



February 24, 2026

Mr. Zouhair Hashual  
Modern Auto Brokers  
82 Discovery, Suite B  
Irvine, CA 92618

**Sent Via Email:**  
[zhashual@aol.com](mailto:zhashual@aol.com)

**Subject: Approval of Administrative Use Permit 00964742-PAUP for an Online Vehicle Sales Office, at 82 Discovery, Suite B, in Planning Area 31 (Irvine Spectrum 6)**

Dear Mr. Hashual:

Community Development Department staff reviewed Administrative Use Permit 00964742-PAUP to operate an online vehicle sales office at 82 Discovery, Suite B, within Barranca Business Park. The property is bounded by Irvine Center Drive to the north, Barranca Parkway to the south, Discovery to the west, and State Route 133 to the east. The existing building consists of 2,994 square feet of office space. The subject property is located within Planning Area 31 (Irvine Spectrum 6) and is zoned 5.5A Medical and Science. Surrounding land uses include office and medical businesses.

As described in the applicant's letter of justification, Modern Auto Brokers proposes to occupy a 360-square-foot office suite on the building's first floor for the operation of an "online vehicle sales office" (Enclosures 1 and 2). No auto mechanical work, auto repair, detailing, vehicle storage within the building, or any form of vehicle service will be conducted on-site. All in-person transactions with customers will be by appointment only. The term "customer" shall be considered a single individual, a couple, or a family unit traveling together in one vehicle.

Per Section 1-2-1 of the Irvine Zoning Ordinance, "online vehicle sales" is defined as "an office for car dealerships that operate exclusively online, with customers by appointment only." Based on the business description provided by the applicant, Modern Auto Brokers qualifies as an "online vehicle sales" office, a use that is permitted in the 5.5A Medical and Science zone with the approval of an administrative use permit.

### *Parking*

Section 4-3-4 of the Irvine Zoning Ordinance requires one space per 250 square feet of gross floor area "administrative, business and professional" office uses. This is the same standard that applies to an "online vehicle sales" office.

The subject tenant space is part of an existing 2,994-square-foot office suite that is divided into five individual office suites and includes approximately 1,040 square feet of common shared areas, such as conference rooms, reception areas, restrooms, and circulation space. Modern Auto Brokers will occupy approximately 360 square feet of exclusive office area. When its proportional share of the approximately 1,040 square feet of common area is allocated among the five suites, the total floor area attributable to the subject tenant space is approximately 568 square feet.

Applying the required parking ratio of one space per 250 square feet to the approximately 568 square feet results in a requirement of two parking spaces. The suite has been allocated two parking spaces within the building's existing parking supply. Because the parking standard for "online vehicle sales" is identical to that of a traditional office use, and because no additional floor area is being added to the building, the proposed use does not increase the site's overall parking demand. Therefore, the existing parking allocation for the building is sufficient to meet this requirement, and no restriping or parking reconfiguration of the parking area is proposed.

Based on the applicant's operational schedule (10 a.m. to 6:15 p.m., Monday through Saturday), with a minimum 10-minute gap between appointments, the proposed use is not expected to create parking conflicts or overflow conditions (Enclosure 3). Further, the limited scale of operations and by-appointment scheduling is anticipated to ensure that the project complies with Irvine Zoning Ordinance parking standards.

### *Special Land Use Restrictions*

All properties within the 5.5A Medical and Science zone in Planning Area 31 are subject to Special Land Use Restrictions (SLURs), as stated in the purchase or lease agreement between Irvine Company and the purchaser or lessee of the property. These SLURs establish the maximum square footage permitted on each parcel, as well as the maximum number of vehicle trips that can be generated by each parcel. For the Barranca Business Park, the applicable SLURs in the sales agreement allocate 100% of the permitted trips on-site to office development.

The property is identified under Spectrum Project No. 31-31, which is allocated a trip budget of 124 AM peak-hour trips, 114 PM peak-hour trips, and 888 average daily trips (ADT). The existing 2,994-square-foot office building was developed and accounted for within this trip allocation.

The proposed online vehicle sales office will occupy a portion of the existing office building and does not involve an expansion of floor area or a change to a higher-intensity land use category. The use operates as an appointment-only office and is consistent with the office development contemplated under the recorded SLURs allocation. Accordingly, the use remains within the site's established trip budget.

*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 online vehicle sales office 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 00964742-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 proposed use, an online vehicle sales office, is permitted in the 5.5A Medical and Science zone with approval of an administrative use permit. The use is also consistent with the district's purpose of accommodating a variety of compatible office uses. Pursuant to Division 4 of the Irvine Zoning Ordinance, office uses require one parking space per 250 square feet of gross floor area, which amounts to a total of 12 parking spaces for the entire building. Based on the approximately 568 square feet attributable to the suite, the proposed use requires two parking spaces, which are accommodated within the building's existing parking supply.

The project does not involve any changes to the existing building footprint, square footage, landscaping, driveways, or site circulation. The proposed use operates as a low-intensity, appointment-only office use and does not include vehicle repair, storage, or display beyond the limited operational restrictions imposed by this approval. Therefore, the proposed project complies with all applicable development standards, including the parking standards set forth in Division 4 (Parking) of the Zoning Ordinance, and supports the purpose of the intended function of the zoning district.

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

Modern Auto Brokers' operations will operate on an appointment-only basis and be limited to a maximum of one employee and one customer on-site at any given time. Based on the approximately 568 square feet attributable to the subject office suite, the use requires two parking spaces pursuant to Division 4 of the Irvine Zoning Ordinance. The suite has been allocated the required parking within the building's

existing parking supply, which was developed to serve the 2,994-square-foot office building. Vehicle and pedestrian access are available from Discovery. The project does not propose any changes to the existing building footprint, square footage, landscaping, access, or site circulation. Therefore, the proposed operation will not negatively affect existing circulation patterns, the off-site street network, or 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 an online vehicle sales office. Existing uses within the surrounding area consist of other administrative businesses and professional offices. Therefore, the proposed online vehicle sales office would be consistent with the character and integrity of the zoning district and the existing uses within the 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 5.5A Medical and Science identifies the intent and purpose of the zone as an area that accommodates biomedical and high-technology research and education, supported by administrative and research and development activities. By operating as an online vehicle sales office, the proposed use aligns with this intent through an accessible, service-oriented use. The project would provide economic benefits to the local area by offering accessible vehicle purchasing options and supporting small business development. Therefore, the proposed use is consistent with applicable City policies and is in harmony with the purpose and intent of the 5.5A Medical and Science zoning district.

- 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 online vehicle sales will provide a convenient, community service that expands on consumer access to vehicle purchasing options and contributes to the economic vitality of the area. It will support local entrepreneurship and foster small business development as the project is compatible with surrounding administrative office businesses.

As an online-based appointment-only business, customer visits will be limited and scheduled to minimize on-site activity. Per Condition 6.19, on-site occupancy will be limited to two individuals on-site at any given time, ensuring a low-intensity operation. Furthermore, there is sufficient parking to support the proposed use, and the project does not include any modifications to the existing building footprint, square footage, landscaping, project driveway, or site circulation. Therefore, the

proposed online vehicle sales use will not negatively affect adjacent properties, the surrounding neighborhood, or other businesses in the area.

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 an online vehicle sales office use. The business shall operate in accordance with the following conditions:

- A. A maximum of one vehicle for sale may be present on-site, at any one time. When present, the vehicle shall be parked in a designated parking stall on the property.
- B. When present, the vehicle for sale may only be temporarily displayed in a designated parking space during a scheduled customer appointment for the purpose of completing a sales transaction. No on-site vehicle showroom or display area is permitted.
- C. Vehicle storage is prohibited inside and outside of the building, except as expressly permitted under these conditions. Overnight parking is prohibited.

- D. Any additional vehicle inventory shall be stored at an off-site location in compliance with all applicable regulations and shall possess all required permits or approvals for vehicle storage.
- E. Business operations are approved between the hours of 10 a.m. and 6:15 p.m., Monday through Saturday.
- F. All customer visits shall be by appointment only, with no more than one appointment scheduled at a time, and a minimum 10-minute interval between consecutive appointments.
- G. A maximum of one employee and one customer may be on-site at any one time.
- H. The term “customer” shall mean a single individual, a couple, or a family unit traveling together in one vehicle.
- I. At no time shall the tenant conduct vehicle repairs, maintenance, or installation of parts or aftermarket accessories on the property.
- J. On-site advertising is strictly prohibited. This includes, but is not limited to, banners, signs, decals, stickers, key lock boxes, or any other visual indicators on a vehicle or on the property that suggest a vehicle is for sale.

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, and operational schedule 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

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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.

Unless an appeal is filed prior to the expiration of the five-day appeal period ending at 5 p.m. Tuesday, March 3, 2026, the approval granted by this letter shall become effective Wednesday, March 4, 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 Assistant Planner Samantha Zepeda at 949-724-5427 or via email [SZepeda@cityofirvine.org](mailto:SZepeda@cityofirvine.org).

Sincerely,



Stephanie Frady, AICP  
Director of Community Development

Enclosures:

1. Letter of Justification
2. Floor Plan
3. Operational Schedule
4. Notice of Exemption

ec: Ann Wu, Acting Planning Manager  
Chris Chung, Principal Planner  
File: 00964742-PAUP

## Letter of Justification

### Case Number 00964742-PAUP

Modern Auto Brokers, Inc.  
DBA: Modern Auto Brokers

7710 Balboa Ave, Ste 212A  
San Diego, CA 92111

82 Discovery, Ste B  
Irvine, CA 92618

Established in April 2019

Modern Auto Brokers brings value to the city by making car buying easier, more transparent, and more affordable for residents. We help clients find the right vehicles at the right prices without the pressure of a traditional dealership, saving them both time and money.

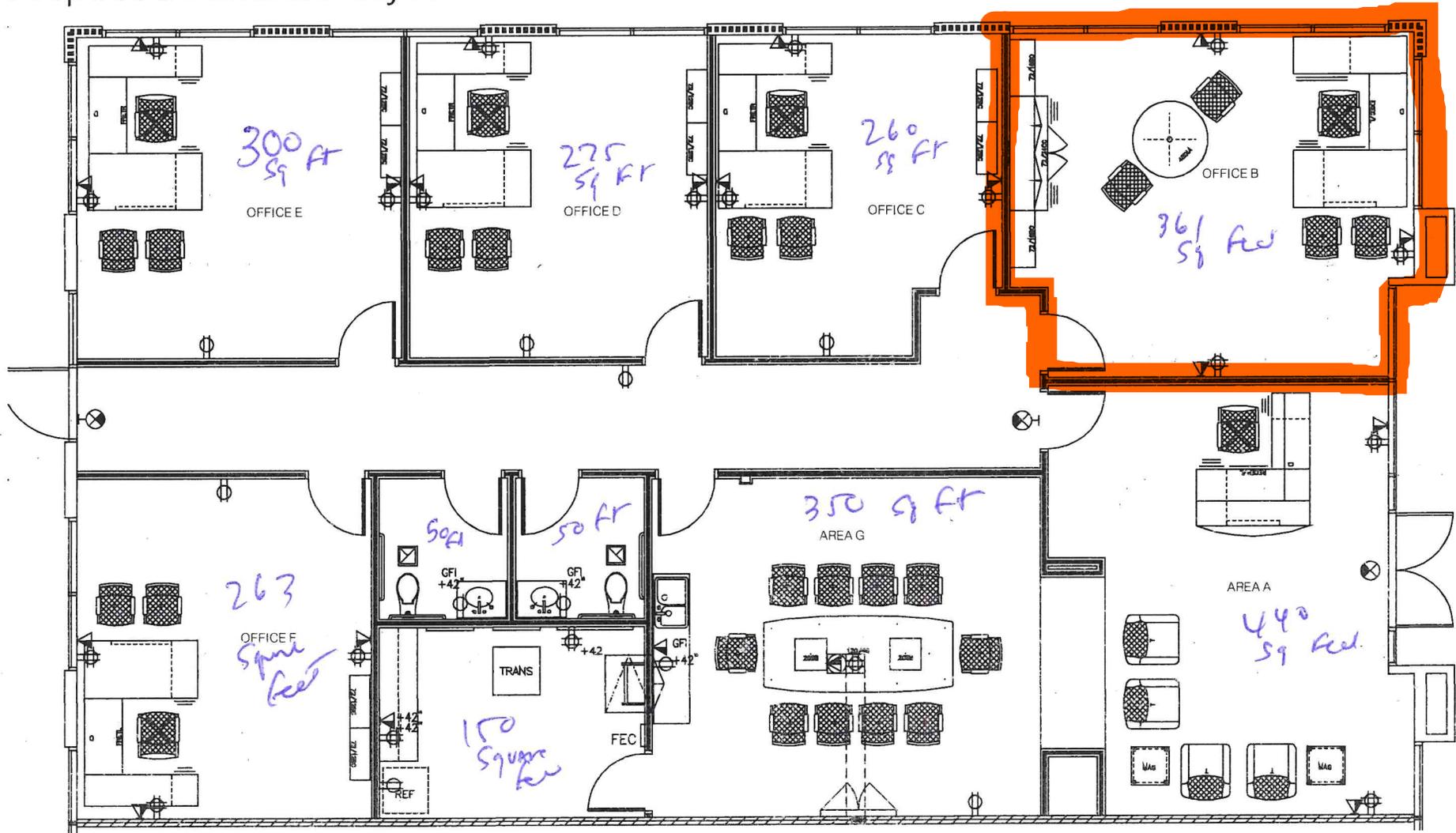
By working closely with local dealers, lenders, and service providers, we keep business within the community and support local jobs.

- We do not buy or sell vehicles
- We do not carry an inventory
- Vehicles are delivered straight from the car dealership to the client's home or place of business
- The office space is used to run the day-to-day business and to conduct negotiations
- The office space is not for the use of buying, selling or storing vehicles
- The office space (Ste B) is 360 sq ft and is being leased from building (82 Discovery)
- Broker meetings in the office (Ste B) are by appointment only

ENCLOSURE 1

# Vince Tucci

## Proposed Furniture Layout



DATE: 04/02/04

REVD:

DRAWN: SW

SCALE: 1/8"=1'-0"

JOB NO.: Tucci.dwg

APPROVED:

FULLMER CONTRACT

400 North Tustin Avenue Suite 400 Santa Ana, CA 92705  
(714)-565-3765 (714) 565-3767 Fax Web Site: Fullmerco.com

ENCLOSURE 2



# 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: Samantha Zepeda**  
**Assistant Planner**  
**949-724-5427**  
**[szepeda@cityofirvine.org](mailto:szepeda@cityofirvine.org)**

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

**Project Title and File No.:** Administrative Use Permit for Modern Auto Brokers in Planning Area 31  
(00964742-PAUP)

**Project Location:** (include County) The project is located at 82 Discovery in Planning Area 31, in the City of Irvine,  
County of Orange.

**Project Description:** Administrative Use Permit to operate an online vehicles sales office within an  
existing office building.

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

**Approval Date:** February 19, 2026  
**Resolution No.** n/a

**Project Applicant:** Modern Auto Brokers  
7710 Balboa Avenue, Suite 212A  
San Diego, CA 92111  
Attn: Zouhair Hashual  
619-942-1212  
[zhashual@aol.com](mailto:zhashual@aol.com)

**Exempt Status:**  
(check one)

- Ministerial (Section 21080(b)(1); 15268)
- Declared Emergency (Section 21080(b)(3); 15269(a))
- Emergency Project (Section 21080(b)(4); 15269(b)(c))
- Statutory Exemption:
- Categorical Exemption: Section 15301, Class 1 for Existing Facilities
- General Rule Exemption (Section 15061(b)(3))

**Reasons Why Project Is Exempt:** The project is exempt pursuant to CEQA Guidelines Section 15301  
(Class 1) Existing Facilities, which allows for the operation of, and minor  
alterations, to existing facilities involving negligible or no expansion of  
existing or former use. This project would allow an online vehicle sales  
office to operate within an existing office building and involves no exterior  
improvements.

Samantha Zepeda, Assistant Planner  
Name and Title

Signature

February 19, 2026  
Date

ENCLOSURE 4