



April 27, 2026

Jake Guthrie
GDC Hammond JV, LLC
Guthrie Development Company
36 Executive Park, Suite 250
Irvine, CA 92614

Sent Via Email
jake@guthriedevelopment.com

Subject: Approval of Minor Modification 00971889-PMPC to Zoning Compliance 88-ZD-0196, Located at 8, 10, and 12 Hammond in Planning Area 35 (Irvine Spectrum 2)

Dear Mr. Guthrie:

Community Development Department staff reviewed Modification 00971889-PMPC to Zoning Compliance 88-ZD-0196 to ensure consistency with development standards and the approved tentative parcel map (File No. 00960889-PTP) for a 2.6-acre site located at 8, 10, and 12 Hammond in Planning Area 35 (Irvine Spectrum 2). The project site is designated Research and Industrial in the General Plan and has a zoning classification of 5.4 General Industrial.

On September 7, 1988, Zoning Compliance 88-ZD-0196 was approved allowing development of the existing with three buildings on two parcels for industrial and accessory office uses. On April 22, 2026, a tentative parcel map (File No. 00960889-PTP) was approved to merge the two parcels into one parcel, allowing for an airspace subdivision creating 26 commercial condominium units.

The modification does not propose any exterior physical changes to the existing buildings, site layout, or parking, but rather would install new interior demising walls between five tenant spaces to evenly divide the existing buildings into 26 individual condominium units for office, warehouse, manufacturing, and research and development uses. The proposed improvements do not add to the overall square footage of the existing buildings. The site will continue to meet all applicable development regulations including setbacks, building height, parking, landscaping, and site coverage.

Section 2-19-2 of the Irvine Zoning Ordinance contains criteria to determine when a proposed modification is classified as a "major modification." A major modification must be reviewed by the original approving authority at a public hearing. However, where none of the criteria are met, the application is a "minor modification" and reviewed by the Director of Community Development.

Based on the submittal, the Director of Community Development determines that the proposed modification does not meet any of the five criteria to be classified as a major modification. Therefore, the project is a minor modification for the following reasons.

1. Proposed addition, deletion, and/or relocation of approved structures and/or land uses which would cause significant or potentially significant environmental impacts, based on staff's analysis prepared in accordance with City policy.

The project will not add, remove, or relocate the existing buildings or introduce new uses at the subject site. The project will maintain three existing buildings onsite without any significant structural changes or exterior changes to the 39,950 square feet of combined building area. Instead, the proposed modification will install new internal demising walls between five tenant spaces to evenly divide the existing buildings into 26 individual condominium units. The proposed improvements do not add to the overall square footage of the existing buildings.

The approved land uses onsite will remain consistent with the original approval, as the site is comprised of industrial, warehouse, manufacturing, research and development, and office uses. Therefore, the scope of this modification will not result in significant or potentially significant environmental impacts.

The project is exempt pursuant to California Environmental Quality Act (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. The proposed modification will allow existing uses to continue and does not involve exterior improvements.

2. Proposed addition, deletion and/or relocation of approved structures and/or land uses which would cause significant or potentially significant on-site and off-site traffic impacts, based on staff's analysis of the transportation issues prepared in accordance with City policy.

The modification does not propose any changes to the approved buildings, project site, or land uses, As such, traffic patterns on-site and off-site and existing vehicular and pedestrian site access would not be impacted.

An owners' association will manage the tenants located within the individual units to ensure that the site continues to meet parking requirements as the mixture of uses on-site changes in the future. However, it is expected that the overall site will continue to be comprised of industrial, warehouse, manufacturing, research and development, and office uses, consistent with the 5.4 General Industrial zone in which the site is located.

The City's Transportation Division also reviewed the project and determined that it will not have adverse impacts to on-site and off-site roadway networks. Therefore, the project is not anticipated to create any negative on-site or off-site traffic impacts.

3. The intent of the findings and conditions of approval for the approved project would not be preserved.

The proposed modification to the site will not conflict with the findings and conditions of the original approval. Zoning Compliance 88-ZD-0196 that was originally approved for onsite development up to 39,950 square feet, divided between 18,981 square feet of warehouse, 12,285 square feet of office, 6,705 square feet of manufacturing, and 1,979 square feet of research and development uses. The proposed modification does not change the nature of the use of the project site, as the proposed uses would remain consistent with the 5.4 General Industrial zone where the buildings are located.

The proposed modification ensures consistency with development standards and does not physically expand the development's footprint beyond the existing parcel lines nor reach into previously undisturbed lands. This project is conditioned to comply with all applicable conditions of approval from Zoning Compliance 88-ZD-0196. Therefore, the proposed modification is consistent with the intent of the findings and conditions of the original approval.

4. Proposed addition, deletion, and/or relocation of structures would result in an impact to or introduction of sensitive uses not previously considered within the site. This includes, but is not limited to, uses not previously considered such as childcare centers, schools, residences, and medical establishments.

The project will not impact or introduce sensitive uses not previously considered within the site. The site was originally approved for industrial and office uses and will continue to be utilized for these approved uses. Since no new land uses or activities are introduced by this modification, the project will not result in an impact to existing, or introduce new, sensitive uses that were not previously considered at the site.

5. Reconfiguration of the site plan resulting in: a) a significant reduction of landscaping; or b) a significant change in parking.

The proposed modification will not result in the reduction of landscaping. Section 3-37-33 of the Irvine Zoning Ordinance requires a minimum of 15% site landscaping. The project plans reflect no change to the existing landscaping site coverage, which is currently 15% of the existing site, and therefore meets the landscaping requirement.

The proposed modification will also not result in a reduction of parking. Pursuant to Section 4-3-3 of the Irvine Zoning Ordinance, required parking is calculated at a rate specific to the individual use permitted within each tenant space. These uses include office, manufacturing, warehouse, and research and development. To ensure that there will be sufficient parking on-site, a parking and land use summary, included in the project plans, reflects the square footages, uses, and required parking for each of the proposed condominium units. The project plans identify a total current site parking requirement of 85 spaces, with 101 parking spaces provided, resulting in a surplus of 16 parking spaces for the site. Additionally, parking will be monitored going forward by the owners' association to ensure that the property continues to meet parking requirements as the mixture of uses, and their corresponding parking requirements, changes.

Therefore, the proposed modification does not result in the reduction of landscaping or significant change in parking.

Based on the information submitted with this application, the Director of Community Development makes the following finding pursuant to Section 2-19-7 of the Irvine Zoning Ordinance and hereby approves Minor Modification 00971889-PMPC.

1. The modification does not alter or affect the intent of the findings and conditions of the original project approval.

The findings or conditions of approval for original Zoning Compliance 88-ZD-0196 will not be affected by the proposed modification because the project does not result in a change of use, reduce parking below the applicable standard, cause a net loss of landscaping, or cause other significant changes that substantially alter the intent/purpose of the original approval. This project is conditioned to comply with all applicable conditions of approval from the original approval. Therefore, the proposed modification is consistent with the intent of the findings and conditions of the original approval.

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.

Mr. Jake Guthrie
April 27, 2026
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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 6.20

COMPLIANCE WITH PRIOR CONDITIONS

All applicable conditions of approval associated with the original approval (File No. 88-ZD-0196), and any subsequent approval (File No. 00960889-PTP) 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. on Monday, May 4, 2026, the approval granted by this letter shall become effective Tuesday, May 5, 2026.

The stamped-approved plans for Minor Modification 00971889-PMPC are being transmitted electronically along with this letter. Should you wish to obtain a hard copy of the stamped-approved plans, please drop off a set of plans at the Planning Counter. Please note that 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 Adam Wong at 949-724-5491 or via email at adwong@cityofirvine.org.

Sincerely,



Stephanie Frady, AICP
Director of Community Development

Mr. Jake Guthrie
April 27, 2026
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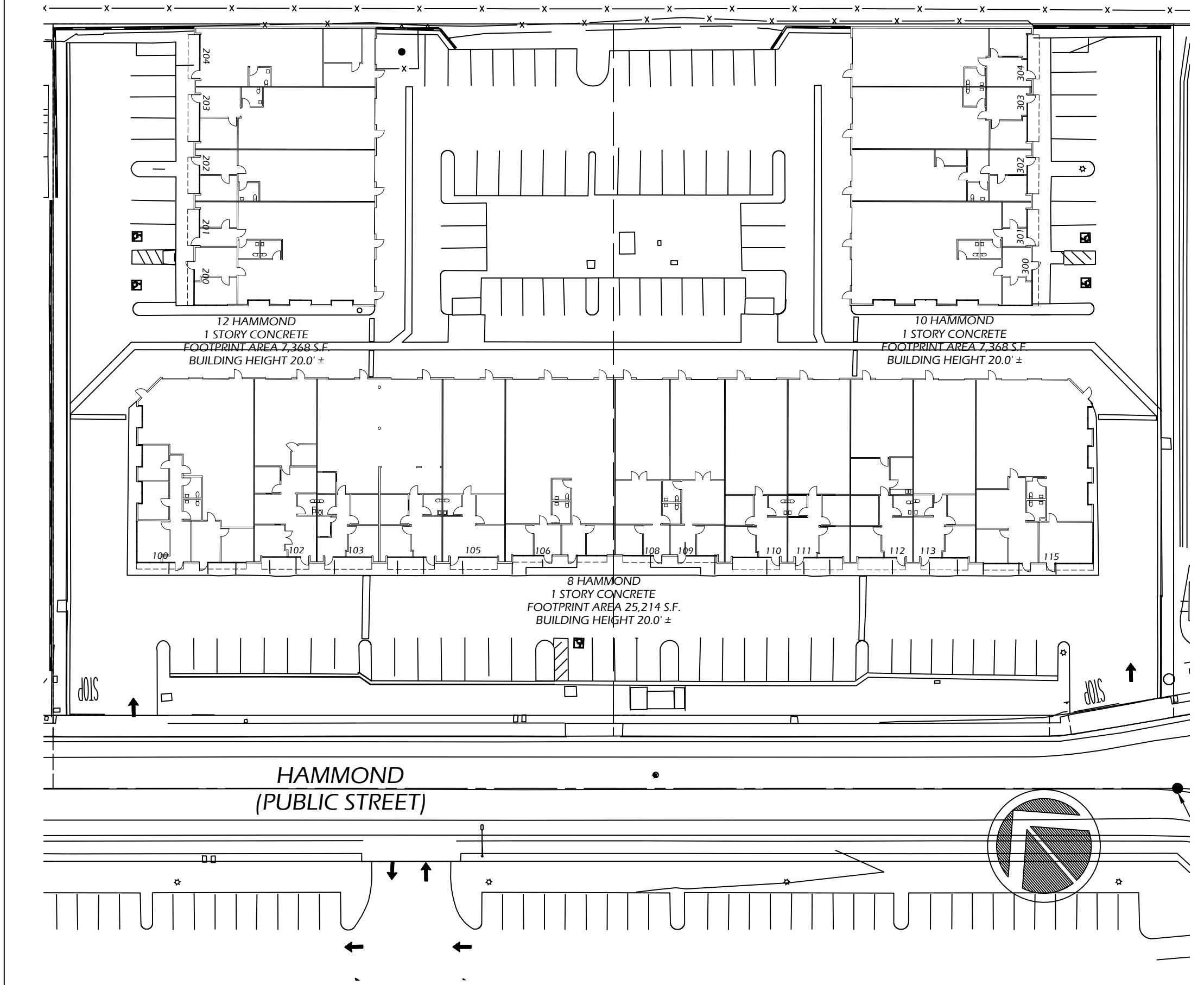
Enclosures:

1. Approved Project Plans
2. CEQA Exemption Notice

ec: Alyssa Matheus, Planning Manager
Ann Wu, Principal Planner
File(s): 00971889-PMPC; 00960889-PTP; 88-ZD-0196

8 Hammond Unit #	Use	Areas (S.F.)	ParkingRate	Parking Required
100	Office	475	1/250 S.F.	1.90
	Manufacturing	0	1/750 S.F.	0.00
	Warehousing	1,013	1/1,000 S.F.	1.01
	R&D	0	1/250 S.F.	0.00
101	Office	475	1/250 S.F.	1.90
	Manufacturing	0	1/750 S.F.	0.00
	Warehousing	1,013	1/1,000 S.F.	1.01
	R&D	0	1/250 S.F.	0.00
102	Office	609	1/250 S.F.	2.44
	Manufacturing	1,067	1/750 S.F.	1.42
	Warehousing	0	1/1,000 S.F.	0.00
	R&D	0	1/250 S.F.	0.00
103	Office	567	1/250 S.F.	2.27
	Manufacturing	0	1/750 S.F.	0.00
	Warehousing	1,071	1/1,000 S.F.	1.07
	R&D	0	1/250 S.F.	0.00
104	Office	567	1/250 S.F.	2.27
	Manufacturing	0	1/750 S.F.	0.00
	Warehousing	1,071	1/1,000 S.F.	1.07
	R&D	0	1/250 S.F.	0.00
105	Office	604	1/250 S.F.	2.42
	Manufacturing	0	1/750 S.F.	0.00
	Warehousing	1,072	1/1,000 S.F.	1.07
	R&D	0	1/250 S.F.	0.00
106	Office	335	1/250 S.F.	1.34
	Manufacturing	0	1/750 S.F.	0.00
	Warehousing	1,111	1/1,000 S.F.	1.11
	R&D	0	1/250 S.F.	0.00
107	Office	335	1/250 S.F.	1.34
	Manufacturing	0	1/750 S.F.	0.00
	Warehousing	1,110	1/1,000 S.F.	1.11
	R&D	0	1/250 S.F.	0.00
108	Office	330	1/250 S.F.	1.32
	Manufacturing	0	1/750 S.F.	0.00
	Warehousing	1,115	1/1,000 S.F.	1.12
	R&D	0	1/250 S.F.	0.00
109	Office	330	1/250 S.F.	1.32
	Manufacturing	0	1/750 S.F.	0.00
	Warehousing	1,115	1/1,000 S.F.	1.12
	R&D	0	1/250 S.F.	0.00
110	Office	601	1/250 S.F.	2.40
	Manufacturing	1,074	1/750 S.F.	1.43
	Warehousing	0	1/1,000 S.F.	0.00
	R&D	0	1/250 S.F.	0.00
111	Office	603	1/250 S.F.	2.41
	Manufacturing	0	1/750 S.F.	0.00
	Warehousing	1,073	1/1,000 S.F.	1.07
	R&D	0	1/250 S.F.	0.00
112	Office	601	1/250 S.F.	2.40
	Manufacturing	0	1/750 S.F.	0.00
	Warehousing	1,075	1/1,000 S.F.	1.08
	R&D	0	1/250 S.F.	0.00
113	Office	607	1/250 S.F.	2.43
	Manufacturing	1,068	1/750 S.F.	1.42
	Warehousing	0	1/1,000 S.F.	0.00
	R&D	0	1/250 S.F.	0.00
114	Office	574	1/250 S.F.	2.30
	Manufacturing	0	1/750 S.F.	0.00
	Warehousing	990	1/1,000 S.F.	0.99
	R&D	0	1/250 S.F.	0.00
115	Office	574	1/250 S.F.	2.30
	Manufacturing	0	1/750 S.F.	0.00
	Warehousing	989	1/1,000 S.F.	0.99
	R&D	0	1/250 S.F.	0.00
BUILDING TOTAL		25,214		56.78
10 Hammond Unit #	Use	Areas (S.F.)	ParkingRate	Parking Required
300	Office	252	1/250 S.F.	1.01
	Manufacturing	1,173	1/750 S.F.	1.56
	Warehousing	0	1/1,000 S.F.	0.00
	R&D	0	1/250 S.F.	0.00
301	Office	252	1/250 S.F.	1.01
	Manufacturing	1,173	1/750 S.F.	1.56
	Warehousing	0	1/1,000 S.F.	0.00
	R&D	0	1/250 S.F.	0.00
302	Office	481	1/250 S.F.	1.92
	Manufacturing	0	1/750 S.F.	0.00
	Warehousing	931	1/1,000 S.F.	0.93
	R&D	0	1/250 S.F.	0.00
303	Office	454	1/250 S.F.	1.82
	Manufacturing	0	1/750 S.F.	0.00
	Warehousing	1,065	1/1,000 S.F.	1.07
	R&D	0	1/250 S.F.	0.00
304	Office	437	1/250 S.F.	1.75
	Manufacturing	1,150	1/750 S.F.	1.53
	Warehousing	0	1/1,000 S.F.	0.00
	R&D	0	1/250 S.F.	0.00
BUILDING TOTAL		7,368		14.16
12 Hammond Unit #	Use	Areas (S.F.)	ParkingRate	Parking Required
200	Office	384	1/250 S.F.	1.54
	Manufacturing	0	1/750 S.F.	0.00
	Warehousing	969	1/1,000 S.F.	0.97
	R&D	0	1/250 S.F.	0.00
201	Office	383	1/250 S.F.	1.53
	Manufacturing	0	1/750 S.F.	0.00
	Warehousing	969	1/1,000 S.F.	0.97
	R&D	0	1/250 S.F.	0.00
202	Office	375	1/250 S.F.	1.50
	Manufacturing	0	1/750 S.F.	0.00
	Warehousing	998	1/1,000 S.F.	1.00
	R&D	0	1/250 S.F.	0.00
203	Office	452	1/250 S.F.	1.81
	Manufacturing	0	1/750 S.F.	0.00
	Warehousing	1,192	1/1,000 S.F.	1.19
	R&D	0	1/250 S.F.	0.00
204	Office	608	1/250 S.F.	2.43
	Manufacturing	0	1/750 S.F.	0.00
	Warehousing	1,018	1/1,000 S.F.	1.02
	R&D	0	1/250 S.F.	0.00
BUILDING TOTAL		7,368		14.03
TOTALS	Use	Areas (S.F.)	ParkingRate	Parking Required
	Office	12,285	1/250 S.F.	49.14
	Manufacturing	6,705	1/750 S.F.	8.94
	Warehousing	18,981	1/1,000 S.F.	18.98
	R&D	1,979	1/250 S.F.	7.92
	TOTAL S.F.	39,950		
	TOTAL PARKING REQUIRED			85
	TOTAL PARKING PROVIDED			101

City of Irvine
APPROVED
 BY A. WONG ON BEHALF OF CDD
 CASE # 00971889-PMPC
 DATE 4/27/2026

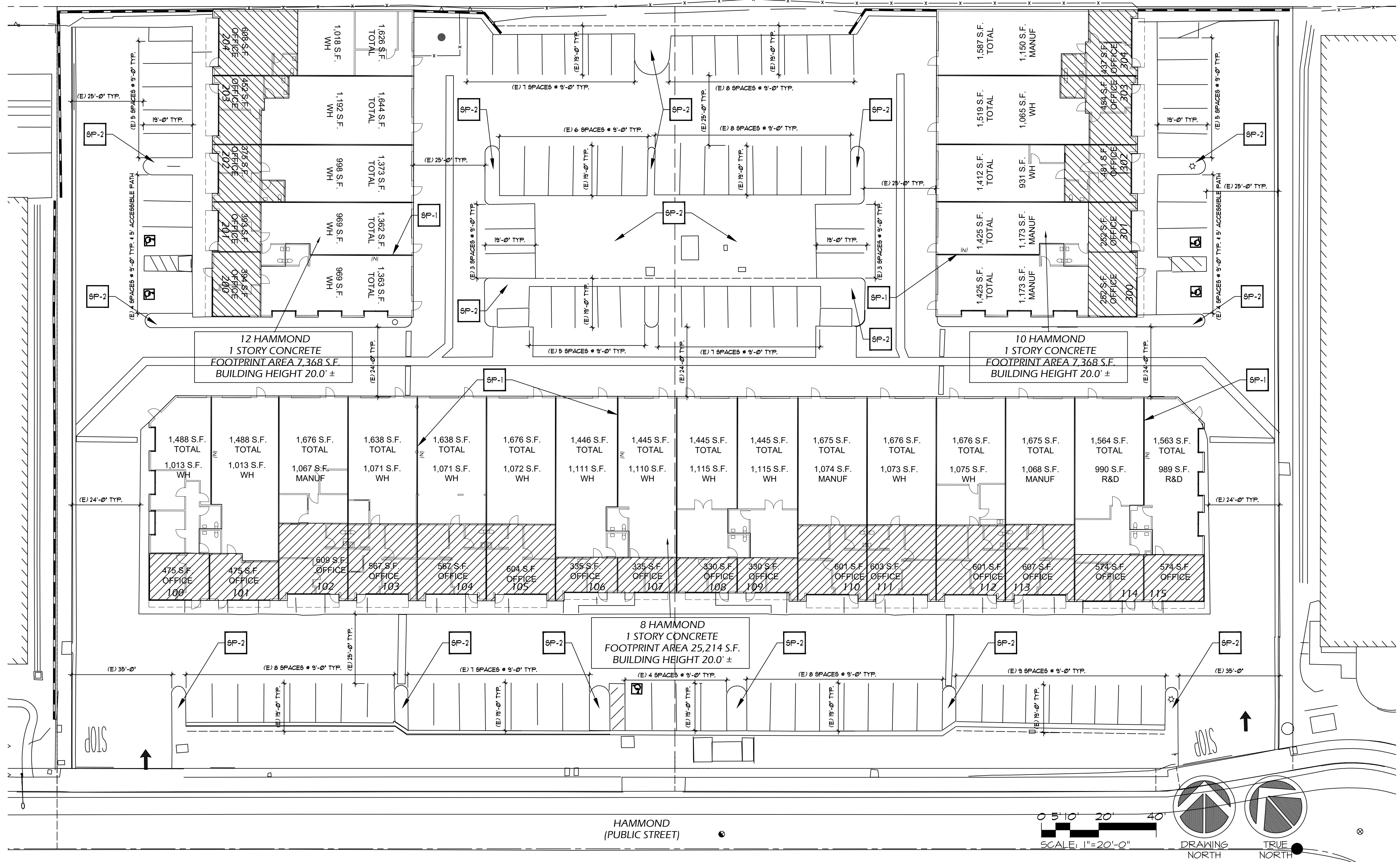


SITE PLAN-EXISTING CONDITIONS

SCALE
1" = 30'-0" 7

LEGENDS AND NOTES

2



SITE PLAN-MASTER PLAN 00971889-PMPC

SCALE
1" = 20'-0" 10

LEGENDS AND NOTES

5

SITE PLAN KEYED NOTES:

- SP-1 NEW DEMISING WALL
- SP-2 EXISTING LANDSCAPING TO REMAIN

PARKING ANALYSIS

GROUND FLOOR AREA:	39,950 S.F.
OFFICE AREA TOTAL:	12,285 S.F.
MANUFACTURING AREA TOTAL:	6,705 S.F.
WAREHOUSE AREA TOTAL:	18,981 S.F.
R&D AREA TOTAL:	1,979 S.F.
OFFICE PARKING REQUIRED:	12,285 S.F./250 = 49.14
MANUFACTURING PARKING REQUIRED:	6,705 S.F./750 = 8.94
WAREHOUSE PARKING REQUIRED:	18,981 S.F./1000 = 18.98
R&D PARKING REQUIRED:	1,979 S.F./250 = 7.92
TOTAL PARKING REQUIRED:	84.98
TOTAL PARKING PROVIDED:	101
ACCESSIBLE PARKING REQUIRED:	5 (INCLUDING 1 VAN)
ACCESSIBLE PARKING PROVIDED:	5 (INCLUDING 1 VAN)

PROJECT DATA:

ADDRESS:	8-10-12 HAMMOND IRVINE CA
OWNER:	GDC HAMMOND JV, LLC 36 EXECUTIVE PARK, SUITE 250 IRVINE CA
PROPERTY ZONE:	5-4 GENERAL INDUSTRIAL
CASE NUMBER:	00971889-PMPC
CONSTRUCTION TYPE:	V-B, FULLY SPRINKLERED
OCCUPANCIES:	B-F-9
FIRE SPRINKLERS:	YES-NFPA 13

SITE PLAN NOTES:

- MASTER PLAN 00971889-PMPC - BASED ON TENTATIVE PARCEL MAP NO 2025-146
- ADMINISTRATIVE, BUSINESS AND PROFESSIONAL OFFICES ARE NOT PERMITTED AS A PRINCIPAL LAND USE IN ANY OF THE PROPOSED CONDOMINIUM UNITS
 - INCIDENTAL OFFICES ARE ALLOWED ONLY IN CONJUNCTION WITH A 'PERMITTED' OR 'CONDITIONALLY PERMITTED' LAND USE
 - THERE WILL BE AN OWNERSHIP ASSOCIATION OVERSEEING THE MAINTENANCE OF THE BUILDINGS, SITE, LANDSCAPING AND PARKING
 - PARKING WILL BE PROVIDED BY THE OVERALL BUILDING SITE AND WILL BE REGULATED BY THE CONDOMINIUM ASSOCIATION
 - EXISTING PARKING AND SITE ACCESS AND CIRCULATION ARE TO REMAIN AND NO CHANGES ARE PROPOSED
 - THIS MAP IS FOR FINANCE AND CONVEYANCE PURPOSES ONLY
 - THIS MAP DOES NOT CREATE LEGAL BUILDING SITES. FURTHER DISCRETIONARY APPROVALS ARE NECESSARY TO DEVELOP THIS PROPERTY
 - EACH UNIT HAS FULL UTILITIES (WATER, POWER AND PLUMBING FIXTURES AND THE RESPECTIVE METERS)
 - LANDSCAPE AND PARKING AREAS (COMMENT 0003) ARE TO REMAIN-NO CHANGES ARE PROPOSED
 - THE CHURCH (01/10/2015 ENTITLEMENT CORRECTIONS REPORT LETTER-COMMENT 0002) IS NO LONGER ON THIS SITE
 - EXCESS PARKING WILL BE ASSIGNED TO NEW CONDOMINIUMS WITH OCCUPANCIES REQUIRED TO HAVE ADDITIONAL PARKING. A PARKING SUMMARY WILL BE PRESENTED FOR THAT PARTICULAR TENANT IMPROVEMENT OR ANY UPDATES TO THE REQUIRED TOTAL PARKING

SITE PLAN NOTES

SITE AREA SUMMARY	
LAND AREA:	113,256 S.F. (2.5 AC)
BUILDING COVERAGE:	39,950 S.F. 35.21%
PARKING AREAS (INCLUDING DRIVES):	56,306 S.F. 49.72%
LANDSCAPED AREAS:	17,000 S.F. 15.07%
TOTAL SITE AREAS:	113,256 S.F.
LANDSCAPING AREA REQUIRED:	15% OF BUILDING SITE
SITE LANDSCAPING:	113,256 S.F. X 0.15 = 16,988 S.F.
PARKING LANDSCAPING:	15% OF DRIVES
	56,306 S.F. X 0.15 = 8,446 S.F.
LANDSCAPING AREA PROVIDED:	17,000 S.F. (15.01% OF SITE)
SITE LANDSCAPING:	8,446 S.F. (15% OF PKG.)
(DOES NOT INCLUDE PROPERTY LINE LANDSCAPE AREA)	
SITE AREA CALCULATIONS TAKEN FROM APPROVED DRAWINGS DATED 10/1/88 FOR BFO288212 & BFO288214	
PARKING AND LANDSCAPING WILL NOT BE MODIFIED	

D:\Drive E\Job Guthrie Hammond-Irvine\Preliminary Exhibits\Master Plan-Hammond Site-V5.dwg Feb 13, 2026 - 2:26pm

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 architectural design/planning/entitlements
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 fax: 562.421.6158
 e-mail: marcor@marchitects.com
 4337 Whitewood Avenue
 phone: 562.235.5411

8-10-12 HAMMOND
 CONDOMINIUM CONVERSION PROJECT
 IRVINE CA

PROJECT FOR:
 LICENSED ARCHITECT
 MARIO A. FERNANDEZ
 8/21/2027
 C-25199
 STATE OF CALIFORNIA

REVISIONS
 Δ 10/2026 B.D. SUBMITTAL

DATE: Feb 13, 2026
 DRAWN BY: MAF
 SHEET TITLE: SITE PLAN
 EXHIBIT "A" V5
 SHEET NO: EX-A

NOT FOR CONSTRUCTION



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: Adam Wong
Associate Planner
949-724-5491

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

Project Title and File No.: Minor Modification to Zoning Compliance 88-ZD-0196 (File No. 00971889-PMPC)

Project Location: 8, 10, and 12 Hammond; Planning Area 35 (Irvine Spectrum 2) in the City of Irvine, County of Orange
(include County)

Project Description: Approval of a minor modification to Zoning Compliance (File No. 88-ZD-0196) to ensure consistency with development standards in conjunction to aNn approved tentative parcel map (00960889-PTP). No physical changes to the existing buildings, site layout, or parking are proposed.

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

Approval Date: April 23, 2026
Resolution No. N/A

Project Applicant: GDC Hammond JV, LLC
36 Executive Park, Suite 250
Irvine, CA 92614
Attn: GDC Hammond JV, LLC
949-680-6098
jake@guthriedevelopment.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))

Reason(s) 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. The proposed use will continue to permit existing uses and does not involve exterior improvements.

Adam Wong,
Associate Planner

Name and Title

Signature

April 23, 2026

Date