



February 18, 2026

Mr. Brian Quaife
BST Q Company
48 City Stroll
Irvine, CA 92620

Sent Via Email:
brian.quaife@gmail.com

Subject: Approval of Administrative Use Permit 00962211-PAUP for Shot of Art at 14988 Sand Canyon Avenue, Studio 3, in Planning Area 31 (Irvine Spectrum 6)

Dear Mr. Quaife:

Community Development Department staff reviewed Administrative Use Permit 00962211-PAUP to operate a commercial school, Shot of Art, at 14988 Sand Canyon Avenue, Studio 3 within Old Towne Irvine. The property is bounded by Burt Road to the north, the Interstate 5 Freeway to the east, the Metrolink railroad to the south, and Sand Canyon Avenue to the west. The mixed-use commercial center features a hotel, retail, office uses, and restaurants. The subject property is located within Planning Area 31 (Irvine Spectrum 6) and is zoned 4.2B Community Commercial.

As described in the letter of justification, Shot of Art proposes to operate a commercial school within a 3,162-square-foot tenant space in an existing commercial building (Enclosure 1). Shot of Art provides art instruction to both children and adults in the basics of creating abstract artwork using a variety of techniques. Per the proposed operational schedule, classes range in size from two participants up to 12 participants and last approximately 45 minutes up to one hour (Enclosure 2). Shot of Art will include a small retail display for art supplies, occupying 25 square feet of the tenant space as shown in the project plans (Enclosure 3).

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 is classified as a commercial school, which is conditionally permitted in the 4.2B Community Commercial 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.” Shot of Art will operate with a maximum of four staff and 26 students on-site at any one time, requiring 13 parking spaces.

Old Town Irvine provides 432 parking spaces shared among all uses and buildings in the development. With the inclusion of 13 required spaces for Shot of Art, Old Town Irvine requires 378 total parking spaces to accommodate all uses. With a surplus of 54 parking spaces, there is sufficient parking to accommodate the proposed use. Additionally, Condition 6.19 has been added to this project requiring that Shot of Art adhere to the proposed operational schedule maximum on-site students and staff to ensure parking demand remains within the available capacity.

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 00962211-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 proposed operation, 13 parking spaces are required for the use. With the inclusion of Shot of Art, Old Town Irvine requires a total of 378 parking spaces, resulting in a surplus of 54 parking spaces with 432 provided on-site. Therefore, there is sufficient parking to accommodate the proposed use. Additionally, Condition 6.19 has been added limiting the suite occupancy to a maximum of 30 individuals at any given time, to further ensure parking demand is not impacted in the future.

The project is limited to interior building alterations and does not propose any exterior modifications to the building, changes to site circulation, alterations to landscaping, or reconfiguration of existing drive aisles or driveways. 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 supports the purpose of the 4.2B Community Commercial zone by introducing a community-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 population. Accordingly, 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 occupy an existing 3,162-square-foot tenant space within an existing multi-tenant commercial building in Old Town Irvine and involves no changes to the existing site layout, building footprint, or circulation pattern. There is sufficient on-site parking to accommodate the proposed commercial school. Condition 6.19 has been added to require scheduled class times and limit total on-site occupancy, which will further reduce traffic and parking-related impacts. Additionally, the project does not propose any changes to the existing walkways or on-site lighting, ensuring pedestrian safety remains consistent with the original design. Therefore, the proposed commercial school will not adversely impact the existing circulation patterns within the commercial development 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 academic tutoring in the 4.2B Community Commercial 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 surrounding office and service 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 4.2B Community Commercial identifies the intent and purpose of the zone as an area that accommodates a variety of complementary office and service uses within an office environment. The proposed commercial school expands the range of services available to residents and families of Planning Area 31 (Irvine Spectrum 6) 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 4.2B Community Commercial 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 within the area by providing a valuable service for the residents of Irvine and the surrounding area. The commercial school is also compatible with surrounding businesses, which include retail, office uses, and restaurants. The commercial school's operational model ensures a low impact on the area. Additionally, the project is required to comply with the City's Noise Ordinance. Further, the project does not involve any changes to the existing building footprint, square footage, landscaping, driveways, or circulation system. Therefore, the commercial school use will not negatively impact adjacent tenants, the surrounding area, or other uses within Old Town Irvine.

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.

Condition 6.19

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 Monday – Thursday, 3 to 9 p.m., and Friday – Sunday, 12 to 9 p.m.
- B. The project shall operate according to the operational schedule approved by City staff.
- C. A maximum of four staff and 26 students shall be permitted to occupy the subject tenant space at any one time, not to exceed a total occupancy of 30 persons within the suite.

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 approval of a City of Irvine business license prior to 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

NON-TRANSFERABILITY AND EXPIRATION

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

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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 6.23

COMPLIANCE WITH PRIOR APPROVALS

All applicable conditions of approval associated with original Master Plan 84-MP-009 issued for Old Town Irvine, 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-business-day appeal period ending at 5 p.m. Wednesday, February 25, 2026, the approval granted by this letter shall become effective Thursday, February 26, 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 Associate Planner Michael O'Toole at 949-724-6102 or via email motoole@cityofirvine.org.

Sincerely,



Stephanie Frady, AICP
Director of Community Development

Enclosures:

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

ec: Ann Wu, Acting Planning Manager
Nick Melloni, Principal Planner
Files: 00962211-PAUP; 84-MP-009

**Updated Letter of Justification Addressing 1st Submittal City Comments
Project 00962211-PAUP
PLNG - Shot of Art Commercial School**

Dear City of Irvine Community Development Department,

We are excited to bring Shot of Art to the City of Irvine at 14988 Sand Canyon Avenue # 3 and be part of the exciting revitalization of Old Town.

Shot of Art provides art instruction to both children and adults in the basics of creating an individual abstract artwork with paint in an unconventional manner. The creation of an art piece includes instruction in color theory (discussion of color families, what colors make other colors, how colors blend with others), use of acrylic paint products with a variety of implements (brushes, balloons, small cups), and different abstract art techniques like fluid art, spin art and splatter art using unique methods developed by the company. The artwork is created on a canvas or a figure.

Class size ranges from 2 to 12 in one of 4 classrooms and participants are ages 3 and up although the majority of students are adults, but the average age of children is 7 or older. Evening classes are almost exclusively adults, while families mostly attend on weekends. An adult is required to accompany any student under 18. There are no walk-ins, all classes must be booked and paid for in advance.

Classes range from 45 minutes up to 1 hour and 30 minutes. All classes are taught by a dedicated art instructor who has received training and is with the class for the entire time. The first 10 minutes of each class starts with students putting on a plastic paint protection and reviewing the inspiration wall with instructors to discuss colors and what colors complement each other as well as shapes and techniques to spark ideas and get creativity flowing. Students also choose what base (canvas or figure) to use for producing a piece of art. The main part of the class is the instructor working with the students, usually 1 instructor per 2-4 students, on the art piece, teaching how to blend colors and how to get more movement with paint by adding glue, water, or other materials, the pouring of paint, spinning of the canvas and use of brushes or other tools to splatter or rolling a canvas to get the paint to move around, marbling technique or the instructor operated spiraling machine. Following the class pieces are left to dry and picked up at a later time. While some of the techniques may be unconventional it is all rooted in art and an appreciation of color, movement and creativity. The intent is to make art fun and accessible so everyone can learn to create a beautiful piece of abstract art, even without any prior skills that they are proud to take home.

As noted, instruction is provided regarding color theory, paint and abstract art techniques to apply paint to a canvas or other item that is a result of a student's creativity which is developed as a part of the class. The trained instructor is present throughout the entire class time, guiding and instructing students. Without the instructors' teachings the students would not be able to create the paintings. The intention is for students to have fun but to also learn about art through an appreciation of color and technique while making their own piece of art that they get to take home.

ENCLOSURE 1

Additional Operational Details Requested:

Operating Hours:

Mondays, Wednesdays and Thursdays 3-9pm (closed on Tuesdays)

Fridays, Saturdays and Sundays 12-9pm (we don't offer classes 4-5pm for operational break)

Based on the space at 14988 Sand Canyon #3, we will have 4 art rooms (all on the first floor) and our sessions are primarily couples or small families that arrive in the same vehicle. The overlap between clients is minimal; most sessions finish up and clients leave before the next group of students arrives. Most classes are complete after 35-45 minutes and students normally arrive 5-10 minutes before class. While we have 4 art rooms available, we only open for booking 1 art room on Mondays, Wednesdays and Thursdays. On Fridays we open for booking 1 art room from 12-4pm, then 2 art rooms from 5-9pm. On Saturdays, we open 3 art rooms and on Sundays 2 art rooms.

While our operating schedule shows that we have classes available at the start of each hour (i.e. 12pm, 1pm, 2pm, etc), we are not fully booked. For example, on weekdays our utilization or occupancy of available class time slots is between 20-40% (meaning, while we may have 6 available time slots/rooms available for booking on Monday for example, we may only get 3 class bookings for that day). On weekends we are more busy and our utilization or occupancy of available class time slots is between 50-80%). On weekdays, we would have a maximum of 1 booking or class happening between 4-5pm. While that time slot is not always booked, when it is booked it is often a couple or single family coming for a class so they are driving only one car.

As mentioned, the average size of the classes are 2-4 students (couples or nuclear families). We do offer the ability to book the same abstract art classes taught by our dedicated art instructors for a larger group (events). For example, the Fluid Art Class when booked for a group larger than 5 is called Party Art Touch (the class is the same). These bookings are not common but they may happen on the weekends for birthday parties for about 6-12 students.

We do sell a limited amount of art supplies to facilitate our classes, we do not prepare nor sell food or drink on site. There is a small area in the lobby/reception of about 25 square feet where we showcase the different sizes and types of canvases and figures that the students can choose to paint during their class (we have marked the area on the site plan).

Please let us know if you have additional questions. We look forward to becoming a vibrant part of the neighborhood!

Sincerely,
Brian Quaife



OPERATIONAL SCHEDULE TEMPLATE

OPERATIONAL SCHEDULE

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

MONDAY
 TUESDAY
 WEDNESDAY
 THURSDAY
 FRIDAY
 SATURDAY
 SUNDAY

ACTIVITY DESCRIPTION	START TIME	END TIME	NO. OF PARTICIPANTS UNDER AGE 18	NO. OF PARTICIPANTS OVER AGE 18	NO. OF PARENTS/ GUARDIANS WAITING
Art Class	3pm	3:45pm	2	2	0
Art Class	4pm	4:45pm	2	2	0
Art Class	5pm	5:45pm	2	2	0
Art Class	6pm	6:45pm	0	2	0
Art Class	7pm	7:45pm	0	2	0
Art Class	8pm	8:45pm	0	2	0

INSTRUCTOR & STAFF SCHEDULE

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

MONDAY
 TUESDAY
 WEDNESDAY
 THURSDAY
 FRIDAY
 SATURDAY
 SUNDAY

SPECIFY INSTRUCTOR OR STAFF	ARRIVAL TIME	DEPARTURE TIME
Art Instructor	2:45pm	9pm
Administrator	2:30pm	9:15pm



OPERATIONAL SCHEDULE TEMPLATE

OPERATIONAL SCHEDULE

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

MONDAY
 TUESDAY
 WEDNESDAY
 THURSDAY
 FRIDAY
 SATURDAY
 SUNDAY

ACTIVITY DESCRIPTION	START TIME	END TIME	NO. OF PARTICIPANTS UNDER AGE 18	NO. OF PARTICIPANTS OVER AGE 18	NO. OF PARENTS/ GUARDIANS WAITING
Art Class	12pm	12:45pm	2	2	0
Art Class	1pm	1:45pm	2	2	0
Art Class	2pm	2:45pm	2	2	0
Art Class	3pm	3:45pm	2	2	0
Art Class	5pm	5:45pm	2	4	0
Art Class	6pm	6:45pm	0	4	0
Art Class	7pm	7:45pm	0	4	0
Art Class	8pm	8:45pm	0	4	0

INSTRUCTOR & STAFF SCHEDULE

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

MONDAY
 TUESDAY
 WEDNESDAY
 THURSDAY
 FRIDAY
 SATURDAY
 SUNDAY

SPECIFY INSTRUCTOR OR STAFF	ARRIVAL TIME	DEPARTURE TIME
Art Instructor	11:45am	9pm
Art Instructor	3:00pm	9pm
Administrator	11:30am	9:15pm



OPERATIONAL SCHEDULE TEMPLATE

OPERATIONAL SCHEDULE

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

MONDAY
 TUESDAY
 WEDNESDAY
 THURSDAY
 FRIDAY
 SATURDAY
 SUNDAY

ACTIVITY DESCRIPTION	START TIME	END TIME	NO. OF PARTICIPANTS UNDER AGE 18	NO. OF PARTICIPANTS OVER AGE 18	NO. OF PARENTS/ GUARDIANS WAITING
Art Class	12pm	12:45pm	6	6	0
Art Class	1pm	1:45pm	6	6	0
Art Class	2pm	2:45pm	18	8	0
Art Class	3pm	3:45pm	6	6	0
Art Class	5pm	5:45pm	6	6	0
Art Class	6pm	6:45pm	2	6	0
Art Class	7pm	7:45pm	0	6	0
Art Class	8pm	8:45pm	0	6	0

INSTRUCTOR & STAFF SCHEDULE

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

MONDAY
 TUESDAY
 WEDNESDAY
 THURSDAY
 FRIDAY
 SATURDAY
 SUNDAY

SPECIFY INSTRUCTOR OR STAFF	ARRIVAL TIME	DEPARTURE TIME
Art Instructor	11:45am	9pm
Art Instructor	11:45am	9pm
Art Instructor	11:45am	9pm
Administrator	11:30	9:15pm



OPERATIONAL SCHEDULE TEMPLATE

OPERATIONAL SCHEDULE

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

MONDAY
 TUESDAY
 WEDNESDAY
 THURSDAY
 FRIDAY
 SATURDAY
 SUNDAY

ACTIVITY DESCRIPTION	START TIME	END TIME	NO. OF PARTICIPANTS UNDER AGE 18	NO. OF PARTICIPANTS OVER AGE 18	NO. OF PARENTS/ GUARDIANS WAITING
Art Class	12pm	12:45pm	4	4	0
Art Class	1pm	1:45pm	4	4	0
Art Class	2pm	2:45pm	4	4	0
Art Class	3pm	3:45pm	8	4	0
Art Class	5pm	5:45pm	4	4	0
Art Class	6pm	6:45pm	0	4	0
Art Class	7pm	7:45pm	0	4	0
Art Class	8pm	8:45pm	0	4	0

INSTRUCTOR & STAFF SCHEDULE

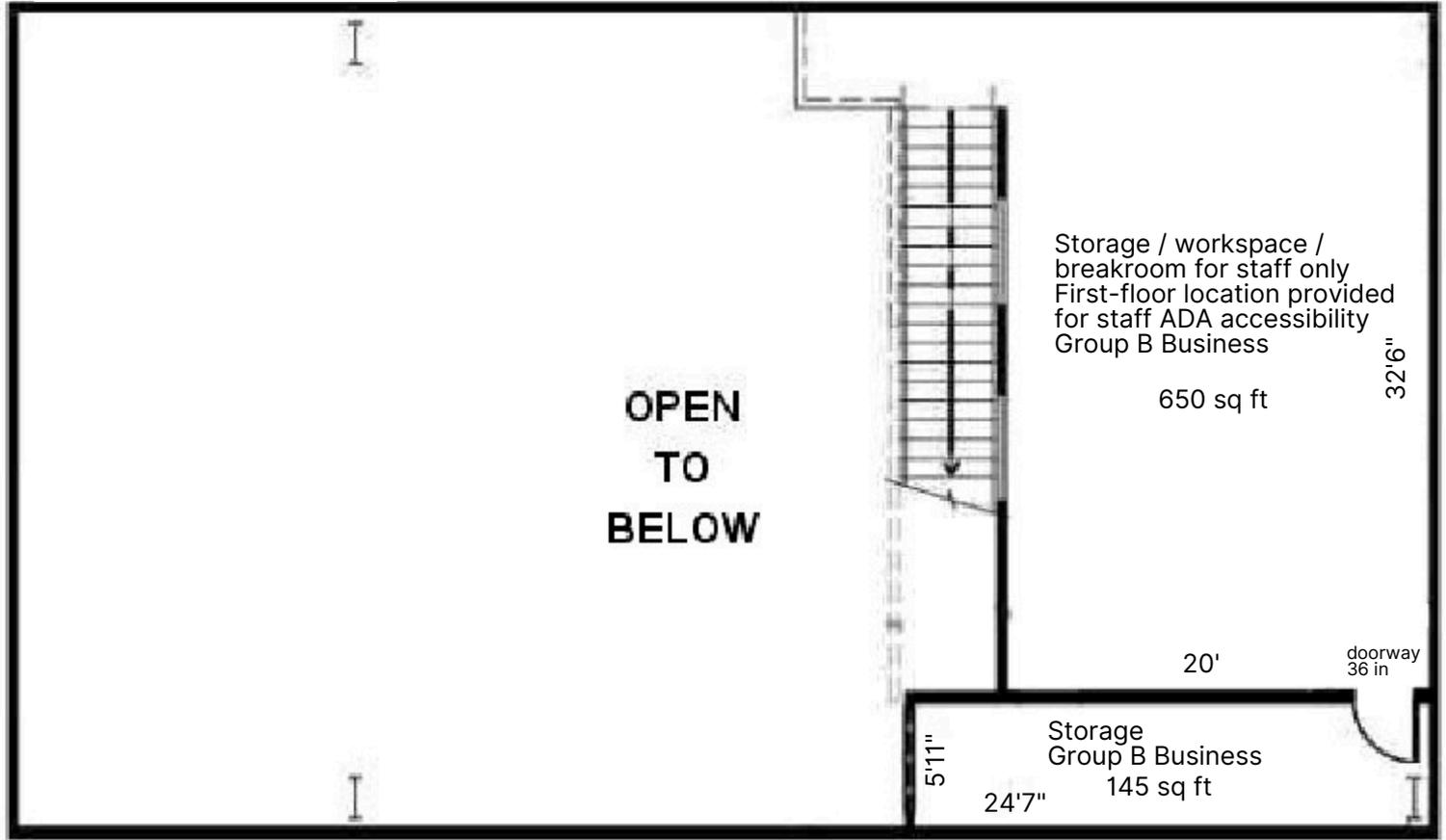
FILL OUT ONE TABLE FOR EACH DAY IF SCHEDULE VARIES DAY TO DAY

MONDAY
 TUESDAY
 WEDNESDAY
 THURSDAY
 FRIDAY
 SATURDAY
 SUNDAY

SPECIFY INSTRUCTOR OR STAFF	ARRIVAL TIME	DEPARTURE TIME
Art Instructor	11:45am	9pm
Art Instructor	11:45am	9pm
Administrator	11:30am	9:15pm

**Project 00962211-PAUP
 PLNG - Shot of Art Commercial School
 Site Plan Mezzanine**

MEZZANINE



MEZZANINE

Square Footage summary for site

First Floor	Sq ft
Lobby/Reception	328
Storage/ Workspace / Break room	137
Bathroom 1	44
Bathroom 2	75
Studio 1 Art Instruction	426
Studio 2 Art Instruction	260
Studio 3 Art Instruction	250
Studio 4 Art Instruction	322
Hallway 1	128
Hallway 2	96
Hallway 3	29
Hallway 4	53
Hallway 5	91
Hallway 6	127
Mezzanine	Sq ft
Storage/ Workspace / Break room	650
Storage	145
Total Sq Ft	3162

Project 00962211-PAUP Building Plan

APN# 104-583-03
 ZONING: 4 2B Community Commercial
 LEGAL DESCRIPTION:

PARCEL A:
 PARCEL 4 OF PARCEL MAP 86-402, IN THE CITY OF IRVINE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 243, PAGES 16 TO 21 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL OIL, GAS AND MINERAL RIGHTS AS RESERVED BY VARIOUS DEEDS OF RECORD

EXCEPT ALL WATER, RIGHTS OR INTERESTS THEREIN, NO MATTER HOW ACQUIRED BY GRANTOR AND OWNED OR USED BY GRANTOR IN CONNECTION WITH OR WITH RESPECT TO THE LAND, TOGETHER WITH THE RIGHT AND POWER TO EXPLORE, DRILL, REDRILL, REMOVE AND STORE THE SAME FROM THE LAND OR TO DIVERT OR OTHERWISE UTILIZE SUCH WATER RIGHTS OR INTERESTS ON ANY OTHER PROPERTY OWNED OR LEASED BY GRANTOR, WHETHER SUCH WATER RIGHTS SHALL BE RIPARIAN, OVERLYING, APPROPRIATIVE, LITORAL, PERCOLATING, PRESCRIPTIVE, ADJUDICATED, STATUTORY OR CONTRACTUAL, BUT WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF THE LAND IN THE EXERCISE OF SUCH RIGHTS, AS RESERVED BY THE IRVINE COMPANY, A MICHIGAN CORPORATION, IN THE DEED RECORDED DECEMBER 30, 1985 AS INSTRUMENT NO. 85-521335, OF OFFICIAL RECORDS.

PARCEL B:
 NON-EXCLUSIVE EASEMENTS FOR PARKING, ACCESS, INGRESS, EGRESS, USE, ENJOYMENT, DRAINAGE, MAINTENANCE, REPAIRS AND FOR OTHER PURPOSES, ALL AS DESCRIBED IN THE RECIPROCAL EASEMENT AGREEMENT RECORDED DECEMBER 30, 1985 AS INSTRUMENT NO. 85-521343, OF OFFICIAL RECORDS.

GENERAL NOTES:

1. The existing parking associated with the building must comply with the light requirements of the Irvine Uniform Security Code, Section 5-9-517K.

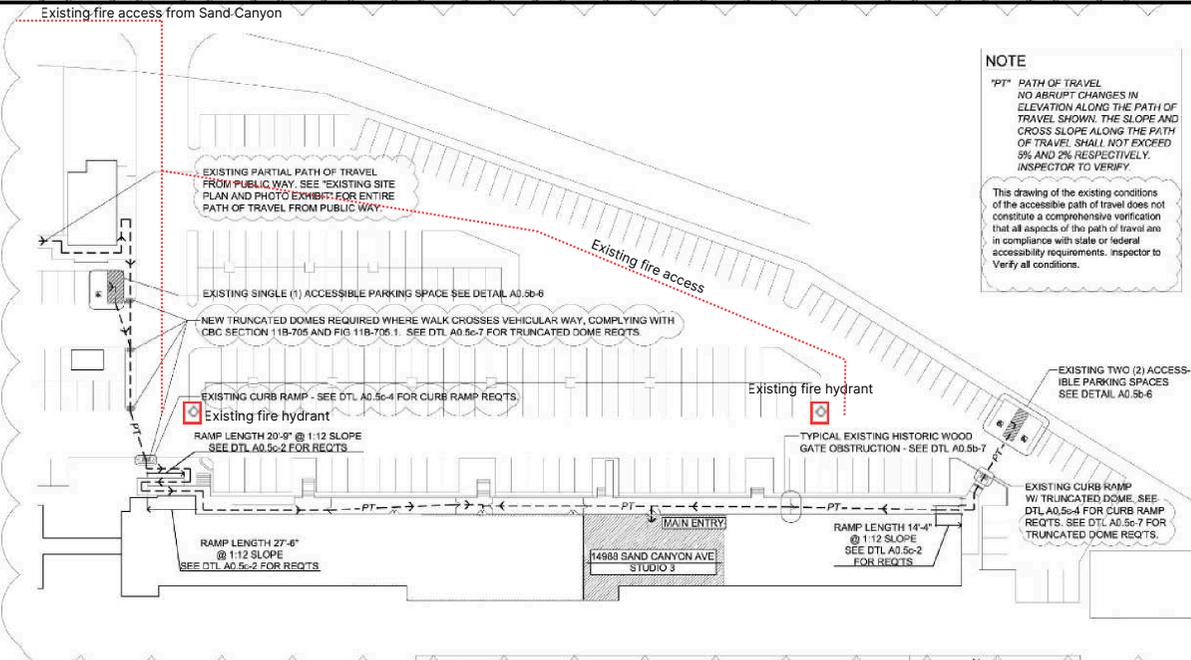
Summary

Land ±6.60 AC ±287,496 SF
 Building Area 128,169 SF

Note: All parking stalls are existing
 Accessible 8 stalls
 Compact 74 stalls
 Standard 350 stalls

LEGEND

- PROPERTY LINE
- PARCEL LINE
- - - - - EASEMENT
- STREET CENTER LINE
- BUILDING LINE
- ROOF PROJECTION LINES
- STORM DRAIN SYSTEM
- PATH OF TRAVEL
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING TREE TO BE RELOCATED
- EXISTING TREE
- PARKING STALLS
- EXISTING TRASH ENCLOSURE



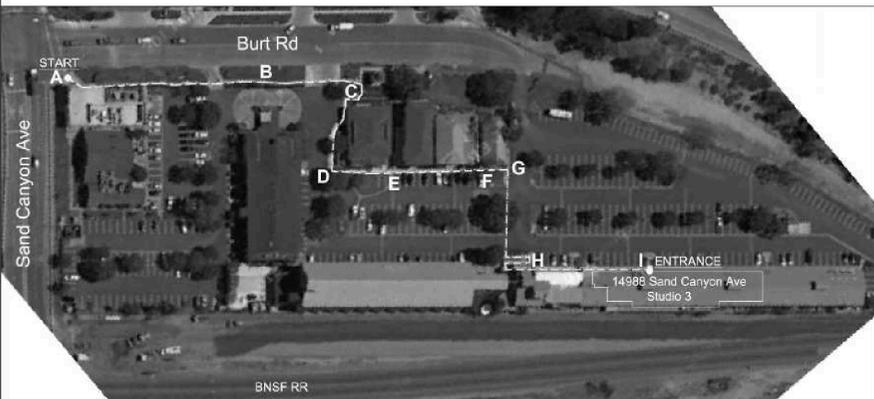
NOTE

"PT" PATH OF TRAVEL
 NO ABRUPT CHANGES IN ELEVATION ALONG THE PATH OF TRAVEL SHOWN. THE SLOPE AND CROSS SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% AND 2% RESPECTIVELY. INSPECTOR TO VERIFY.
 This drawing of the existing conditions of the accessible path of travel does not constitute a comprehensive verification that all aspects of the path of travel are in compliance with state or federal accessibility requirements. Inspector to Verify all conditions.

ALL RAMPAGE IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE.
 THIS PRELIMINARY SITE PLAN IS BASED ON INFORMATION SUBMITTED TO NAGEL ARCHITECTS INC AND IS SUBJECT TO VERIFICATION BY LOCAL, COUNTY AND GOVERNING AGENCIES FOR THE PROJECT. IT IS NOT NECESSARILY A REPRESENTATION AS TO IDENTITY, TYPE, SIZE, LOCATION, TENURE OR OCCUPANCY OF ANY BUILDING WITHIN THIS CENTER.

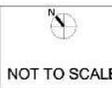
EXISTING ENLARGED SITE SHOWING HANDICAP ACCESSIBILITY FROM PARKING AND PARTIAL PATH OF TRAVEL FROM PUBLIC WAY

SCALE 1"=40'-0"



Existing Site Plan and Photo Exhibit

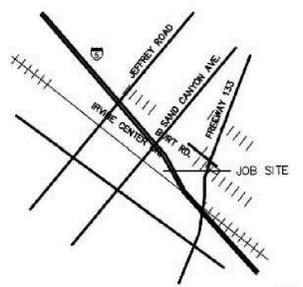
SHOWING HANDICAP ACCESSIBILITY FROM PUBLIC WAY



Note
 This exhibit of the existing conditions of the path of travel from the public way, does not constitute a comprehensive verification that all aspects of the path of travel from the public way are in compliance with state or federal accessibility requirements. Inspector to Verify all conditions.

Bldg	Type of Use	Business	SF	Parking Provided	Parking Required	Parking Rate
A	RESTAURANT	14962 Denny's	4,017	Shared	25	1/166
B	RESTAURANT	14952 Knowlwoods	5,706	Shared	35	1/166
C	RETAIL/OFFICE	14976 Spectrum Dental Group	3,200	Shared	20	1/166
D	RETAIL/OFFICE	14978		Shared	26	1/166
D	RETAIL/OFFICE	A. Vacant	1,500	Shared		
D	RETAIL/OFFICE	B. Vacant	1,000	Shared		
D	RETAIL/OFFICE	C. Chiropractic Corp	1,724	Shared		
E	RETAIL/OFFICE	14980 Irvine Valley Veterinary	4,801	Shared	29	1/166
F	RETAIL/OFFICE	14982 My Dentist Joe	1,496	Shared	10	1/166
G	HOTEL	14972 La Quinta				
H	HOTEL	La Quinta	148 rooms	Shared	117	
I	Commercial School	Studio 1. Gracie Barra	6,500	Shared	21	*
I	Office	Studio 2. T.S. Voelker Architecture	1,499	Shared	7	1/222
I	Commercial School	Studio 3. Shot of Art	3,162	Shared	13	**
I	Retail/Office	Studio 4. Available	7,929	Shared	36	1/222
I	Commercial School	Studio 5. Be the Change Yoga	3,028	Shared	12	*
I	Retail	Studio 6. Olomana Studios	2,000	Shared	9	1/222
I	Office	Studio 8. EPTDESIGN	4,080	Shared	18	1/222
I	N/A	AT&T	N/A	Shared	N/A	N/A
Totals Building I			28,198	220	116	
Totals Combined for Site			128,169	432	378	

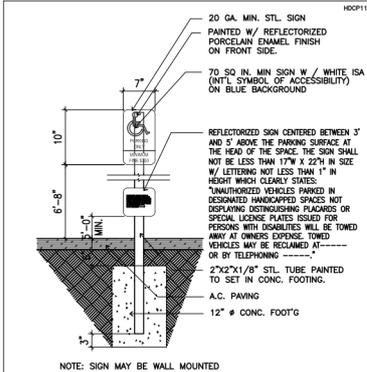
* Used the Commercial School Parking Rate for Gracie Barra and Be the Change Yoga
 ** Used the Commercial School Parking Rate to calculate required parking for Shot of Art. Based on the Operational Schedule submitted, the busiest time is Saturday at 2pm with 26 students and 4 instructors/staff. The parking rate for commercial schools is 1 space/instructor and employee, plus 1 space/3 students. Therefore, the parking required is 13 spaces



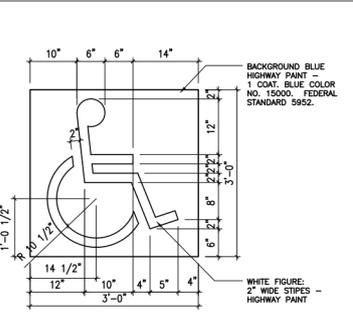
VICINITY MAP

Project 00962211-PAUP

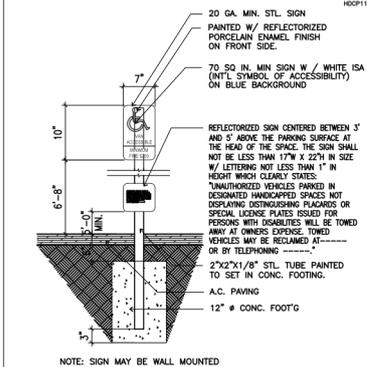
Accessible Parking Details



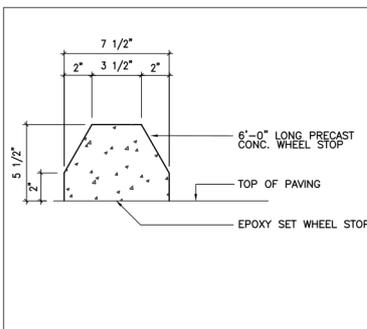
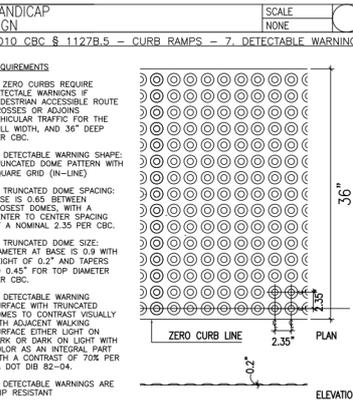
ACCESSIBLE PARKING STALL SIGN SCALE 1"=1'-0"



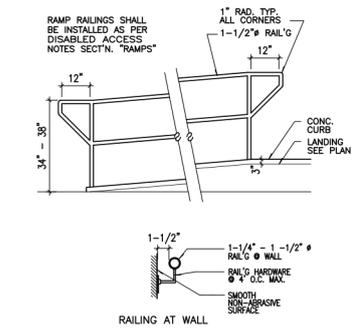
HANDICAP SIGN SCALE NONE



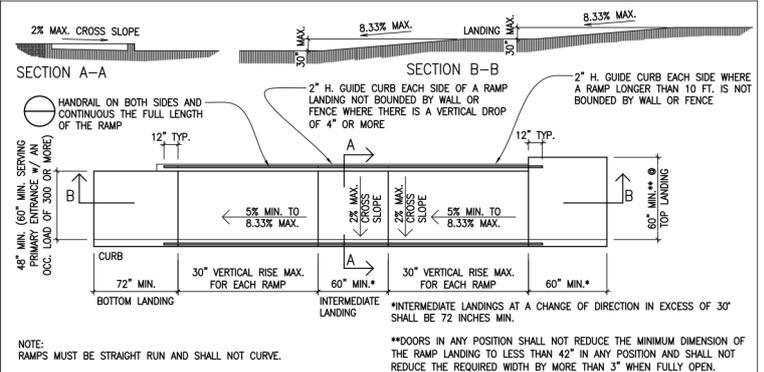
ACCESSIBLE VAN PARKING STALL SIGN SCALE 1"=1'-0"



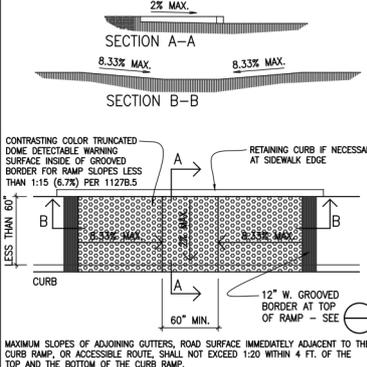
WHEELSTOP DETAIL SCALE



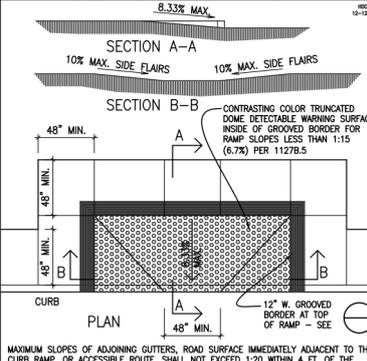
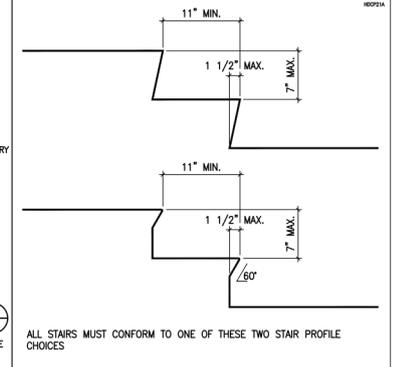
ACCESSIBLE RAMP RAILING SCALE NONE



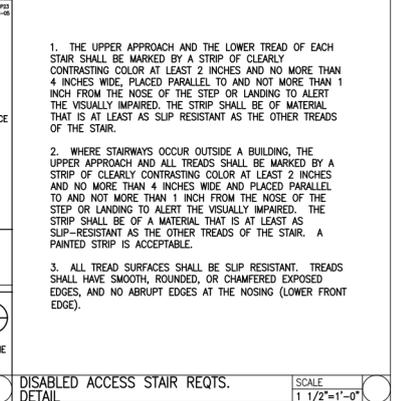
STRAIGHT RUN RAMP DETAIL SCALE 1/4"=1'-0"



CURB-CUT RAMP DETAIL AT SIDEWALK LESS THAN 60" IN WIDTH SCALE 1/4"=1'-0"

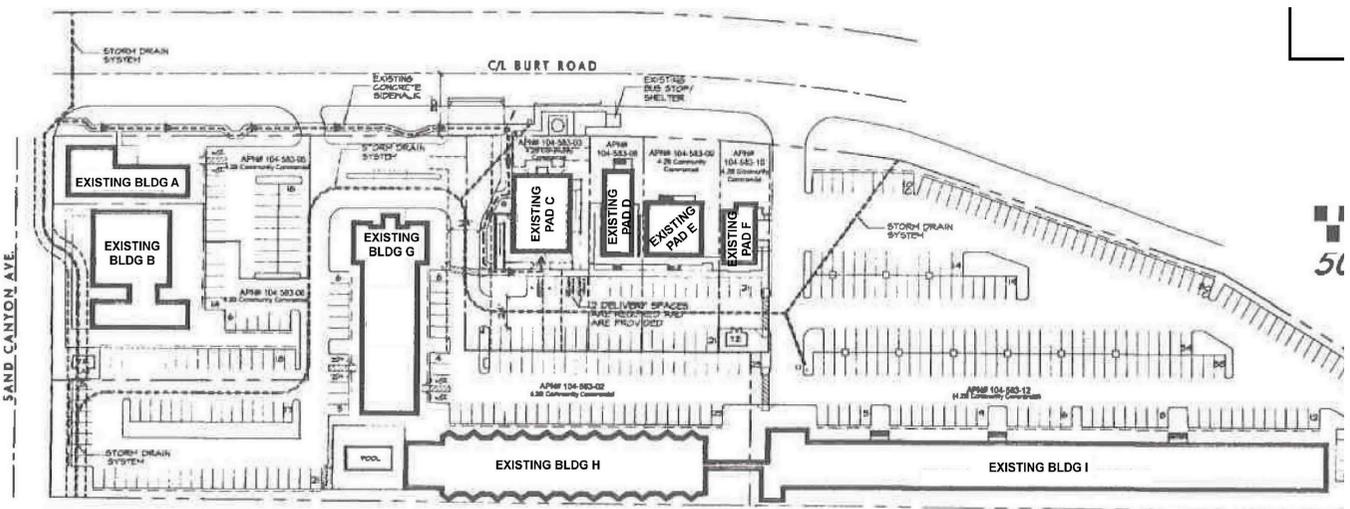


SIDEWALK CURB-CUT RAMP DETAIL SCALE 1/4"=1'-0"



Project 00962211-PAUP

Included view of original site plan that showed letter identification corresponding to each building (Building A, B, C, etc), per the Comment 00023, 2nd review





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: Michael O'Toole
Associate Planner
949-724-6102

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

Project Title; File No: Administrative Use Permit for Shot of Art (File No. 00962211-PAUP)

Project Location: 14988 Sand Canyon Avenue, Studio 3 in Planning Area 31 (Irvine Spectrum 6), in the City of Irvine,
(include County) County of Orange, CA

Project Description: Operation of a commercial school, Shot of Art, within an existing suite. No changes are proposed to the interior of the suite or to the project site are proposed.

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

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

Project Applicant: Best Q Company
48 City Stroll
Irvine, CA 92620
Attn: Brian Quaife
949-527-1205
brian.quaife@gmail.com

Exempt Status:
(check one)

- Ministerial (Section 21080(b)(1); 15268)
- Declared Emergency (Section 21080(b)(3); 15269(a))
- Emergency Project (Section 21080(b)(4); 15269(b)(c))
- Statutory Exemption:
- Categorical Exemption: Section 15301, Class 1 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 project is to operate a commercial school in an existing building and involves no exterior improvements.

Michael O'Toole,
Associate Planner

February 18, 2026

Name and Title

Signature

Date