



May 8, 2026

Ms. Christy Hernandez
Dance 4 Joy Ministries
2973 Harbor Boulevard #746
Costa Mesa, CA 92626

Sent Via Email

Subject: Approval of Administrative Use Permit 00976554-PAUP for Dance 4 Joy Ministries at 17672 Cowan, Suite 100, in Planning Area 36 (Irvine Business Complex)

Dear Ms. Hernandez:

Community Development Department staff reviewed Administrative Use Permit 00976554-PAUP to operate a new commercial school, Dance 4 Joy Ministries, at 17672 Cowan, Suite 100. The site is accessed by Cowan and has building frontage along Red Hill Avenue to the south. Surrounding land uses include a church to the east and office and manufacturing buildings to the north, south, and west. The project site is in Planning Area 36 (Irvine Business complex [IBC]) and is zoned 5.1 IBC Multi-Use.

As described in the applicant's letter of justification, Dance 4 Joy Ministries proposes to operate as a commercial school within a 3,498-square-foot suite on the first floor of an existing 35,398-square-foot multi-tenant industrial building (Enclosure 1). The facility will provide instructor-led and appointment-based dance classes for students of all ages (Enclosure 2). A maximum of 24 students and three employees will be present onsite at any one time, with a maximum building occupancy limited to 42 occupants. All activities will occur within the existing tenant space, and no exterior modifications to the building, site circulation, or parking configuration are proposed (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 contained in the applicant's letter of justification, the proposed use is classified as a commercial school, which is conditionally permitted in the 5.1 IBC Multi-Use zone with the approval of an administrative use permit.

Parking

Section 4-3-4 of the Irvine Zoning Ordinance identifies the parking requirements for a "school, commercial" as "one space per instructor and employee, plus one space per

Ms. Christy Hernandez
May 8, 2026
Page 2 of 7

three students.” Dance 4 Joy Ministries will operate with a maximum of three employees and 24 students onsite at any one time, requiring 11 parking spaces.

The subject tenant space is allocated 14 parking spaces, pursuant to the applicable parking requirements of the Irvine Zoning Ordinance. Additionally, the adjacent property at 17660 Cowan is an existing 15,913-square-foot building occupied by a church requiring a total of 136 parking spaces. There is an existing parking agreement between the two properties to accommodate the parking demands of the businesses and church. Therefore, the existing parking allocation for the subject tenant space is sufficient to accommodate the proposed commercial school, and no restriping or parking reconfiguration of the existing parking area is proposed. To ensure continued compliance with the Zoning Ordinance parking requirements, Condition 6.20 has been added to this project, which limits the maximum onsite occupancy to three employees and 24 students at any given time.

Development Intensity Values

The City of Irvine limits the size and intensity of uses within the IBC to limit potential negative impacts of traffic generated by uses. Each property has an assigned Development Intensity Value (DIV) budget. The project site (IBC Project #174) has a DIV budget of 44 AM, 45 PM, and 461 average daily trips (ADT). The subject tenant space is allocated 5 AM, 5 PM, and 48 ADT.

According to the applicant’s operational schedule, Dance 4 Joy Ministries operates on a scheduled, appointment-based model with a maximum of 24 students and three employees present at any one time. Classes will occur Monday through Thursday from 3:30 – 4:30 p.m., 5:30 - 6:30 p.m., 6:30 - 7:20 p.m., 7:30 - 8:20 p.m., 8:30 – 9:30 p.m. and Saturdays from 9 a.m. – 1 p.m. Additionally, pick-up and drop-off activities are limited in the evening peak traffic hours to a maximum of five trips, but they may occur anytime outside peak traffic hours. Given the limited occupancy, small group format, and staggered class schedule, the anticipated vehicle trips associated with the commercial school are minimal and comparable to the trips that would be generated by the previous office use. Accordingly, the proposed commercial school can be accommodated within the existing DIV budget for the project site. Furthermore, Condition 6.19 requires that operations occur in accordance with the approved operational schedule to ensure continued compliance with the project’s trip limitations.

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 00976554-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, 11 parking spaces are required for the commercial school use. The project site provides a shared parking supply with the adjacent property, and the existing parking allocation of 14 spaces for the subject tenant space is sufficient to accommodate the proposed use, ensuring its operation does not create a parking deficiency. Condition 6.19 limits the maximum onsite occupancy to three employees and 24 students, not to exceed 28 individuals at any one time, to ensure continued compliance with the applicable parking requirements.

The project does not propose any exterior modifications to the building, changes to site circulation, alterations to landscaping, or reconfiguration of existing drive aisles or driveways. All improvements are limited to interior tenant improvements within the existing suite. As such, the project would not impact any existing site conditions including parking, building height, floor area, setbacks, and landscaping.

Furthermore, the project supports the purpose of the 5.1 IBC Mixed-Use zone by introducing a community-serving instructional use that is consistent with the district's intent to provide a wide variety of uses, particularly those proposed to serve the needs of residential and employee population of the district. 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 a 3,498-square-foot tenant space within an existing 35,698-square-foot multi-tenant industrial building, and involves no changes to the existing site layout, building footprint, or traffic circulation pattern. All improvements are limited to interior tenant improvements. The use requires 11 parking spaces, and the existing parking allocation for the suite is 14 spaces. As such, the allotted parking for the tenant suite is sufficient to accommodate the commercial school use.

Classes will be conducted on a scheduled appointment basis, which limits overlapping arrival and departure activity and reduces potential circulation conflicts.

Condition 6.19, which restricts occupancy and requires operations to occur in accordance with the approved operational schedule, will ensure that traffic and parking activity remain consistent with the analysis contained herein. Additionally, the project does not propose any modifications to existing walkways, pedestrian access points, onsite lighting, or site circulation features. All vehicle and pedestrian access will continue to occur through the previously approved and constructed circulation system within the project site. Given the limited occupancy, small group instructional format, and scheduled class times, arrival and departure activity will be dispersed and limited in scale. Therefore, the proposed commercial school will not adversely impact the existing circulation patterns within the multi-tenant industrial 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 instructor-led dance classes within an existing multi-tenant industrial building in the 5.1 IBC Multi-Use zone. The use is minor in scale, operates indoors, and will not result in any exterior modifications. The instructional nature of the business is compatible with surrounding office, industrial, and church 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 5.1 IBC Multi-Use zone identifies the intent and purpose of the zone as an area that accommodates a variety of uses particularly institutional uses that serves the needs of residential and employee populations of the district. The proposed commercial school expands the range of services available to residents and employees in the IBC 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 5.1 IBC Multi-Use 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 office buildings and other commercial schools. The commercial school's

operational model ensures a low impact on the area. 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 the project site.

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 approval allows the operation of a commercial school. The business (Dance 4 Joy) shall conduct classes in accordance with the approved Operational Schedule. Classes shall occur Monday through Thursdays from 3:30 to 9:30 p.m., and Saturdays from 9 a.m. to 1 p.m. No classes shall occur outside of these approved hours.

Condition 6.20

BUILDING OCCUPANCY

The business shall operate in accordance with the following conditions related to occupancy:

- A. 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.
- B. The approved use shall operate as a commercial school within the existing tenant space. The maximum onsite occupancy within the suite shall be limited to three employees and up to 24 students at any one time and cannot exceed 42 total occupants at any one time. The approved occupancy limit is based on the operational characteristics of the use and associated parking analysis and shall be maintained for the duration of the use.
- C. Any increase in occupancy or intensification of the use shall require review and approval by the City. The applicant shall obtain all required building permits for tenant improvements associated with the change of use and shall comply with all applicable Building and Safety requirements, including any required Certificate of Occupancy. Upon cessation of the approved use, any subsequent use of the tenant space shall be subject to applicable City review and approval requirements

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

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*

Ms. Christy Hernandez
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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.

Unless an appeal is filed prior to the expiration of the five-day appeal period ending at 5 p.m. Friday, May 15, 2026, the approval granted by this letter shall become effective Saturday, May 16, 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 Tianna de la Paz at 949-724-6027 or via email tdelapaz@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: Alyssa Matheus, Planning Manager
Ann Wu, Principal Planner
File: 00976554-PAUP



A 740 Joann St, Costa Mesa 92627 (*Outreach Center & Dance Studio*)
17921 Sky Park Circle, Bld 28 Ste C, Irvine 92614 (*Dance Studio*)
2973 Harbor Blvd #746, Costa Mesa 92626 (*Mailing Address*)

To:
City of Irvine Planning Department

Date:
March 4, 2026

Re: Case #00976554-PAUP - Letter of Intent/Justification 17672 Cowan, Irvine

Dance 4 Joy Ministries is a nonprofit organization focused on the health and wellness of youth in our local communities providing dance classes and workshops across Orange County.

We have been serving in OC for over 18yrs, bringing the joy of dance to youth, their families, and their communities through training in weekly classes, summer camps, and outreach satellite classes. We also perform and serve the community in concerts, at community events, volunteer events, and elderly facilities.

In the studio, we give tuition based classes for small groups. In our outreach programs off site we have partnered with HOAG, Costa Mesa Foundation, Costa Mesa Arts Council, Lions Club, Girls Friendly Society, and many churches, to provide FREE and low cost programming across OC outside our studio spaces. Thus, **our studio space is directly focused on studio training for individual dancers. The Irvine studio classes meet Mondays-Thursdays during after school/evening hours with an average class size of 5 students per class. Space is not used for any large assembly, recitals, or on the weekends. The age groups include dancers 3-24yrs.**

We currently rent dance space for these classes in Sky Park Circle and on the West Side of Costa Mesa.

By moving into the space at 17672 Cowan, Ste. 100, it would allow us to have more space for our tuition based classes. The owner of the building is highly supportive of our programs, the building has plenty of parking, Mesa Church (next door) has been a partner of Dance 4 Joy for many years, and the area is safe and set apart from busy streets which makes it ideal for families coming in and out. Thank you to the City of Irvine for considering our request to lease the space at 17672 Cowan Ste 100.

Sincerely,

Christy Hernandez
Founder & Executive Director

P +1 (714) 287 6886

E [REDACTED]

ENCLOSURE 1





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
Class 1 M-TH	3:30pm	4:30pm	24	0	8
Class 2 M-TH	5:30pm	6:30pm	5	0	5
Class 3 M-TH	6:30pm	7:20pm	12	12	4
Class 4 M-TH	7:30pm	8:20pm	6	18	2
Class 5 M-TH	8:30pm	9:30pm	4	20	1
SAT Classes	9:00 am	1:00pm	24	0	8

INSTRUCTOR & STAFF SCHEDULE

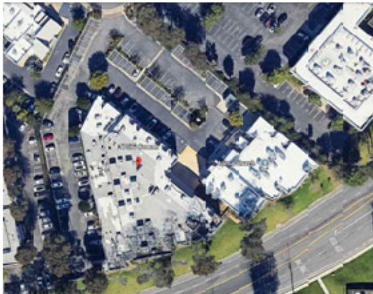
FILL OUT ONE TABLE FOR EACH DAY IF SCHEDULE VARIES DAY TO DAY

MONDAY
 TUESDAY
 WEDNESDAY
 THURSDAY
 FRIDAY
 SATURDAY
 SUNDAY

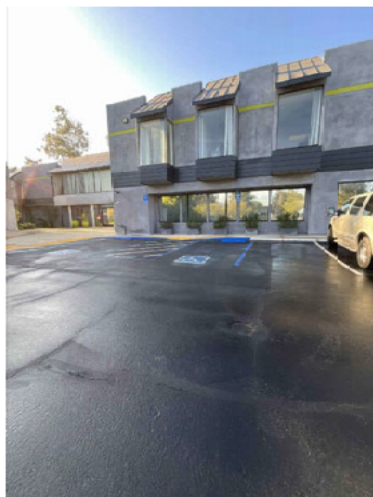
SPECIFY INSTRUCTOR OR STAFF	ARRIVAL TIME	DEPARTURE TIME
Instructor 1 M-TH Susi	3:20 pm	7:20pm
Instructor 2 M-TH Melissa	3:20 pm	4:30 pm
Instructor 3 M-TH Mary	7:30 pm	9:30 pm
Instructor 4 M-TH Christy	6:30 pm	9:30 pm
Instructor 5 SAT Madeleine	9:00 am	1:00 pm
Instructor 6 SAT Katerha	9:00 am	1:00 pm
Staff M-TH Natasha	3:20 pm	6:15 pm

DANCE 4 JOY MINISTRIES

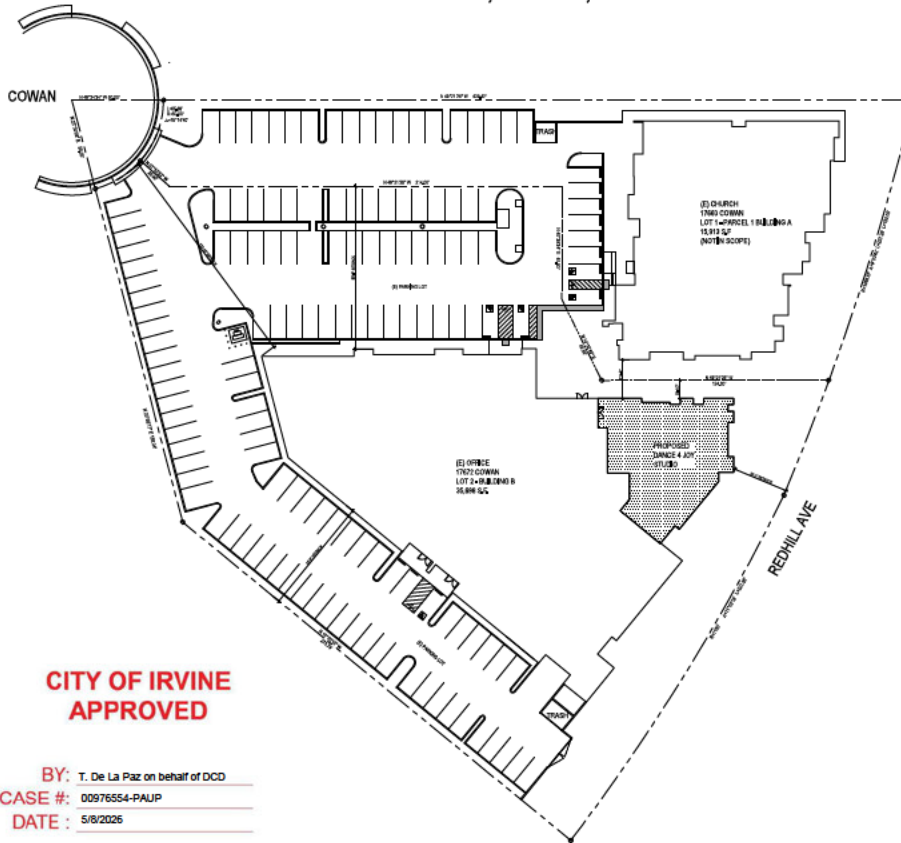
17672 COWAN STE. 100, IRVINE, CALIFORNIA 92614



AERIAL VIEW - (SHOWN FOR REFERENCE)



PARKING LOT VIEW - (SHOWN FOR REFERENCE)



**CITY OF IRVINE
APPROVED**

BY: T. De La Paz on behalf of DCD
CASE #: 00976554-PAUP
DATE: 5/8/2026

OVERALL SITE PLAN - (SHOWN FOR REFERENCE)

SCALE: N/A

PARKING ANALYSIS:

17662 COWAN ST, IRVINE, CA	17672 COWAN ST, IRVINE, CA
CURRENT PARKING ALLOCATION	46
SHARED PARKING METAL POST 25 IN WORDS AREA	4,701 SQ/FT
REQUIRED STALLS	134
PARKING PROVIDED FOR PARKING AGREEMENT	139
17672 COWAN ST, IRVINE, CA	
CURRENT PARKING ALLOCATION	103
3,709 SF METAL POSTED STALLS	22 (OFFICE USE)
13,432 SF OFFICE (REQUIRED STALLS)	54
16,319 SF MANUFACTURED (REQUIRED STALLS)	37
2,148 SF WAREHOUSE (REQUIRED STALLS)	2
TOTAL:	108
SUBTOTAL A AND B PROVIDED TOTAL PARKING	149
SUBTOTAL B MOTORCYCLE TOTAL PARKING	2
TOTAL:	147

DANCE 4 JOY SITE	17672 COWAN ST, IRVINE, CA
EXISTING OFFICE BRANDBOOK 13,432 SF OFFICE (REQUIRED STALLS)	54
1. 2X BAYS OFFICE = 885 SQ/FT, ALLOCATED STALLS	49
2. DANCE 4 JOY = 5,698 SQ/FT, ALLOCATED STALLS PROVIDED	14

CODE SUMMARY

THIS PROJECT SHALL COMPLY TO ITEMS LISTED BELOW:

- 2025 CALIFORNIA BUILDING CODE
- 2025 CALIFORNIA MECHANICAL CODE
- 2025 CALIFORNIA PLUMBING CODE
- 2025 CALIFORNIA ELECTRICAL CODE
- 2025 CALIFORNIA TILE 24 ENERGY CODES
- 2025 CALIFORNIA FIRE CODE
- 2025 CALIFORNIA GREEN BUILDING CODE
- 2025 CALIFORNIA STANDARD REFERENCE CODE

THIS PROJECT SHALL COMPLY WITH ALL OTHER ORDINANCES ADOPTED BY THE LOCAL GOVERNMENT AGENCIES.

PROJECT DESCRIPTION

REQUEST FOR APPROVAL FOR THE USE PERMIT FOR COMMERCIAL SCHOOL USE, NO NEW CONSTRUCTION OR REMODEL.
-AUP REFERENCE 00976554-PAUP

PROJECT DIRECTORY

PROJECT ADDRESS: 17672 COWAN STE. 100, IRVINE, CA 92614

LANDLORD: BACH REAL ESTATE INC
10020 THREE ARCHES CIRCLE, MILLA PARK, CA 92617
TEL: 949.451.2727
CONTACT: MICHAEL VIU

TENANT: DANCE 4 JOY MINISTRIES
3873 HARBOR BLVD STE 404, COSTA MESA, CA 92626
TEL: 714.442.3949
CONTACT: CHRISTY HERNANDEZ

ARCHITECT: OLIVIA BECK ARCHITECTURE, OLIVIA BECK ARCHITECTURE
17805 SKY PARK CIRCLE, SUITE 0
IRVINE, CA 92614
TEL: 949.451.2727
CONTACT: OLIVIA BECK

PROJECT INFORMATION

AJPA: 424M7412

OCCUPANCY: S OCCUPANCY - DANCE ONLY, TRAINING AND SKILL DEVELOPMENT NOT PART OF SCHOOL OR ACADEMY PROGRAM

TYPE OF CONSTRUCTION: TYPE V MODIFIED NEW CONSTRUCTION

LEGAL DESCRIPTION: TRACT 804188 LOT 02

STORIES: 2

FIRE SUPPRESSORS: YES - Fire suppression and VES alarm system

ZONING: SUC MULTIFAMILY PLANNING AREA - IRVINE BUSINESS COMPLEX

LOT AREA: 81,206 SQ. FT.

SHEET INDEX

ARCHITECTURE
A - COVER SHEET, SITE PLAN, MOBILITY MAP, PROJECT INFO
A.1 - EXISTING FLOOR PLAN
A.2 - EXIST. PLAN

BUILDING OCCUPANT LOAD CALCULATIONS

0% BACH-LAB SPACE AREA: 32,205 SQ. FT.
DANCE 4 JOY SPACE AREA: 5,698 SQ. FT.
TOTAL BUILDING AREA: 37,903 SQ. FT.

(E) OFFICE AREA: 12,117 SQ. FT. @ 100 = 121 OCCUPANTS
INCLUDES SECOND FLOOR
DOES NOT INCLUDE RESTROOMS, HALLS, COMMON AREAS LUNCH ROOMS, STORAGE AND LOBBY

WAREHOUSE: 10,888 SQ. FT. @ 1700 = 117 OCCUPANTS
TOTAL: 2,148 SQ. FT. @ 1600 = 5 OCCUPANTS
TOTAL: 133 OCCUPANTS

DANCE 4 JOY SPACE AREA: 5,698 SQ. FT.
NEW TRUCKING AREA: 1,474 SQ. FT.
OCCUPANT LOAD: TRUCKING AREA 1 = 48, 262 SQ. FT. / 150 OCCUPANTS = 18 OCC. LOAD
TRUCKING AREA 2 = 48, 476 SQ. FT. / 150 OCCUPANTS = 14 OCC. LOAD
TOTAL: 32 OCCUPANTS

VICINITY MAP



PROJECT SITE
17672 COWAN ST, IRVINE, CA 92614



17945 Sky Park Circle, Suite G
Irvine, California 92614-4350
T 714 486 3318 . M 949 3 8 6420

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REQUEST FOR A.U.P.
CHRISTY HERNANDEZ
**DANCE 4 JOY
MINISTRIES**
17672 COWAN STE. 100, IRVINE, CALIFORNIA 92614

PROJECT NO. 280102
PLAN CHECK NO.
DATE: JUL 14, 2026
ISSUE LOG
REVISIONS
DATE: APR 24, 2026

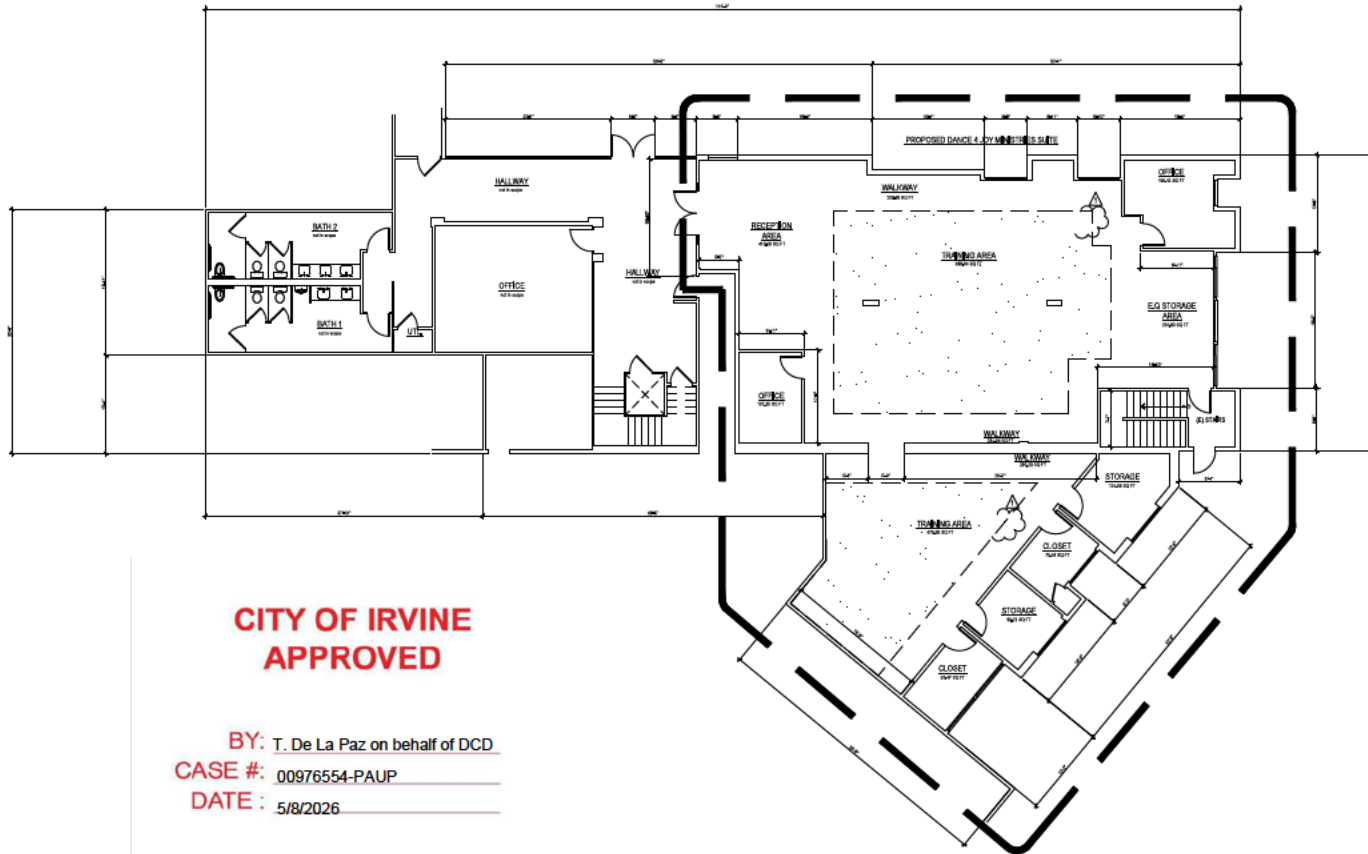
REVISION LOG
NO. DESCRIPTION DATE

A
SITE PLAN,
PROJECT INFO



17955 Sky Park Circle, Suite G
Irvine, California 92614-4350
T 714 486 3318 . M 949 338 6420

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**CITY OF IRVINE
APPROVED**

BY: T. De La Paz on behalf of DCD
CASE #: 00976554-PAUP
DATE: 5/8/2026

EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"



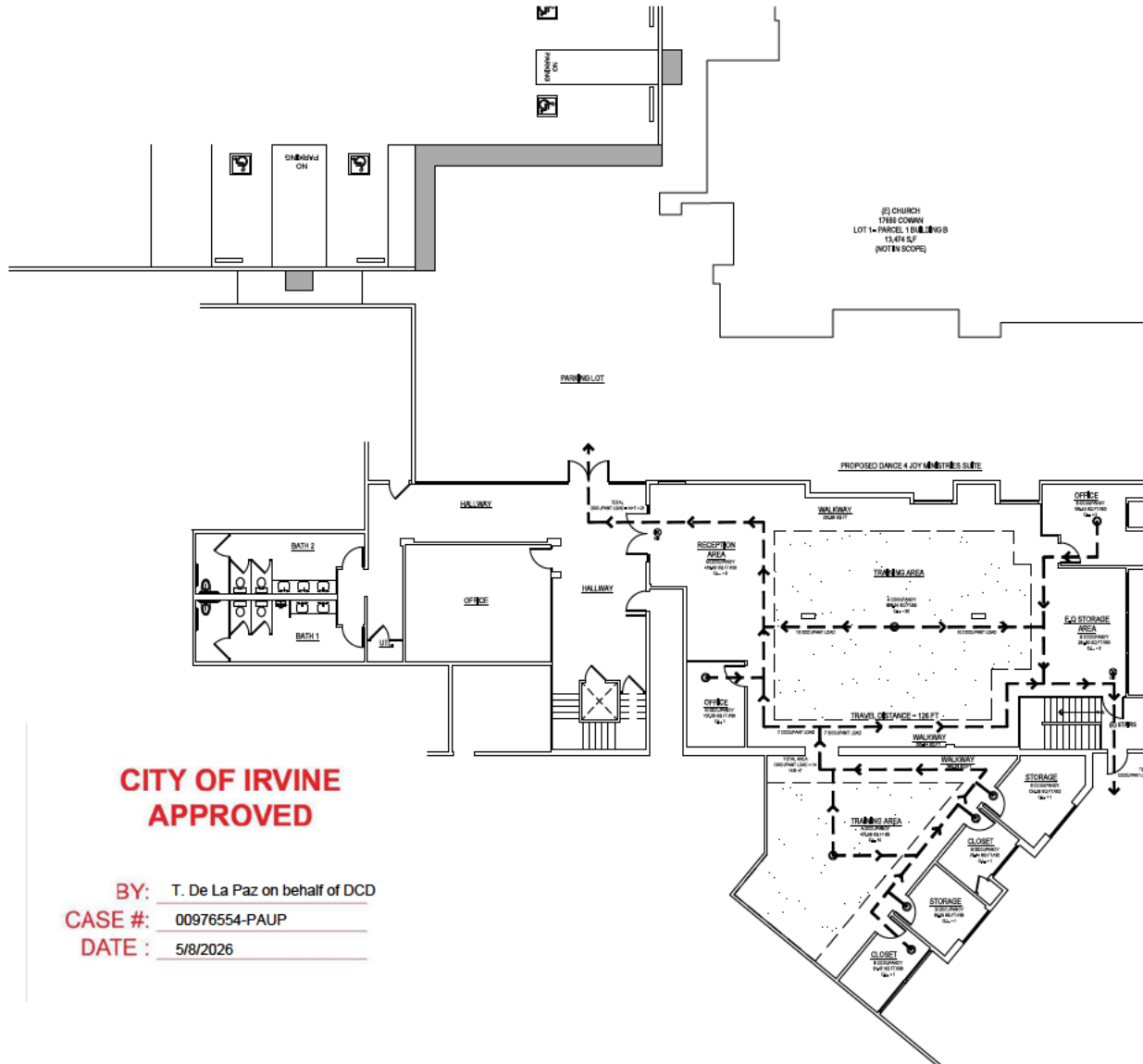
REQUEST FOR A.U.P.
CHRISTY HERNANDEZ
**DANCE 4 JOY
MINISTRIES**
17672 COWAN STE. 100, IRVINE, CALIFORNIA 92614

PROJECT NO.	280102
PLAN CHECK NO.	00976554-PAUP
DATE:	JAN 11, 2025
ISSUE LOG	DATE
1ST SUBMITTAL	JAN 14, 2025
2ND SUBMITTAL	MAY 16, 2025
3RD SUBMITTAL	APR 27, 2025

REVISION LOG	DATE
NO.	DESCRIPTION

A1.1

EXISTING FLOOR PLAN



EXITING NOTES
 ALL OCCUPANCY USE PERMITTED BASED ON ALL 6 AND 8 OCCUPANCY
 OCCUPANCY LOAD FACTORS OF 30, 150, AND 300 ARE USED, TOTAL
 AREA IS 2,648 SF.

**CITY OF IRVINE
 APPROVED**

BY: T. De La Paz on behalf of DCD
 CASE #: 00976554-PAUP
 DATE: 5/8/2026

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



17955 Sky Park Circle, Suite G
 Irvine, California 92614-4350
 T 714 486 3318 . M 949 38 6420

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REQUEST FOR A.J.P.P.
 CHRISTY HERNANDEZ
**DANCE 4 JOY
 MINISTRIES**
 17672 COWAN STE. 100, IRVINE, CALIFORNIA 92614

PROJECT NO.	280102
PLAN CHECK NO.	00976554-PAUP
DATE:	JAN 14, 2025
ISSUE LOG	DATE
1ST SUBMITTAL	JAN 14, 2025
2ND SUBMITTAL	MAY 16, 2025
3RD SUBMITTAL	APR 27, 2026
REVISION LOG	DATE
NO.	REVISION

A2.1
 EXIT PLAN



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: Tianna de la Paz
Associate Planner
949-724-6027

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 Dance 4 Joy Ministries (File No. 00976554-PAUP)

Project Location: 17672 Cowan, Suite 100, in Planning Area 36 (Irvine Business Complex), in the City of Irvine, County of Orange, CA
(include County)

Project Description: Administrative use permit to a commercial school within a 3,498-square-foot tenant space located inside an existing multi-tenant industrial building. No exterior modifications to the building or the project site are proposed.

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

Approval Date: May 8, 2026
Resolution No. N/A

Project Applicant: Dance 4 Joy Ministries
2973 Harbor Blvd #746
Costa Mesa, CA 92626
Attn: Christy Hernandez
714-287-6886
[REDACTED]

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: Project is exempt pursuant to CEQA Guidelines Section 15301, Class 1, Existing Facilities. Class 1 permits the operation, repair, maintenance, permitting, leasing, licensing, or minor alterations of existing facilities involving negligible or no expansion of existing or former use. The proposed project consists of interior tenant improvements and operation of a commercial school within an existing industrial building. The project does not increase building square footage, alter the building footprint, or involve exterior modifications.

Tianna de la Paz,
Associate Planner

Name and Title

Signature

May 8, 2026

Date