



February 12, 2026

Mr. Kevin Young  
Trading Academy  
17780 Fitch Avenue, Suite 200  
Irvine, CA 92614

**Sent Via Email:**  
[kevin.young@tradingacademy.com](mailto:kevin.young@tradingacademy.com)

**Subject: Approval of Administrative Use Permit 00977850-PAUP for Trading Academy at 2445 McCabe Way Suite 200, in Planning Area 36 (Irvine Business Complex)**

Dear Mr. Young:

Community Development Department staff reviewed Administrative Use Permit 00977850-PAUP for Trading Academy to relocate their existing business from 17780 Fitch Avenue to 2445 McCabe Way, Suite 200 (Enclosure 1). The subject property is located within Planning Area 36 (Irvine Business Complex [IBC]) and is zoned 5.1 IBC Multi-Use.

Trading Academy is a private financial education facility that provides instruction in trading and investing in the financial markets. The academy will occupy a 14,141-square-foot tenant suite within an existing 54,392-square-foot office building. Of this space, approximately 3,968 square feet will be dedicated to classroom use, with the remaining area utilized as administrative and office headquarters (Enclosure 2). Interior tenant improvements under Plan Check No. 00961001-CTI include the conversion of 3,968 square feet of existing office space to classroom space.

Administrative office hours will be from 8 a.m. to 4 p.m., Monday through Friday with three full-time administrative staff on-site. Proposed hours of operation for the commercial school will be from 5:30 a.m. to 4:30 p.m., Monday through Friday, and from 8:45 a.m. to 4:30 p.m. on Saturdays and Sundays. Student attendance will vary throughout the day in accordance with the proposed operational schedule (Enclosure 3), with a maximum of 30 students and three instructors on-site at any given time. The proposed project will not modify the existing parking supply, site design, or landscaping.

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 provided in the applicant's letter of justification, the proposed facility 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 commercial school operation of Trading Academy will include a maximum of three instructors and 30 students at any given time, resulting in a parking demand of 13 spaces based on the parking requirements for a commercial school. The existing building at 2445 McCabe is currently 100% office use, and 16 parking spaces are allocated to the portion of the building occupied by Trading Academy’s classrooms. Therefore, the site provides more than sufficient parking to accommodate the proposed commercial school use. Additionally, Condition of Approval 6.19 has been incorporated into the project, requiring Trading Academy to adhere to the proposed operational schedule, including limits on instructors and staff. This condition will further ensure that on-site parking demand remains within the available supply.

### *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.” Suite 200 containing 14,141 square feet of office, under IBC Project #441, has a DIV budget of 18 AM, 20 PM, and 195 average daily trips (ADT). Through the administrative use permit process, staff determined that Trading Academy proposed operations are consistent with the suite’s office DIV allocation. This determination is based on the applicant’s proposed operational schedule (Enclosure 3), which ensures that the operations do not exceed the DIV budget during the AM and PM peak periods (7 – 8:30 a.m. and 4:45 – 6:15 p.m.).

### *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 00977850-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, Trading Academy’s commercial school operation will include a maximum of 30 students and three instructors requiring 13 parking spaces of the 16 stalls allocated. The remaining area dedicated to Trading Academy administrative office use is consistent with the underlying existing office use.

Therefore, there is sufficient parking to accommodate the proposed use. Additionally, Condition 6.19 requires Trading Academy to adhere to the operational schedule provided which will further ensure parking demand is not impacted in the future.

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 commercial school 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 an existing office complex and involves no changes to the existing site layout, building footprint, or circulation pattern. Conditions 6.19 and 6.21 has been added to the project to restrict commercial school occupancy to no more than 30 students and three instructors, which minimizes potential parking and circulation impacts. Therefore, the proposed commercial school will not adversely impact the existing circulation patterns 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 commercial school offering a financial education to students in the 5.1 IBC Multi-Use zone. The use is minor in scale, operates indoors, and will not result in any exterior modifications. The instructional nature of the business is compatible with mixed-use nature of the existing development. 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 5.1 IBC Multi-Use zone is intended as an area that accommodates a variety of complementary residential, office, retail, and service uses within a mixed-use

environment. The proposed use expands the range of services available to residents, employees, and families of the IBC and 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 commercial school use is in harmony with City policies, and the intent and purpose of the 5.1 IBC Multi-Use zone.

- 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 area by providing a valuable service for the residents of Irvine and the surrounding area. The use is also compatible with surrounding businesses, which include office, hotel, and service uses. The commercial school's operations, which are limited to off-peak AM and PM hours as outlined in the operational schedule, ensures a low impact on the area.

Given the sufficient parking, low operational scale, and lack of physical changes to the site, the proposed commercial school use will not negatively affect adjacent properties, the surrounding neighborhood, or other businesses in the area.

This 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.

Standard Condition 6.15 (as modified)

SITE PARKING ISSUES

If the Director of Community Development (“Director”) determines that parking issues that can be directly attributed to Trading Academy are negatively affecting the project site or adjacent properties, the property owner or the applicant may be required to submit a plan prepared by a licensed third-party traffic engineer to the Director that identifies specific measures to resolve these issues. The draft plan shall be submitted within 30 days of notification by the City and shall be reviewed and approved, or comments will be provided by the Director. The property owner or the applicant shall be required, at its sole expense, to implement any modifications required by the plan within 30 days of written notice from the Director to implement such measures, or in such timeframe as directed by the Director.

Condition 6.19

OPERATIONAL RESTRICTIONS

Trading Academy shall operate in accordance with the following provisions:

- A. Commercial school hours of operation shall be limited to Monday – Friday, 5:30 a.m. to 4:30 p.m., and Saturday and Sunday, 8:45 a.m. to 4:30 p.m.
- B. The project shall operate according to the operational schedule approved by City staff to ensure that the use operates within its designated Development Intensity Value (DIV) allocation (5 AM peak period [7 – 8:30 a.m.], 5 PM peak period [4:45 – 6:15 p.m.], and 55 daily DIVs).
- C. Occupancy for the classrooms shall not exceed three staff members and 30 students at any one time.

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

OCCUPANCY LIMITATION

The proposed tenant improvement under permit application number 00961001-CTI includes three training classrooms. At no time shall the number of occupants in any training room and in the whole suite exceed a maximum of 33 occupants. Construction documents must label the occupant load number for each training room and note the occupancy limitation in the suite. This allowance is specific to the current tenant only,

upon termination of tenant's use of the premises, these rooms shall be limited to use as open offices.

Condition 6.22

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 6.23

PROHIBITION ON GROUP CLASSES DURING PEAK HOURS

Based on the applicant's provided schedule, group classes are prohibited during the AM and PM peak traffic hours. Any change in activity or change to the school and tutoring schedules provided shall warrant further analysis and may require the submittal of an application requesting modification to this conditional use permit pursuant to Section 2-19, *Modifications*, of the Irvine Zoning Ordinance.

Condition 6.24

NON-TRANSFERABILITY AND EXPIRATION

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

Mr. Kevin Young  
February 12, 2026  
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Unless an appeal is filed prior to the expiration of the five-business-day appeal period ending at 5 p.m. Friday, February 20, 2026, the approval granted by this letter shall become effective Saturday, February 21, 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 Principal Planner Diane Vu at 949-724-7460 or via email [dvu@cityofirvine.org](mailto:dvu@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

ec: Claudia Landeras-Sobaih, Deputy Building Official  
Ann Wu, Acting Planning Manager  
Diane Vu, Principal Planner  
File: 00977850-PAUP



**Date:** November 18, 2025

Development Assistance Center  
Community Development Department  
1 Civic Center Plaza  
Irvine, CA 92606

**SUBJECT:** Request for Use Determination  
**RE:** Relocation to 2445 McCabe Way, Irvine, CA

To Whom It May Concern,

This letter represents Trading Academy's request for a Use Determination related to our planned relocation to 2445 McCabe Way, located approximately 2.2 miles from our long-standing educational facility at 17780 Fitch, Irvine, CA. We respectfully request confirmation that our continued vocational training use at the McCabe Way location remains consistent with the previously approved use at our Fitch campus.

### **Background & Existing Operations**

Trading Academy operates as an established vocational education provider offering specialized, career-oriented instruction in professional financial markets trading. Our current Fitch location consists of approximately 12,500 square feet and has long been recognized and classified as a vocational school, consistent with Google's public categorization of our Irvine facility.

Our new facility at 2445 McCabe Way comprises approximately 14,141 square feet, allowing us to maintain the same operational layout, instructional model, and student flow as our existing campus. The square footage difference does not increase operational intensity; rather, it provides an improved configuration of instructional and administrative space while maintaining comparable occupancy expectations.

The existing Fitch facility is located within the Irvine Business Complex (IBC), and we anticipate that similar use-related evaluations—particularly regarding traffic counts, operational intensity, and compatibility with surrounding commercial uses—apply to the McCabe Way area as well. Because our instructional model and operational footprint remain unchanged, we expect an equivalent level of compliance and compatibility.

We are relocating solely for operational efficiency while maintaining the same use, same business model, same session structure, and no increase in intensity or impact. No new activities, no public-facing retail services, and no deviations from our approved educational/vocational profile are proposed.

### **Instructional Format**

Our instructional model consists of week-long, in-person sessions, followed by virtual learning modules completed remotely by students. This hybrid format distributes activity between on-site and at-home learning, significantly reducing continuous occupancy.

Key operational details include:

- Average session size: approximately 20 adult learners
- Student demographics: mixed male/female population (71% male / 29% female demographic distribution)
- Session length: five consecutive days (typically Monday–Friday)
- Daily hours: Our schedule is intentionally aligned with East Coast stock exchange hours, generally operating 5:30 AM – 2:00 PM PST, to provide students real-time, hands-on market experience during live financial markets.
- Reference schedules: Six (6) instructional schedule variations previously submitted as part of our Fitch business license remain representative of our active instructional model
- Operational pattern: only one in-person cohort is present per week
- Hybrid continuation: essential components delivered online after the in-person week

All attendance is scheduled; there are no walk-ins and no retail activity.

### **Vocational Training Classification & Occupant Load Justification**

Trading Academy is a vocational school, not a general “computer instruction” center. Our programs focus on teaching specialized skills through a structured curriculum designed to prepare students for real-world job functions.

Our curriculum is:

- hands-on
- skill-based
- technical in nature
- aligned with real-world job functions
- built around practical, applied exercises

The City’s own functional examples of vocational training—such as laboratory technicians, automotive programs, trade schools, and culinary instruction—are all hands-on, skill-focused environments. This is precisely what we provide. Our students are not learning general computer concepts; they are developing highly technical competencies consistent with vocational education.

For this reason, the correct occupant load factor of 50 is applicable, as it is the appropriate classification for vocational instructional spaces rather than general computer training rooms.

### **Operational Impact & Consistency**

Trading Academy’s relocation maintains an operational footprint that is:

- consistent with our current approved use
- predictable and scheduled
- low-traffic
- non-retail
- non-public-facing

- identical in intensity to our Fitch facility

Staffing levels will remain comparable, and all building activity will continue to be scheduled and controlled. Because the McCabe Way location (14,141 sq ft) closely mirrors the functional use of our 12,500 sq ft Fitch location—and because our session-based model, daily schedules, and cohort size remain unchanged—we anticipate no meaningful increase in traffic counts or operational intensity, consistent with IBC standards.

### **Documented Gender Distribution & Restroom Demand**

Our student population demonstrates a significant gender imbalance, with long-term enrollment data reflecting approximately:

- 71% male
- 29% female

This ratio has remained consistent across multiple years and class cycles and is consistent with national vocational enrollment trends in financial markets education.

Because our:

- student cohorts are small and scheduled,
- on-site occupancy is controlled, and
- restroom use patterns mirror our documented demographics,

The standard 50/50 restroom fixture division does not accurately reflect real-world usage patterns in our facility. We respectfully request an exception to the standard 50/50 restroom fixture requirement, allowing restroom allocations to be adjusted proportionally to actual, documented demand.

This request aligns with the City's discretion to consider use-specific operational characteristics and ensures efficient restroom utilization without compromising health, safety, or accessibility standards.

### **Conclusion**

Based on the details provided, Trading Academy respectfully requests confirmation that our relocation to 2445 McCabe Way continues to qualify as a vocational training use, consistent with our approved and long-established operations at 17780 Fitch.

We are prepared to provide any additional documentation requested, including:

- floor plans
- occupant load calculations
- session schedules
- parking analyses
- zoning confirmations
- educational program descriptions



Thank you for your consideration and review.

Sincerely,

Caitlin Huntley

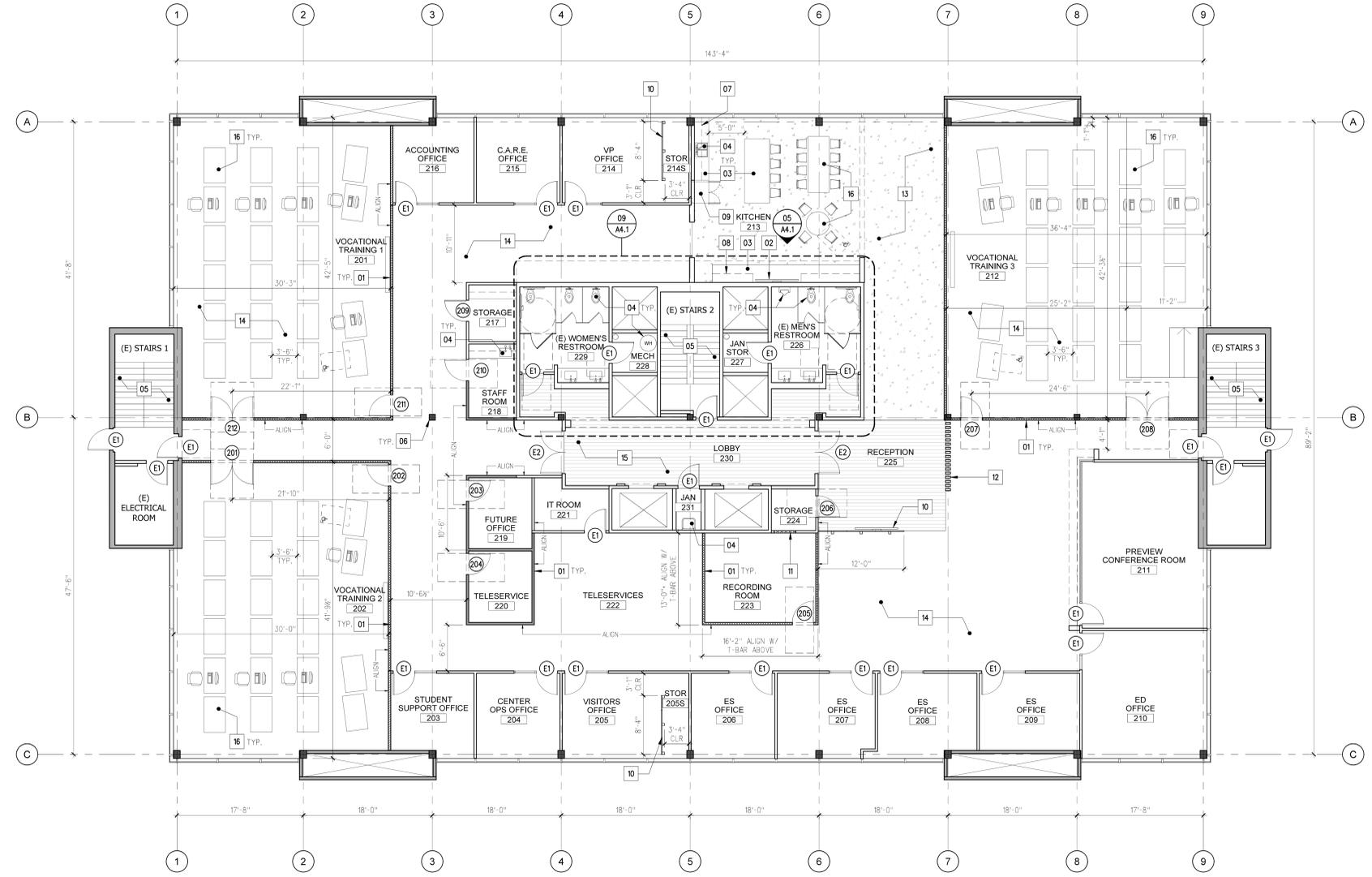




PROJECT NAME:  
**2445 McCABE WAY T.I.**  
 2445 McCABE WAY  
 IRVINE, CA 92614

Developed By:  
 Syngroup, Inc.  
 180 N. Riverview Dr., Suite 100  
 Fountain Valley, CA 92708

KEYNOTES MATERIALS		SYMBOL	NUMBER	PROV. BY	INSTAL. BY
01	NEW WALL/INFILL - SEE LEGEND ON 03/10/15 FOR WALL TYPE	---	01	GC	GC
02	LARGE SCREEN SMART TV - PROVIDE OUTLET AT 54" AFF. VERIFY WITH OWNER @ HT. SEE ELECTRICAL DWGS.	---	02	GC	GC
03	(E) COUNTERTOP & LOWER CABINETS TO REMAN- PIP.	---	03	GC	GC
04	(E) PLUMBING FIXTURE/APPLIANCE TO REMAN- PIP.	---	04	GC	GC
05	(E) STAIRS TO REMAN- PIP.	---	05	GC	GC
06	(E) COLUMN TO REMAN- PIP.	---	06	GC	GC
07	(E) UPPER CABINETS TO REMAN- PIP.	---	07	GC	GC
08	REPLACE SHELVES W/ NEW UPPER CABINETS	---	08	GC	GC
09	NEW REFRIGERATOR TO BE PROVIDED BY OWNER	---	09	OWNER	GC
10	(E) WD. SCREEN WALL - MODIFY AS NEC. TO FIT THIS NEW LOCATION - REPAIR AND REPAINT AS NECESSARY. CONFIRM IF ADDITIONAL SUPPORT IS NEEDED TO SUPPORT ANY EQUIPMENT TO BE ATTACHED TO THIS SCREEN.	---	10	GC	GC
11	REMOVE DOOR - INFILL OPENING. FINISH TO MATCH TEXTURE AND COLOR OF ADJACENT WALL	---	11	GC	GC
12	(E) WOOD SCREEN, PIP - REPAIR AND REPAINT AS NECESSARY	---	12	GC	GC
13	(E) SEALED CONCRETE FLOOR, PIP - RE-POLISH AS NECESSARY	---	13	GC	GC
14	(E) CARPET TILE, PIP - REPAIR WITH LIKE TILES AROUND NEW WALL LOCATIONS. CLEAN ENTIRE FLOOR AND REPLACE ANY DAMAGED TILES.	---	14	GC	GC
15	(E) LVT FLOORING - PIP.	---	15	GC	GC
16	FURNITURE LAYOUT FOR REFERENCE ONLY	---	16	GC	GC

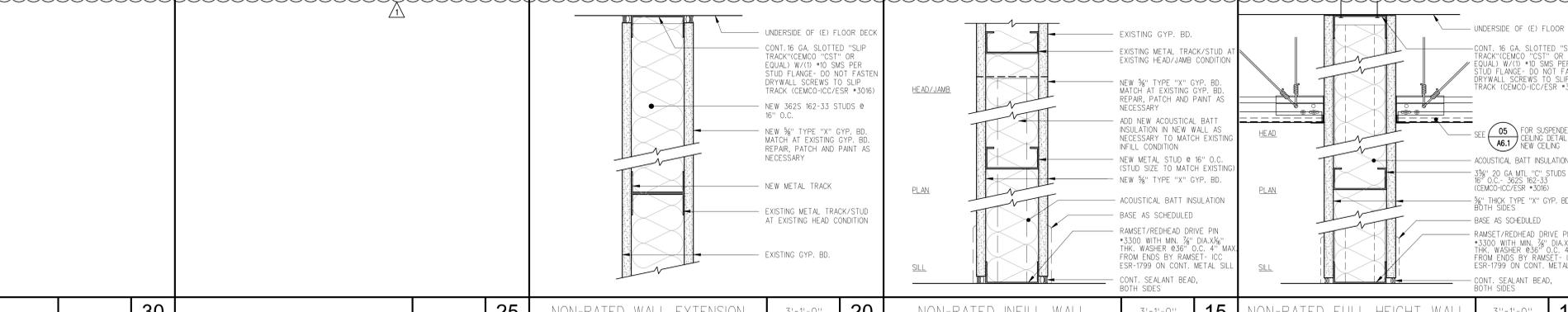


KEYNOTES		02
---	EXISTING ELEMENT TO REMAN	
---	NEW PARTIAL HEIGHT PARTITION WALL - SEE A2.1	05
---	NEW FULL HEIGHT PARTITION WALL - SEE A2.1	10
---	NEW INFILL WALL - SEE A2.1	15
---	NEW WALL EXTENSION - SEE A2.1	20
---	FOR DOOR CLEARANCES	05 A2.2
---	DOOR - SEE A2.2	200
---	ADA ACCESSIBLE CLEARANCE - SEE A4.1	05 A4.1

LEGEND		03
GENERAL NOTES		
01	ALL ELEMENTS NOT NOTED AS NEW OR REVISED OR REWORKED ARE EXISTING TO REMAN AND BE PROTECTED IN PLACE	
02	ALL REMOVED ELECTRICAL ITEMS ARE TO BE DISCONNECTED AND REMAN UNWRD - TO BE MADE SAFE	
03	ALL DIMENSIONS ARE TO F.O.S. U.O.N.	
04	SEE FINISH PLAN FOR WALL AND FLOOR FINISHES	
05	ALL WALL AND CEILING MATERIALS SHALL NOT EXCEED THE FLAME SPREAD CLASSIFICATIONS IN CBC TABLE 803.9	
06	FURNITURE LAYOUT NOT FINAL - FOR REFERENCE ONLY	
07	GC TO VERIFY ALL EXISTING DOORS AND HARDWARE ARE IN WORKING CONDITIONS	
08	ALL ENTRY DOORS TO DISPLAY UNIVERSAL ACCESSIBILITY SIGN	

GENERAL NOTES		04
01	4" STL. STUD BRACING STAGGERED @ 8" O.C. - 3625 162-33 (CEMCO-ICC/ESR *3016)	
02	A.T. BD - ACOUSTICAL BLANKET OVER WALLS BETWEEN SPACES - SEE XXX--- FOR MORE DETAILS	
03	FOR SUSPENDED CEILING DETAIL @ NEW CEILING	05 A6.1
04	CONT. 16 GA. SLOTTED "SLIP TRACK" (CEMCO "CST" OR EQUAL) W/ (1) #10 SMS PER STUD FLANGE - DO NOT FASTEN DRYWALL SCREWS TO SLIP TRACK (CEMCO-ICC/ESR *3016)	
05	ACOUSTICAL BATT INSULATION	
06	3/8" 20 GA. MTL. "C" STUDS @ 16" O.C. - 3625 162-33 (CEMCO-ICC/ESR *3016)	
07	5/8" THICK TYPE "X" GYP. BD - BOTH SIDES	
08	BASE AS SCHEDULED	
09	RAMSET/REDHEAD DRIVE PIN #3300 WITH MIN. 3/8" DIA. 3/4" THK. WASHER @ 36" O.C. 4" MAX FROM ENDS BY RAMSET-ICC ESR-1799 ON CONT. METAL SILL	
10	CONT. SEALANT BEAD, BOTH SIDES	

**NEW FLOOR PLAN @ 2ND LEVEL**



30	3'-1-0"	25	NON-RATED WALL EXTENSION	3'-1-0"	20	NON-RATED INFILL WALL	3'-1-0"	15	NON-RATED FULL HEIGHT WALL	3'-1-0"	10	NON-RATED PARTIAL HEIGHT WALL	3'-1-0"	05
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PROJECT NO.:	25-937
LAST ISSUE DATE:	---
BY:	CHKD: TB
1ST PC SUBMITTAL	07-02-25
RCC - 1 RE-SUBMITTAL	08-08-25
FILE:	837 A2_1 FP2.DWG
SHEET	<b>A2.1</b>





# 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	9:00 AM	4:00 PM	0	10-12	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	8:45 AM	4:30 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:** **Diane Vu**  
**Principal Planner**  
**949-724-7460**

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

**Project Title and File No.:** Administrative Use Permit 00977850-PAUP for Trading Academy

**Project Location:** 2445 McCabe Way Suite 200, Planning Area 36, City of Irvine, County of Orange, CA

**Project Description:** Administrative use permit to allow for Trading Academy to operate a commercial school within an existing 14,141-square-foot tenant suite.

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

**Approval Date:** February 12, 2026  
**Resolution No.** N/A

**Project Applicant:** Trading Academy  
17780 Fitch Avenue, Suite 200  
Irvine, CA 92614  
Attn: Kevin Young  
713-305-9597

**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 commercial school within an existing approximately 14,171-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.

Diane Vu, Principal Planner  
Name and Title

Signature

February 12, 2026  
Date

FORM 45-02 (Rev. 10/2006)

## ENCLOSURE 4