



March 11, 2026

Ms. Sayna Sarkhosh
PS Lagree
7899 E. Viewrim Drive
Anaheim, CA 92808

Sent Via Email:
saynasarkhosh@yahoo.com

Subject: Approval of Administrative Use Permit 00963908-PAUP for PS Lagree, at 7040 Scholarship Drive, in Planning Area 36 (Irvine Business Complex)

Dear Ms. Sarkhosh:

Community Development Department staff reviewed Administrative Use Permit 00963908-PAUP to operate a reformer Pilates studio, classified as a commercial school, at 7040 Scholarship Drive within The Plaza located at the northeast corner of Jamboree Road and Campus Drive. The subject property is located within Planning Area 36 (Irvine Business Complex [IBC]) and is zoned 5.0 IBC Mixed-Use. Surrounding land uses include retail to the north, residential to the south and east, and institutional uses to the west.

As described in the applicant's letter of justification, PS Lagree proposes to operate a commercial school providing "Lagree fitness classes" within a 1,882-square-foot office tenant space (Enclosure 1). "Lagree fitness classes" are high-intensity, low impact workouts, taught by an instructor in a group setting. Each student is assigned a "megaformer" which is a spring-based, sliding carriage machine utilized for slow and controlled exercises. The proposed hours of operation will be Monday to Friday 6–11:50 a.m. and 3–7:50 p.m., and Saturdays and Sundays 6–11:50 a.m. (Enclosure 3). Classes maintain a 10-minute interval between the scheduled end time of one class and the scheduled start time of the subsequent class to facilitate orderly student arrival and departure. PS Lagree will have a maximum of 10 students and one instructor at any given time. All students will be 18 years and older.

The project does not propose to alter the existing site plan, parking supply, or landscaping of The Plaza (Enclosure 2). Interior renovations proposed include the removal of an existing wall to create the studio, installation of new flooring in the studio area, and accessibility related enhancements. Additionally, the studio area will accommodate a maximum of 10 "megaformers." The proposed floor plan will provide for 937 square feet of studio area where instruction will occur, a 124-square-foot instructor room, a 120-square-foot office, a 135-square-foot changing room, and 420 square feet of ancillary area (hallway, electrical room, etc.).

Section 1-2-1 of the Irvine Zoning Ordinance defines “school, commercial” as “a business establishment where instruction is given, in exchange for payment of a fee. Examples of subjects taught include, but are not limited to, dance, computer skills, music, and martial arts.” Based on the business description contained in the applicant’s letter of justification, the proposed “Lagree fitness classes” is classified as a “school, commercial” use, which is conditionally permitted in the 5.0 IBC Mixed 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” use as “one space per instructor and employee, plus one space per three students.” PS Lagree will operate with a maximum of one instructor and 10 students on-site at any one time, requiring five parking spaces. The Plaza development is required to provide 207 parking spaces to accommodate visitor, recreation, retail, and restaurant parking.

The subject tenant space was previously occupied by an office use that was allocated eight parking spaces based on a requirement of one parking space per 250 square feet of gross floor area. The proposed commercial school will require five parking spaces resulting in a minimum surplus of three parking spaces. Therefore, there is sufficient parking on site to accommodate the proposed use. Additionally, Condition 6.19 has been added to this project requiring the total on-site occupancy to adhere to the proposed operational schedule, including students and instructors, which would minimize on-site parking demands. To further ensure adequate parking is provided for the existing development, Condition 6.15 has also been included to require the preparation and implementation of a parking mitigation plan should parking impacts attributable to PS Lagree arise in the future.

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.” Each land use in the 5.0 IBC Mixed use zone is assigned a “General Land Use Category” that corresponds to an IBC DIV generation rate. Section 3-37-28.1(C) of the Zoning Ordinance defines “School, commercial” as an undefined use. The subject tenant space has a “commercial” (i.e. retail) DIV trip allocation of 5 AM, 13 PM, and 158 average daily DIVs. The DIV budget for this project under IBC Project No. 723 is 452 AM peak trips, 1,465 PM peak trips, and 19,564 average daily trips. Existing uses account for 109 AM trips, 128 PM trips, and 1,553 average daily trips, which is substantially less than the maximum allowed. Through the administrative use permit process, staff has determined that PS Lagree operates within the “commercial” DIV budget allocated for this suite.

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 00963908-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, PS Lagree's commercial school operation will include a maximum of 10 students and one instructor at any given time, which requires a total of five parking spaces. The Plaza is regulated by an existing shared parking agreement which allocated a retail parking ratio to the subject tenant space requiring eight spaces. Based on the proposed use there will be a surplus of three parking spaces for the 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 on-site occupancy to adhere to the operational schedule, including students and instructor count, which will ensure parking demand is not impacted. To further ensure adequate parking is provided for the existing development, Condition 6.15 has also been included to require the preparation and implementation of a parking mitigation plan should parking impacts attributable to PS Lagree arise 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 5.0 IBC Mixed 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 use that offers fitness classes 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 Plaza, a mixed-use development, which was designed and constructed with a comprehensive circulation system consisting of internal drive aisles and pedestrian pathways that connect the parking

areas to residences and commercial uses. The proposed commercial school will occupy an existing 1,882-square-foot suite and involves no changes to the existing site layout, building footprint, or circulation pattern.

The proposed operation will have a maximum occupancy of 10 students and one instructor at any given time, which requires the provision of five parking spaces. The subject tenant space was previously occupied by an office use which was allocated eight parking spaces. As such there is a surplus of three parking spaces. Condition 6.19 has been added to the project requiring total on-site occupancy to adhere to the proposed operational schedule, including the number of instructors, students, and reformer machines, which will further reduce any potential parking-related impacts. Therefore, the proposed commercial school will not adversely impact the existing circulation patterns within the existing 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 in the 5.0 IBC Mixed Use zone. The use is compatible with the mixed-use nature of the existing development, operates within an existing tenant space intended for commercial uses, and will not result in any exterior modifications. The instructional nature of the business is compatible with surrounding retail, restaurant, and commercial school 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 5.0 IBC Mixed Use identifies the intent and purpose of the zone as an area that accommodates a variety of commercial, retail, and residential uses within a mixed-use environment. 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 activating commercial space and supporting local businesses. Therefore, the proposed "school, commercial" use is in harmony with City policies, and the intent and purpose of the 5.0 IBC Mixed 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 commercial school use will contribute to the overall vibrancy of The Plaza by providing instructor-led fitness classes within walking or short driving distance of residential uses. The commercial school use is also compatible with

surrounding businesses, which include restaurants, retail, and an existing fitness studio, as well as the larger residential development which was originally approved to promote mixed-use development by incorporating residential, retail, and restaurant uses within the same development. The proposed operations ensure 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 existing development. 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. Further, the existing tenant space is intended to serve as a retail use and is consistent with the existing mix of uses provided within the development. Therefore, the proposed “school, commercial” use will not negatively impact existing residences, adjacent tenants, or other uses within The Plaza.

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.

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 PS Lagree 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

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

- A. Hours of operation shall be permitted only as follows: Monday through Friday – 6 to 11:50 a.m., and 3 to 7:50 p.m., and Saturday and Sunday – 6 to 11:50 a.m.
- B. A minimum 10-minute interval shall be maintained between the scheduled end time of one class and the scheduled start time of the subsequent class, consistent with the proposed operational schedule. This operational gap shall be maintained to facilitate orderly student arrival and departure and to minimize potential parking congestion within the development.
- C. A maximum of 10 students and one instructor shall be allowed onsite at any given time during hours of operation, as outlined in the approved operational schedule.
- D. The maximum number of fitness equipment machines (reformer machine, megaformer machine, etc.) shall be limited to 10 machines within the tenant space.

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

SOUND ATTENUATION MEASURES

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 residences and tenants, as needed. At no time shall amplified sound associated with PS Lagree 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

NOISE CONTROL – DOOR CLOSURE

The applicant shall ensure that all exterior doors and windows remain closed during fitness classes and amplified instruction, except for normal ingress and egress. The facility shall comply with all applicable City noise standards at all times.

Condition 6.24

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 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.

Ms. Sayna Sarkhosh
March 11, 2026
Page 8 of 8

Condition 6.25

COMPLIANCE WITH PRIOR APPROVALS

All applicable conditions of approval associated with original Conditional Use Permit 00350902-PCPU issued for The Plaza, administrative relief for shared parking (File No. 00452792-PAR), as well as 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. Wednesday, March 18, 2026, the approval granted by this letter shall become effective Thursday, March 19, 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

ec: Ann Wuu, Acting Planning Manager
Nick Melloni, Principal Planner
File: 00963908-PAUP

Padina Sarkhosh & Sayna Sarkhosh
Email: saynasarkhosh@yahoo.com
Phone: +1 (657) 363-2198

City of Irvine - Planning Counter
1 Civic Center Plaza
Irvine, CA 92606
planning@cityofirvine.org

Subject: Request for Research Letter - 7040 Scholarship Dr, Irvine, CA 92612

Dear Planning Staff,

We were informed that the proposed project at 7040 Scholarship is located within the 5.0 Irvine Business Complex (IBC) Residential zone in Planning Area 36. Based on our understanding, our proposed business — a Lagree Fitness Studio — is a permitted land use within this zoning designation. However, we noted that the specific land use designation for this location is "Retail and Office."

We respectfully request clarification as to whether, given this designation, any additional permits, **an Administrative Use Permit (AUP)**, or other discretionary approvals or processes would be required to operate our business at this site.

To assist in determining the feasibility of this location for our intended use, we respectfully request information regarding the following:

2. Zoning & Land Use Compatibility

- The proposed studio will contain **10 Megaformer machines**.
- Each class will have a maximum of **10 adult participants and 1 instructor**.
- All classes are scheduled and appointment-based, with no walk-in access.
- Class duration is 50 minutes.

4. Hours of Operation & Class Schedule

Monday – Friday Classes

6:00 AM – 6:50 AM
7:00 AM – 7:50 AM
8:00 AM – 8:50 AM
9:00 AM – 9:50 AM
10:00 AM – 10:50 AM
11:00 AM – 11:50 AM
3:00 PM – 3:50 PM
4:00 PM – 4:50 PM
5:00 PM – 5:50 PM
6:00 PM – 6:50 PM
7:00 PM – 7:50 PM

Saturday – Sunday Classes

6:00 AM – 6:50 AM
7:00 AM – 7:50 AM
8:00 AM – 8:50 AM
9:00 AM – 9:50 AM
10:00 AM – 10:50 AM
11:00 AM – 11:50 AM

The facility will be open only during scheduled class times and brief transition periods between

ENCLOSURE 1

classes.

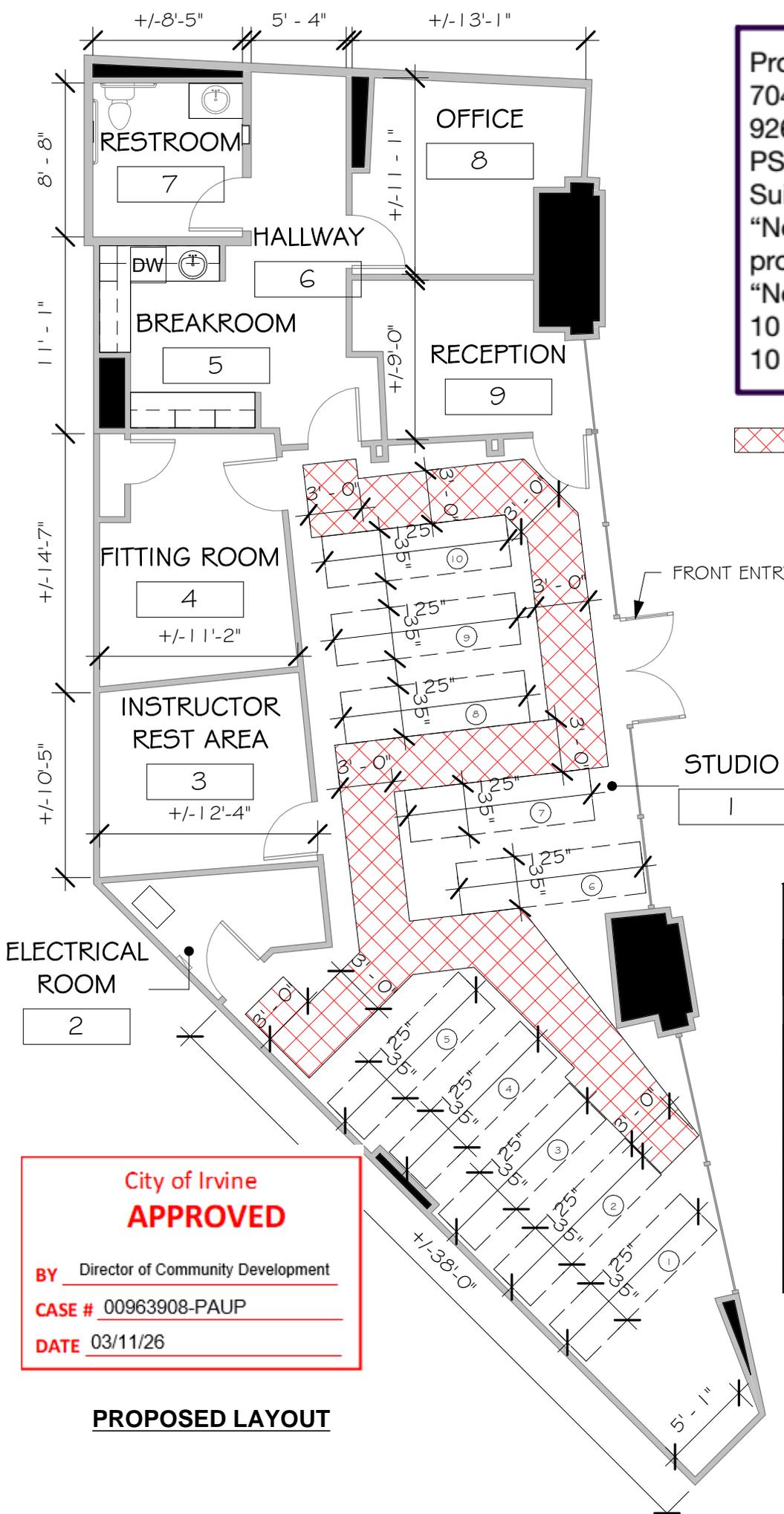
We kindly request that staff research time be limited to 4 hours unless we provide written authorization for additional time.

Sincerely,
Padina Sarkhosh & Sayna Sarkhosh

Project 00963908-PAUP
 7040 Scholarship Irvine CA
 92612
 PS Lagree - Fitness studio
 Suite Area 1882 SF
 "No Exterior modifications
 proposed."
 "No site improvements "
 10 Megaformer
 10 students one instructor



ACCESSIBLE / EGRESS PATH OF TRAVEL



FRONT ENTRY 1,882 S.F. IS THE TOTAL AREA OF THE SUITE
 NOT INCLUDING THE INTERIOR WALLS.

THE DIFFERENCE OF 1,882 VS 1,736 IS THE
 INTERIOR WALLS SF.

SF INCREASE IS THE RESULT OF REMOVING
 THE WALL.

THE AREA OF EACH ROOM ON THE SCHEDULE
 IS THE INTERIOR SIDE IF EACH ROOM.

ROOM SCHEDULE

#	ROOM NAME	AREA
1	STUDIO	937 SF
2	ELECTRICAL ROOM	53 SF
3	INSTRUCTOR REST AREA	124 SF
4	FITTING ROOM	135 SF
5	BREAKROOM	84 SF
6	HALLWAY	113 SF
7	RESTROOM	73 SF
8	OFFICE	120 SF
9	RECEPTION	97 SF

**City of Irvine
 APPROVED**

BY Director of Community Development

CASE # 00963908-PAUP

DATE 03/11/26

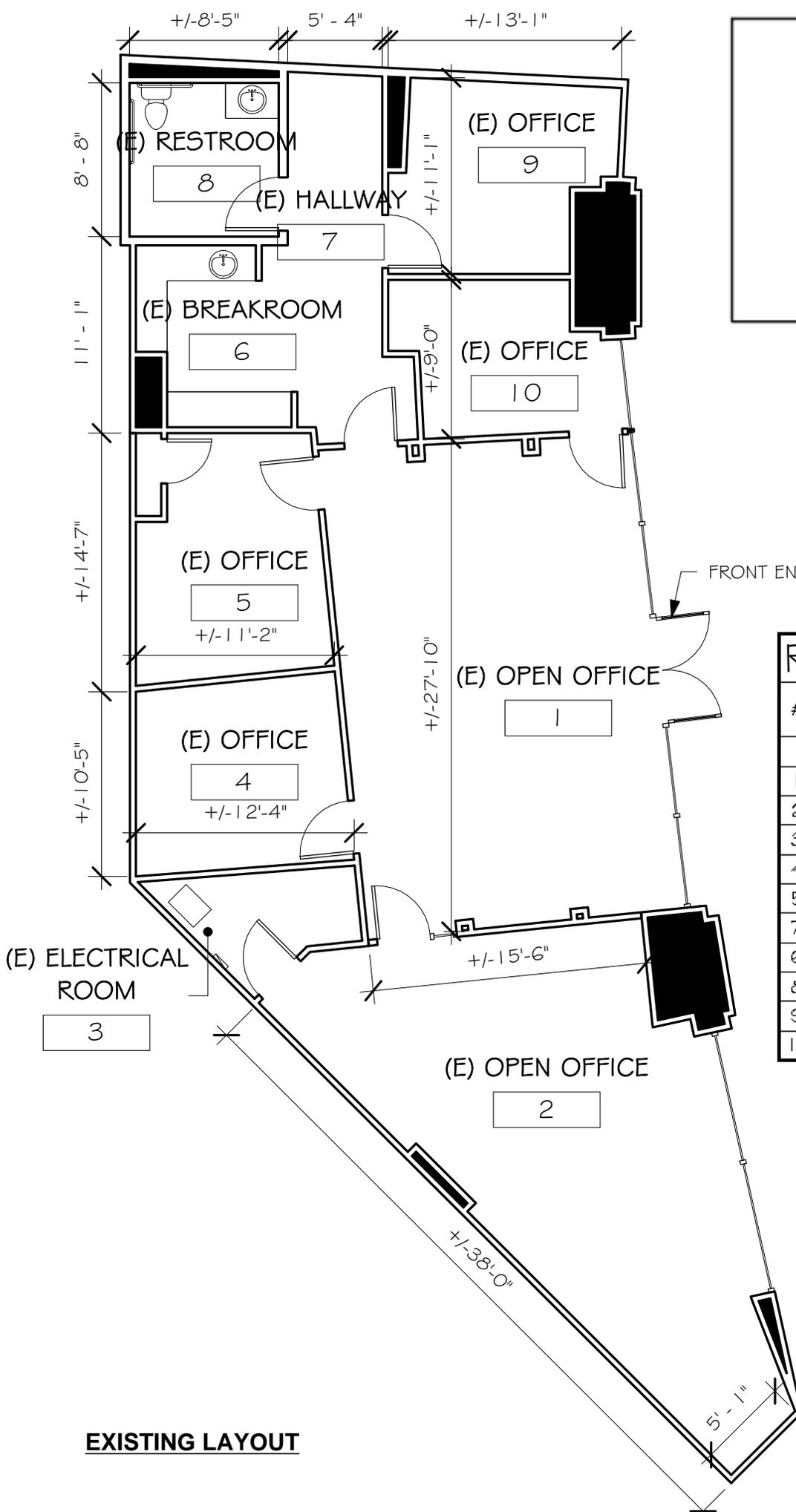
PROPOSED LAYOUT

For Reference
 Existing floor plan
 Project 00963908-PAUP
 SUITE AREA 1882 SF

1,882 S.F. IS THE TOTAL AREA OF THE SUITE
 NOT INCLUDING THE INTERIOR WALLS.

THE DIFFERENCE OF 1,882 VS 1,729 IS THE
 INTERIOR WALLS SF.

THE AREA OF EACH ROOM ON THE SCHEDULE
 IS THE INTERIOR SIDE IF EACH ROOM.



ROOM SCHEDULE		
#	ROOM NAME	AREA
1	(E) OPEN OFFICE	480 SF
2	(E) OPEN OFFICE	450 SF
3	(E) ELECTRICAL ROOM	53 SF
4	(E) OFFICE	124 SF
5	(E) OFFICE	135 SF
7	(E) HALLWAY	113 SF
6	(E) BREAKROOM	84 SF
8	(E) RESTROOM	73 SF
9	(E) OFFICE	120 SF
10	(E) OFFICE	97 SF

EXISTING LAYOUT

City of Irvine
APPROVED

BY Director of Community Development
 CASE # 00963908-PAUP
 DATE 03/11/26

**THE PLAZA
IRVINE
RETAIL**
IRVINE, CA

LEASABLE SQ. FT.

11/13/08

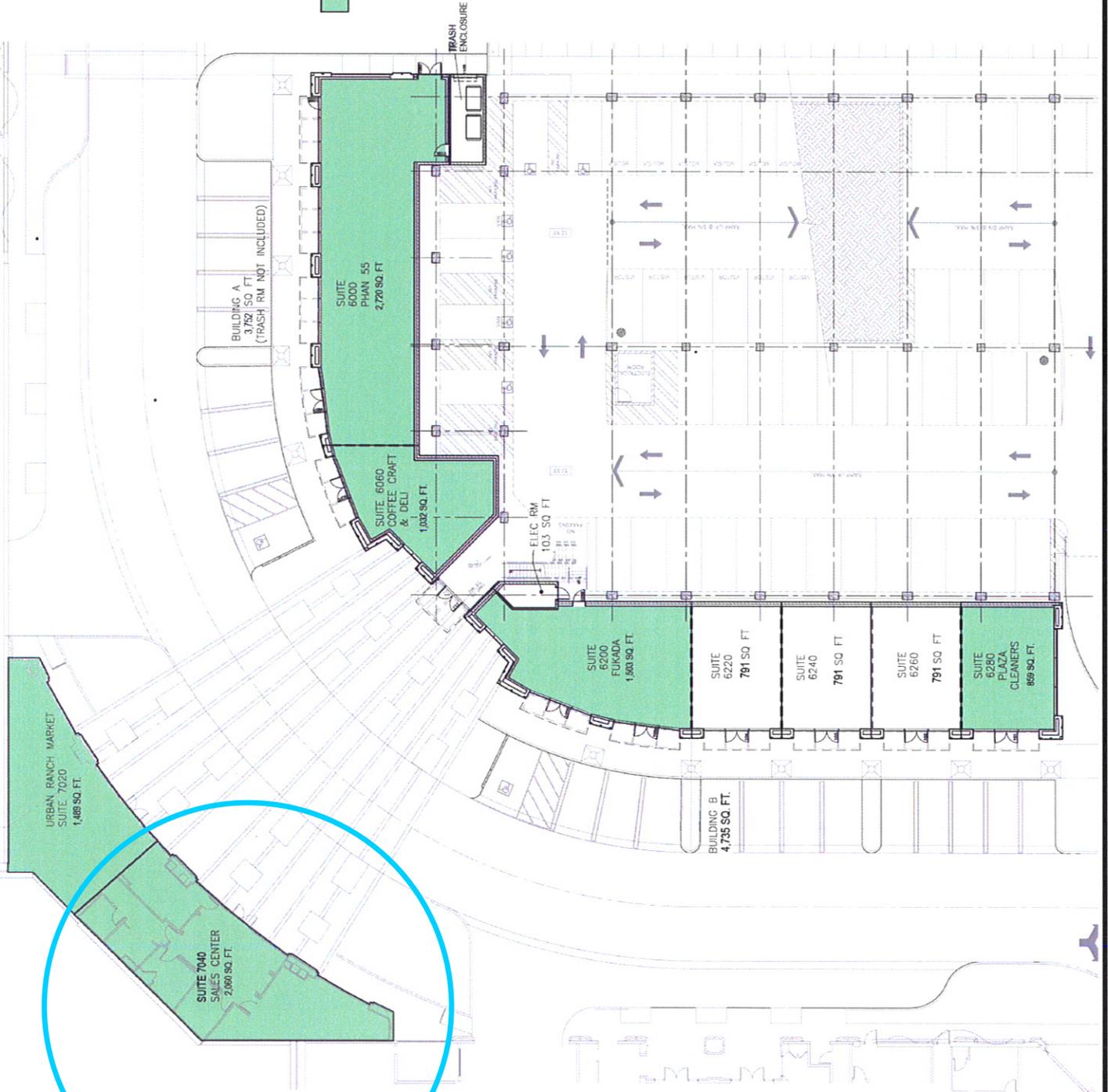
EXECUTED LEASES

*SQUARE FOOTAGE INCLUDES
PRO-RATE SHARE OF
ELECTRICAL ROOM.

Project 00963908-PAUP
7040 Scholarship Irvine CA 92612
PS Lagree - Fitness studio
Suite Area 1882 SF
"No Exterior modifications proposed."
"No site improvements "

Scale: 1"= 10'-0"

SITE PLAN



THE PLAZA - IRVINE RETAIL

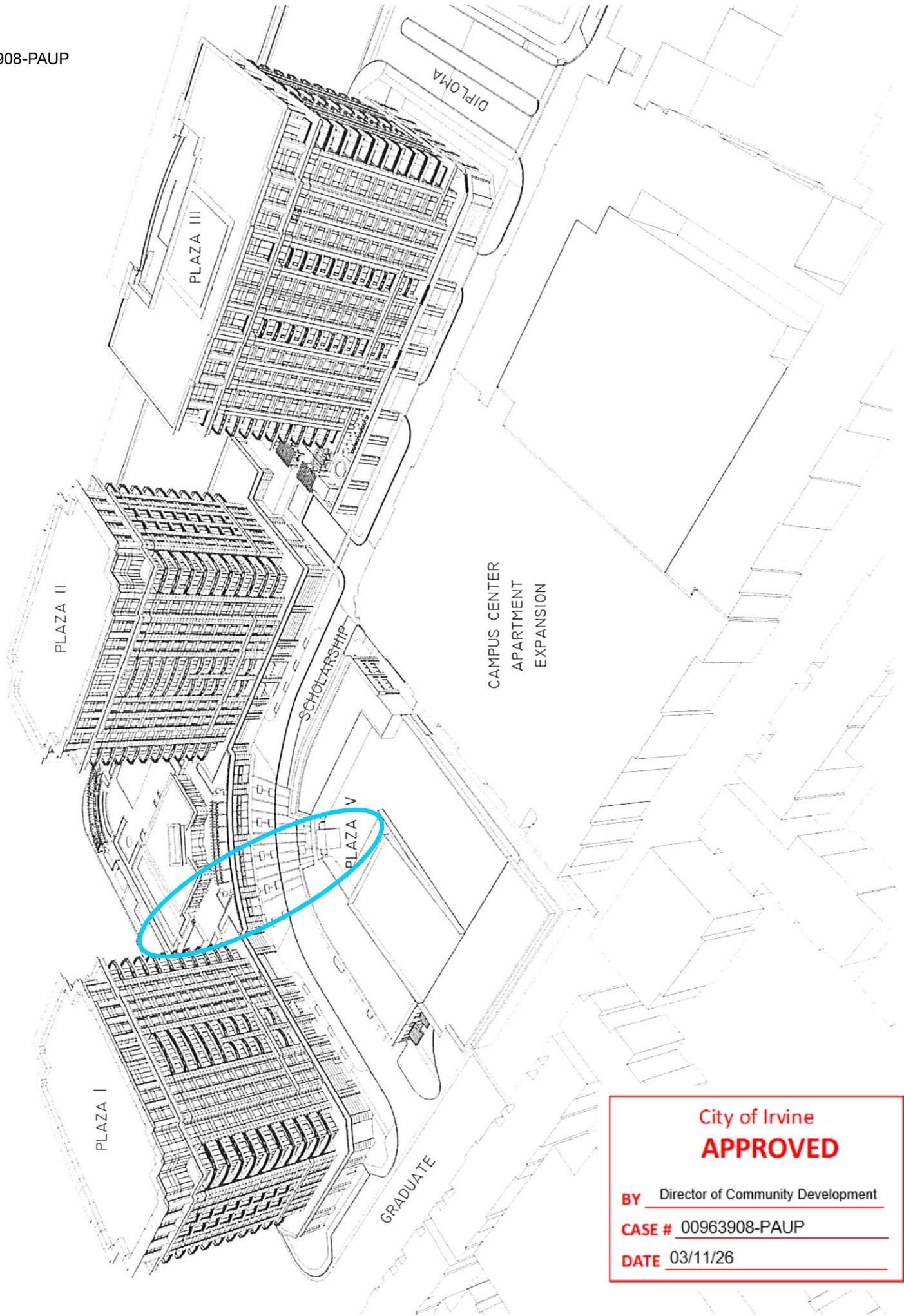
00963908-PAUP

**City of Irvine
APPROVED**

BY Director of Community Development

CASE # 00963908-PAUP

DATE 03/11/26

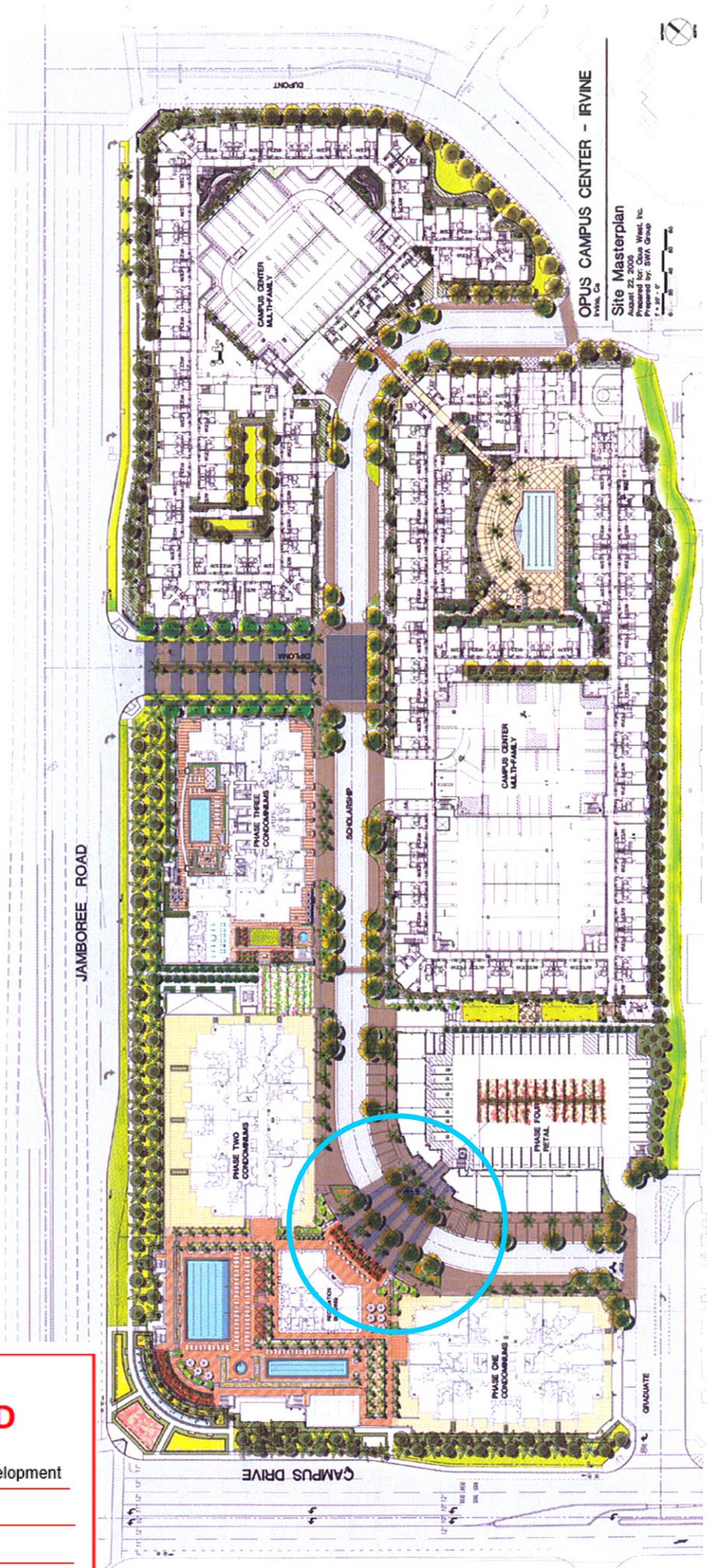


City of Irvine
APPROVED

BY Director of Community Development

CASE # 00963908-PAUP

DATE 03/11/26



OPUS CAMPUS CENTER - IRVINE

Site Masterplan
August 22, 2005
Prepared for: One West, Inc.
Prepared by: SWA Group

City of Irvine
APPROVED

BY Director of Community Development
CASE # 00963908-PAUP
DATE 03/11/26

	Tenant	Existing SF	Existing Parking Ratio	Existing Required Parking
Existing	Office	1,882 SF	1/250	8 parking spaces
Proposed	Lagree (Commercial School)	1,882 SF	Commercial School (1 space per instructor and 1 space for every 3 students)	5 parking spaces
Total Provided	207 Parking Spaces (Shared)			
Surplus	3 parking spaces			

7040 Scholarship Parking Summary

The Plaza Irvine (6000 Scholarship) is subject to Shared Parking (00452792-PAR). Based on the proposed change of use for the existing retail tenant, the change of use to a commercial school will result in a decrease in amount of required parking (surplus of 3 parking spaces). The project site will continue to be subject to the shared parking approval (00452792-PAR) that was approved for 5,540 SF of retail and 5,803 SF of restaurant space.

The Plaza Irvine Parking Summary

Tenant	Existing and Proposed SF (No Change)	Parking
PS Lagree	1,882 SF	
Caz Cycle	2,373 SF	
Moris Restaurant	859 SF	
Qin West Noodle	1,463 SF	
Avocado Café	1,032 SF	
Grill Lounge	2,254 SF	
Villa Market	1,480 SF	
Total	11,343 SF	
Parking Provided		207 spaces
Parking Required		207 spaces (pursuant to Shared Parking 00452792-PAR)

City of Irvine
APPROVED

BY Director of Community Development

CASE # 00963908-PAUP

DATE 03/11/26

OPERATIONAL SCHEDULE TEMPLATE

MONDAY – FRIDAY

Activity Description	Start Time	End Time	Under Age 18	Over Age 18	No. of Parents/Guardians Waiting
Class 1	6:00 AM	6:50 AM	0	10	0
Class 2	7:00 AM	7:50 AM	0	10	0
Class 3	8:00 AM	8:50 AM	0	10	0
Class 4	9:00 AM	9:50 AM	0	10	0
Class 5	10:00 AM	10:50 AM	0	10	0
Class 6	11:00 AM	11:50 AM	0	10	0
Class 7	3:00 PM	3:50 PM	0	10	0
Class 8	4:00 PM	4:50 PM	0	10	0
Class 9	5:00 PM	5:50 PM	0	10	0
Class 10	6:00 PM	6:50 PM	0	10	0
Class 11	7:00 PM	7:50 PM	0	10	0

SATURDAY – SUNDAY

Activity Description	Start Time	End Time	Under Age 18	Over Age 18	No. of Parents/Guardians Waiting
Class 1	6:00 AM	6:50 AM	0	10	0
Class 2	7:00 AM	7:50 AM	0	10	0
Class 3	8:00 AM	8:50 AM	0	10	0
Class 4	9:00 AM	9:50 AM	0	10	0
Class 5	10:00 AM	10:50 AM	0	10	0
Class 6	11:00 AM	11:50 AM	0	10	0

INSTRUCTOR & STAFF SCHEDULE

Specify Instructor or Staff	Arrival Time	Departure Time
Instructor 1	5:55 AM	12:00 PM
Instructor 2	2:55 PM	8:00 PM



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 00963908-PAUP for PS Lagree

Project Location: 7040 Scholarship, Planning Area 36, City of Irvine, County of Orange, CA

Project Description: Allow PS Lagree to operate fitness classes, classified as a commercial school, within an existing 1,882-square-foot tenant suite.

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

Approval Date: March 11, 2026
Resolution No. N/A

Project Applicant: Sayna Sarkhosh
PS Lagree
7899 E. Viewrim Drive
Anaheim, CA 92808
Attn: Sayna Sarkhosh
657-363-2198
saynasarkhosh@yahoo.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

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 tenant suite. 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

March 11, 2026

Date

ENCLOSURE 4