILDINGS (See Note #4)		
	GROSS SF	RATIO
Office Tower Four 8 (3111 Michelson)	154,696	1 SP/500 SF
Office Tower Four 8 (3111 Michelson)	538,153	1 SP/500 SF
3333 Michelson (Tower One - hexagon)	1078	
3345 Michelson	211,669	1 SP/500 SF
3347 Michelson	230,666	1 SP/500 SF
3349 Michelson	211,866	1 SP/500 SF
3353 Michelson (230,266 GSF total)	230,266	1 SP/250 SF
3355 Michelson	171,541	1 SP/500 SF
3357 Michelson (Concourse)	210,522	1 SP/500 SF
3357 Michelson (Concourse)	211,866	1 SP/500 SF
3357 Michelson (Concourse)	356,500	1 SP/500 SF
SUB TOTAL OFFICE	2,649,220	6788
EXISTING RETAIL		
Retail Shop/Line Restaurants (2862,2867,2881,2963,3021 & 3041)	102,719	1 SP/200 SF
Restaurant 6 - Pita's Chris & Starbucks (2961 Michelson)	514	
Restaurant 7 - Houston's (2961 Michelson)	35	
Restaurant 8 - Tako (2309 Michelson)	7,626	1 SP/200 SF
California Pizza Kitchen (2957 Michelson)	5,621	1 SP/200 SF
Sub Total Retail	52,000	1 SP/200 SF
TOTAL PARKING REQUIRED	127,419	637
TOTAL PARKING EXISTING		
TOTAL PARKING PROPOSED	7,587	
TOTAL	8,188	
5,478		
Parking Notes (2005 CUP 386919-CPKM):		
Note #1: Office parking requirement is 1 Space for each 250 SF up to 1,000 spaces then 1 Space for each 500 SF for area in excess of 250,000 SF		
Note #2: Parking for only existing retail and existing restaurants is 1 Space for each 200 SF, consistent with approved CUP 386919-CPKM, in 2005		
Note #3: Total required parking excludes residential parking, which is self contained within the residential development		
Based on City building permit and certificate of occupancy records. There appears to be building square footage discrepancies between the applicant's existing figures and City records, which staff is continuing to research. The proposed 9,476 spaces would be used to correct the existing potential square footage discrepancy.		
Parking lot landscaping is being processed under separate permit plan, check # 00484268 (ELC)		
Parking lot landscaping for 1st floor is depicted on Sheet 10.		

SITE GENERAL NOTES

- 1 THESE PLANS ARE FOR REFERENCE ONLY. THE INTENT OF THESE DRAWINGS IS TO SHOW THE SITE ACCESSIBILITY, INCLUDING ACCESSIBLE PATHS OF TRAVEL AND PARKING.
- 2 ACCESSIBLE PATH OF TRAVEL (P.O.T.) AS INDICATED ON THIS PLAN IS A BARRIER FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2 MAX SLOPE, OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/2" MAX AND AT LEAST 48" WIDE. BUTT JOINTS, EXPANSION JOINTS, AND CURB CUTS ARE ALLOWED, PROVIDED THE SLOPE NOT EXCEEDING 2% AND RUNNING SLOPE NOT EXCEEDING 5%, UNLESS OTHERWISE INDICATED.
- 3 CURB CUTS WITH FLUSH TRANSITION AT LOWER END, OR FLUSH TO GRADE RAMPS, TO BE PROVIDED AS REQUIRED TO MAINTAIN ACCESSIBLE P.O.T.
- 4 NO GRATING SHALL BE PLACED IN P.O.T.
- 5 ALL SITE CORRECTIVE WORK SHALL BE BY DESIGN-BUILD CONTRACTOR.
- 6 REFER TO CITY AND COUNTY STANDARD PLANS AND SPECIFICATIONS WHERE APPLICABLE.
- 7 PRIOR TO CONSTRUCTION, CONTRACTOR SHALL VERIFY LOCATIONS OF ALL SITE IMPROVEMENTS INSTALLED AS PART OF THESE PLANS. IF ANY PART OF THIS PLAN CAN NOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTRACTOR SHALL CONTACT THE OWNERS AUTHORIZED REPRESENTATIVE FOR INSTRUCTION PRIOR TO BEGINNING WORK.
- 8 CONTRACTOR SHALL CHECK ALL DIMENSIONS, FRAMING CONDITIONS AND SITE CONDITIONS, BEFORE START OF THE WORK.
- 9 CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS AND ELEVATIONS, EXISTING DRAINAGE, STRUCTURES, STREET IMPROVEMENTS, SLOPES, AND FINISH ELEVATIONS BEFORE STARTING WORK. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION.
- 10 EXCAVATION IN THE VICINITY OF UTILITIES AND EXISTING MATERIALS SHALL BE UNDERTAKEN WITH CARE. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THIS WORK. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (DIG-ALERT) 48 HOURS PRIOR TO ANY EXCAVATION.
- 11 ANY DAMAGE CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT, OR TOOL RELATED TO THE EXECUTION OF THIS PROJECT SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.

CONSTRUCTION NOTES

- 1 ALL WALKWAYS SHALL HAVE RUNNING SLOPES NOT EXCEEDING 1:20, & CROSS SLOPES NOT EXCEEDING 1:50.
- 2 CONCRETE FINISH OF CURB RAMPS MUST CLEARLY CONTRAST WITH CONCRETE FINISH OF THE ADJACENT WALKWAY.
- 3 PROVIDE LIGHT BROOM FINISH AT CONCRETE SIDEWALKS. CURB RAMPS SHALL RECEIVE EXPOSED AGGREGATE FINISH.
- 4 WHEN REPLACING CONCRETE WALKS, OR CURB RAMPS, POUR NEW CONCRETE TO THE NEAREST EXISTING CONCRETE JOINT. ALL NEW CONCRETE SHALL MATCH EXISTING ADJACENT, EXCEPT AS NOTED FOR CURB RAMPS.
- 5 ALL DETECTABLE WARNINGS FOR THIS PROJECT SHALL BE BLACK AND SHALL MATCH EXISTING IN THE COMPLEX.
- 6 ALL NEW CONCRETE FINISH AND DETAILING SHALL MATCH EXISTING, UNLESS SPECIFICALLY NOTED OTHER WISE. PROVIDE ACTUAL MOCK-UPS OF ALL CONCRETE FINISH, NOT SMALLER THAN 12" X 12" FOR OWNERS APPROVAL, PRIOR TO POURING.
- 7 ALL PROPOSED PAVING SURFACES SHALL MEET EXISTING SURFACES WITH SMOOTH AND CONTINUOUS TRANSITION AND FLUSH ALONG ENTIRE EDGE.

CORRECTIVE MEASURES

- 1 DESIGN-BUILD CIVIL ENGINEER TO FIELD VERIFY EXISTING CONDITIONS AND REPLACE AS MANY PAVING CONCRETE PANELS AS NECESSARY TO ACHIEVE COMPLIANT RUNNING AND CROSS SLOPES AT PLAZA ALONG PATH OF TRAVEL TO EXISTING RAMPS.
- 2 REPLACE EXISTING RAMPS WITH NEW RAMPS, 1 1/2" IN DIAMETER, EXTENDING 1'-0" BEYOND THE TOP AND BOTTOM OF THE RAMP, LOWER END AND INTERMEDIATE SUPPORTS TO BE RECONNECTED INSIDE EXISTING ROUND CAVITY AT EXISTING CONCRETE CURB, AND RETURNED TO GROUND AT UPPER LANDING. ORIGINAL COMPLEX DESIGN DETAILING AND THEME TO BE MAINTAINED. PAINT BLACK TO MATCH RAMPS.
- 3 REPLACE EXISTING NON-COMPLIANT CURB RAMPS WITH NEW SIDEWALK.
- 4 NEW TOW-AWAY SIGN OVER GBC 11298.4 AND CITY OF IRVINE REGULATIONS.

NOTE #1: PER SEC. 3-201 (B) OF THE IRVINE ZONING CODE, SCREENING SHALL BE PROVIDED SO THAT MATERIALS STORED IN ANY OUTDOOR STORAGE AREA AND/OR EQUIPMENT AT GRADE OR ON THE ROOF ARE SCREENED FROM VIEW FROM ALL ADJACENT STREETS, NO MATTER THE STREET GRADE, AND ALL PROPERTIES AT THE SAME GRADE.

GENERAL NOTES

KEYNOTES

Date	03/19/2014
Revision	
Submitter	
Date	03/19/2014
City Submitter / Bid Set	



COMMUNITY DEVELOPMENT
Building & Safety

**USE DETERMINATION LETTER
CLASS & INSTRUCTOR TEMPLATE**

CLASS SCHEDULE

FILL OUT ONE TABLE FOR EACH DAY IF SCHEDULE VARIES DAY TO DAY

MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY SUNDAY

CLASS DESCRIPTION	START TIME	END TIME	NO. OF STUDENTS UNDER AGE 18	NO. OF STUDENTS OVER AGE 18	NO. OF PARENTS/ GUARDIANS WAITING
CLASS 1	6:45 AM	8:15 AM	0	55	0
CLASS 2	8:45 AM	4:30 PM	0	197	0
CLASS 3	4:30 PM	6:30 PM	0	38	0
CLASS 4	6:30 PM	9:00 PM	0	25	0
CLASS 5					
CLASS 6					
CLASS 7					
CLASS 8					
CLASS 9					
CLASS 10					

INSTRUCTOR SCHEDULE

FILL OUT ONE TABLE FOR EACH DAY IF SCHEDULE VARIES DAY TO DAY

MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY SUNDAY

INSTRUCTOR/STAFF	ARRIVAL TIME	DEPARTURE TIME
INSTRUCTOR 1 2	6:45 AM	8:15 AM
INSTRUCTOR 2 5	8:45 AM	4:30 PM
INSTRUCTOR 3	4:30 PM	6:30 PM
INSTRUCTOR 4 2	6:30 PM	9:00 PM
STAFF 1 10	9:00 AM	5:00 PM
STAFF 2		
STAFF 3		
STAFF 4		



COMMUNITY DEVELOPMENT
Building & Safety

USE DETERMINATION LETTER CLASS & INSTRUCTOR TEMPLATE

CLASS SCHEDULE

FILL OUT ONE TABLE FOR EACH DAY IF SCHEDULE VARIES DAY TO DAY

MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY SUNDAY

CLASS DESCRIPTION	START TIME	END TIME	NO. OF STUDENTS UNDER AGE 18	NO. OF STUDENTS OVER AGE 18	NO. OF PARENTS/ GUARDIANS WAITING
CLASS 1	7:00 AM	4:00 PM	0	80	0
CLASS 2					
CLASS 3					
CLASS 4					
CLASS 5					
CLASS 6					
CLASS 7					
CLASS 8					
CLASS 9					
CLASS 10					

INSTRUCTOR SCHEDULE

FILL OUT ONE TABLE FOR EACH DAY IF SCHEDULE VARIES DAY TO DAY

MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY SUNDAY

INSTRUCTOR/STAFF	ARRIVAL TIME	DEPARTURE TIME
INSTRUCTOR 1	7:00 AM	4:00 PM
INSTRUCTOR 2		
INSTRUCTOR 3		
INSTRUCTOR 4		
STAFF 1		
STAFF 2		
STAFF 3		
STAFF 4		



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: Tiffany Lin
Senior Planner
949-724-6361

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

Project Title and File No.: Administrative Use Permit 00966308-PAUP for Stanbridge University

Project Location: 3349 Michelson Suite 100, Planning Area 36, City of Irvine, County of Orange, CA

Project Description: Administrative use permit to allow for Stanbridge University to operate a private school within an existing 48,750-square-foot tenant suite.

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

Approval Date: January 9, 2026
Resolution No. N/A

Project Applicant: Stanbridge University
2041 Business Center
Irvine, CA 92612
Attn: Yasith Weerasuriya
949-794-9090

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, Existing Facilities
- General Rule Exemption (Section 15061(b)(3))

Reasons Why Project Is Exempt: Class 1 permits the operation, repair, maintenance, permitting, leasing, licensing, 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 project allows for the applicant to operate a private school within an existing approximately 48,750 square foot tenant suite of an existing office building. The application does not propose to otherwise alter the site, and the use will be contained within the existing suite. The proposed project does not involve any expansion, intensification, or redevelopment of the site.

Tiffany Lin, Senior Planner
Name and Title

Signature

January 9, 2026
Date