



October 15, 2026

Mr. Jonathan Owens
Gensler
225 Broadway, Suite 100
San Diego, CA 92101

Sent Via Email

Subject: Approval of Interim Use Permit 00986940-PIUP to allow the Temporary Storage of Two Trailers at 17900 Laguna Canyon Road, Located at Spectrum Terrace Office Complex in Planning Area 17 (Quail Hill)

Dear Mr. Owens:

Community Development Department staff reviewed Interim Use Permit 00986940-PIUP to allow temporary storage of two commercial trailers within a new 1,000-square-foot enclosure at 17900 Laguna Canyon Road. The existing Spectrum Terrace office campus is within the 5.5C Medical and Science zoning district of Planning Area 17 (Quail Hill) and is designated Research/Industrial in the Land Use Element of the General Plan.

In March 2018, the Planning Commission approved Master Plan 00731173-PMP for the development of the 1,054,000-square-foot Spectrum Terrace office campus, including 4,367 surface parking spaces. Subsequently, in July 2019, the Community Development Director approved Minor Modification 00779247-PCPM to reduce the overall building square footage to 1,041,379 square feet and increase onsite parking to 4,390 spaces.

The project involves the construction of a new 1,000-square-foot walled enclosure to store two temporary commercial trailers, and minor changes to a landscape median to accommodate the turning radius required for the trailers and the addition of an accessible pedestrian walkway from the existing onsite office buildings to the enclosure. The enclosure, located within the southern portion of the site near the intersection of State Route 133 and Laguna Canyon Road, will feature 14-foot-tall pre-cast walls and 9-foot, 10-inch-tall metal gates. The 13-foot tall trailers will support an existing on-site office tenant for purposes of off-site media production, with all associated personnel operating from the existing office building. Existing landscaping within adjacent planters will serve to screen the two sides of the enclosure from view.

To accommodate the enclosure, 56 parking spaces will be displaced. The resulting supply of 4,334 parking spaces will exceed the required parking by 1,807 spaces. The project will also maintain a site landscape coverage of 33%.

This approval is valid for up to two years with an option to extend the approval for an additional two years. Once expired, the project is conditioned to return the site back to the conditions required under the previous master plan approval (including subsequent modifications).

Section 2-15-6 of the Irvine Zoning Ordinance contains criteria to determine whether an interim use should be approved, conditionally approved, or denied. Interim use permits are reviewed by the Director of Community Development. Based on the submittal, the Director of Community Development determines that the required findings to approve an interim use permit can be made as follows:

- A. The interim use will comply with all applicable development standards of the Irvine Zoning Ordinance and the purpose of the zoning district in which the site is located.

The project site is located within the 5.5C Medical and Science zoning district which is intended for the development of biomedical/high technology complexes combining health care facilities and related businesses. The temporary storage of trailers will support an existing office tenant at the project site and is therefore consistent with the intent of the zoning district.

Additionally, the project involves minimal site alterations including minor changes to a landscape median, construction of a pedestrian walkway, and the removal of 56 parking spaces. With removal of parking spaces, the project site will maintain a surplus of 1,807 parking spaces. Additionally, the project will provide 33% site landscape coverage, well above the minimum standard of 20%. The project will not remove any trees, and therefore the site will remain in compliance with parking lot tree requirements. In addition, the proposed enclosure will comply with applicable setback, site coverage, and height requirements. As such, the project complies with all applicable development standards and purpose of the zoning district.

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

The project does not propose significant changes to the approved site plan, nor does it impact the existing building footprints or vehicular access locations. The minor alterations to the landscape median are limited to accommodating the turning radius required for the trailers and providing an accessible pedestrian walkway from the office buildings to the enclosure. Additionally, the project will displace 56 parking spaces, which still leaves a surplus of 1,807 parking spaces for the site. While parking impacts are not anticipated, Standard Condition 6.14 requires the property owner to resolve parking issues to the satisfaction of the Director of Community Development should parking issues arise. Therefore, as conditioned, the project is not anticipated to result in impacts that would cause

inadequate traffic circulation, off-street parking, or pedestrian safety during the operation of the interim use.

- C. The interim use will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity.

The project is limited to minor site alterations to accommodate the temporary storage of two trailers within a new walled enclosure. The trailers will be stored onsite when not in use, as all media production to be conducted within the trailers will occur at offsite locations. When parked in the enclosure, the trailers will be used only for equipment updates. Employees who use the trailers have offices within an existing on-site office building and will not regularly work within the trailers. As such, the project site will continue to operate as an office campus as originally approved. Additionally, the walled enclosure is designed to be architecturally similar to other structures onsite and existing parking lot landscaping will be maintained to ensure visual compatibility. The minor site alterations will provide a safe pedestrian walkway to the enclosure as well as an adequate turning radius for the trailers. Therefore, the project will not be detrimental to public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity.

This approval is subject to the following conditions of approval:

Standard Condition 6.1

DISCRETIONARY CASE CHARGES

The applicant is responsible for paying all charges related to the processing of this discretionary case application within 30 days of the issuance of the final invoice or prior to the issuance of building permits for this project, whichever occurs first. Failure to pay all charges shall result in delays in the issuance of required permits or may result in the revocation of the approval of this application.

Standard Condition 6.2

LEGAL ACTION - HOLD HARMLESS

In accordance with the provisions of Section 5-5-114 of the Irvine Municipal Code and Government Code Section 66474.9, the applicant shall defend, indemnify, and hold harmless the City of Irvine and its agents, officers, and employees from and against any claim, action, or proceeding against the City agency or its agents, officers, or employees to attack, set aside, void, or annul an approval by the City, including, without limitation, an action by an advisory agency, appeal board, or legislative body concerning this discretionary approval. This defense and indemnification shall include the payment of all legal costs incurred on behalf of the City in connection with the application, and the defense of any claim, action or proceeding challenging the approval. The City will promptly notify the applicant of any claim, action, or proceeding and will cooperate fully in the defense.

In the event a legal challenge to the discretionary approval is successful, and an award of attorney fees is made to the challenger, the applicant shall be responsible to pay the full amount of such an award.

Standard Condition 6.14

SITE PARKING ISSUES

If, the Director of Community Development determines that parking issues are negatively affecting the project site or adjacent properties or streets, the property owner may be required to submit a plan to the Director of Community Development that identifies specific measures to resolve the problem. The plan shall be submitted within 30 days of notification by the City and shall be reviewed and approved by the Director of Community Development. The property owner shall be required, at its sole expense, to implement any modifications required by the plan within 30 days of written notice from the Director of Community Development to implement such measures, or in such time frame as directed by the Director of Community Development (*modified*).

Standard Condition 6.27

REVOCATION

Failure to abide by and faithfully comply with any and all conditions that may be attached to an application approved pursuant to the Irvine Zoning Ordinance shall constitute grounds for the revocation of such approval by the original approval body or the Irvine City Council.

Standard Condition 6.39

SUBSTANTIAL CONFORMANCE

The project site shall be developed and maintained in substantial conformance with the approved plans on file with the City. Any modification of the approved plans must be reviewed and approved by the Community Development Department prior to building permit issuance and may require review and approval, pursuant to Chapter 2-19 (Minor/Major Modification Procedure) of the Irvine Zoning Ordinance (*modified*).

Condition 6.40

COMPLIANCE WITH PRIOR CONDITIONS

Development of the project shall comply with all applicable conditions of approval for Spectrum Terrace office campus, including Master Plan 00731173-PMP and Master Plan Modification 00779247-PCPM.

Condition 6.41

OPERATIONAL RESTRICTIONS

This approval allows the trailers to be stored onsite when not in use. When parked within the enclosure, the trailers shall be used only for equipment updates. Employees shall not regularly work within the trailers.

Mr. Jonathan Owens

October 15, 2026

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Condition 6.42

EXPIRATION

This interim use permit approval shall be valid for two years (until October 14, 2028). Upon expiration of the approval, the applicant shall revert the site back to its original condition consistent with Master Plan Modification 00779247-PCPM. This includes removing the walled enclosure, restriping the parking area by adding 56 parking spaces back to the site, and replacing the modified landscape median. If this cannot be achieved, a modification to the master plan may be required. Any request to extend the interim use beyond the approved two-year period shall be submitted to the Director of Community Development prior to the expiration date, in accordance with applicable provisions of the Irvine Zoning Ordinance.

Unless an appeal is filed prior to the expiration of the five-business-day appeal period ending at 5 p.m. on Thursday, October 22, 2026, the approval granted by this letter shall become effective Friday, October 23, 2026.

The stamped-approved plans for Interim Use Permit 00986940-PIUP 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 Tianna de la Paz at 949-724-6027 or via email at tdelapaz@cityofirvine.org.

Sincerely,



Stephanie Frady, AICP
Director of Community Development

Enclosures:

1. Approved Project Plans
2. CEQA Notice of Exemption

ec: Alyssa Matheus, Planning Manager
Ann Wu, Principal Planner
Files: 00986940-PIUP, 00731173-PMP, and 00779247-PCPM

IRV02 TRAILER ENCLOSURE

INTERIM USE PERMIT
07/31/2026

GENSLER
ARCHITECT
225 Broadway Suite 100
San Diego, CA 92101
619-557-2575

CONTACT NAME: Jonathan Owens
CONTACT EMAIL: [REDACTED]

STANTEC
CIVIL ENGINEER
38 Technology Drive, Suite 200
Irvine CA
949-923-6214

CONTACT NAME: Ryan Chen
CONTACT EMAIL: [REDACTED]

DRAWING INDEX

A00 COVER SHEET
A01 SITE PLAN - OVERALL & PROJECT INFORMATION
A02 SITE PHOTO SURVEY
C1 SITE PLAN EXHIBIT
A03 OVERALL CONSTRUCTION PLAN
A04 ELEVATIONS AND SECTIONS
A05 CONSTRUCTION PLAN & DESIGN INTENT

ENCLOSURE 1



17900 Laguna Canyon Road
Irvine CA 92618

Gensler

225 Broadway
Suite 100
San Diego, CA 92101
United States
Tel: 619.557.2500
Fax: 619.557.2520

△ Date	Description
06.26.2026	INTERIM USE PERMIT
1 07.31.2026	IUP RESPONSE 1



Seal / Signature



Project Name
IRV02 TRAILER ENCLOSURE
CASE NUMBER: 00986940-PIUP

Project Number
55.9038.300

Description
COVER SHEET

Scale
NOT TO SCALE

A00

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SATELLITE AERIAL



VIEW 1



VIEW 3



VIEW 2



VIEW 4



VIEW 5



VIEW 6



VIEW 7



VIEW 8



17900 Laguna Canyon Road
Irvine CA 92618

Gensler

225 Broadway
Suite 100
San Diego, CA 92101
United States

Tel: 619.557.2500
Fax: 619.557.2520

Date Description
08.28.2026 INTERIM USE PERMIT
1 07.31.2026 IUP RESPONSE 1

City of Irvine
APPROVED
BY Director of Community Development
CASE # 00986940-PIUP
DATE October 15, 2026

Seal / Signature



Project Name
IRV02 TRAILER ENCLOSURE
CASE NUMBER: 00986940-PIUP

Project Number
55.9038.300

Description
SITE PHOTO SURVEY

Scale
North

A02

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133 FREEWAY
(PUBLIC)

PARCEL 3C
LLA 75541-LL
EXIST. OFFICE

17800
LAGUNA
CANYON
ROAD

17820

17840

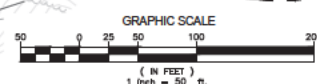
17900
LAGUNA
CANYON
ROAD

PARCEL 2C
LLA 75541-LL
EXIST. OFFICE

LAGUNA CANYON ROAD
(PUBLIC)

LEGEND

INDICATES EXIST. 457A ON-SITE FIRE ACCESS ROUTING
NO CHANGES FOR THIS IUP



PARCEL DATUM NO CHANGES TO THE PARCEL SITE OR ZONING DESIGNATIONS ARE BEING PROPOSED PER THIS IUP	
PARCEL INFORMATION	PARCEL 3C OF LLA775541-LL (TRACT 16225)
PARCEL SIZE	7.889 ACRES
PLANNING AREA #	17 (QUAIL HILL)
ZONING	5.5C MEDICAL AND SCIENCE
LAND USE	RE3 RESEARCH/INDUSTRIAL
DEVELOPMENT STANDARDS (PER 3-37-34, 5.5C, IRRVINE ZONING CODE)	
PHASE 3 SITE SIZE	REQUIRED: 10,000 SF MIN 50K MAX
PHASE 3 SITE COVERAGE	PROPOSED: 1,845,546 SF (NO CHANGES FOR THIS IUP) 94,825 SF = 5.78% (NO CHANGES FOR THIS IUP) EXISTING SITE COVERAGE PER GAS PLANS 00807254-CHUS
SETBACKS	REQUIRED: 45'-0" (LAGUNA CANYON RD) 35'-0" (133 FREEWAY) 10'-0" (SIDE YARD) 10'-0" (BUILDING TO BUILDING)
	PROPOSED (TO NEW ENCLOSURE FOR THIS IUP) 430'-2" & 304'-8" (TO STREET CURB FACE) 130'-0" (TO STREET CURB FACE) 36'-8" (TO NEAREST LOT LINE) 286'-8" (TO 17840 LCR BLDG)

NOTES

- 1) PROPOSED IMPROVEMENTS: ALL PROPOSED IMPROVEMENTS FOR THIS PLAN ARE PRIVATE. NO PUBLIC INFRASTRUCTURE IS BEING PROPOSED FOR THIS IUP.
- 2) FIRE ACCESS: NO CHANGES TO THE EXISTING FIRE ACCESS PATHWAY AND OFFICE BUILDING FIRE SUPPRESSION INFRASTRUCTURE ARE BEING PROPOSED FOR THIS IUP.
- 3) EASEMENTS: ALL EXISTING PLATTABLE EASEMENTS FOR THE TITLE REPORT HAVE BEEN SHOWN HEREON. NO CHANGES TO ANY EXISTING EASEMENTS AND NO NEW EASEMENTS ARE BEING PROPOSED FOR THIS IUP.
- 4) BUS STOP: NEAREST BUS STOP IS LOCATED ON ALTON AND LAGUNA CANYON ROAD, APPROXIMATELY 4,350 FEET AWAY FROM CAMPUS PUBLIC DRIVEWAY. NO CHANGES TO THE EXISTING BUS TRANSIT PATTERN FOR THIS IUP.

CASE NUMBER: 00986940-PIUP

17800 Laguna Canyon Road
Irvine CA 92618

Gensler

2015 Main Street
Vancouver BC V6T 3C2
Canada

Tel: 604.304.8371

Stantec

38 TECHNOLOGY DRIVE
IRVINE, CA 92618
949.923.4000

stantec.com

Date: 05.26.2026
Description: INTERIM USE PERMIT

City of Irvine
APPROVED

BY: Director of Community Development

CASE # 00986940-PIUP

DATE: October 15, 2026

Seal / Signature



Project Name

IRV02 TRAILER ENCLOSURE

Project Number

55.9038.300

Description

SITE PLAN EXHIBIT

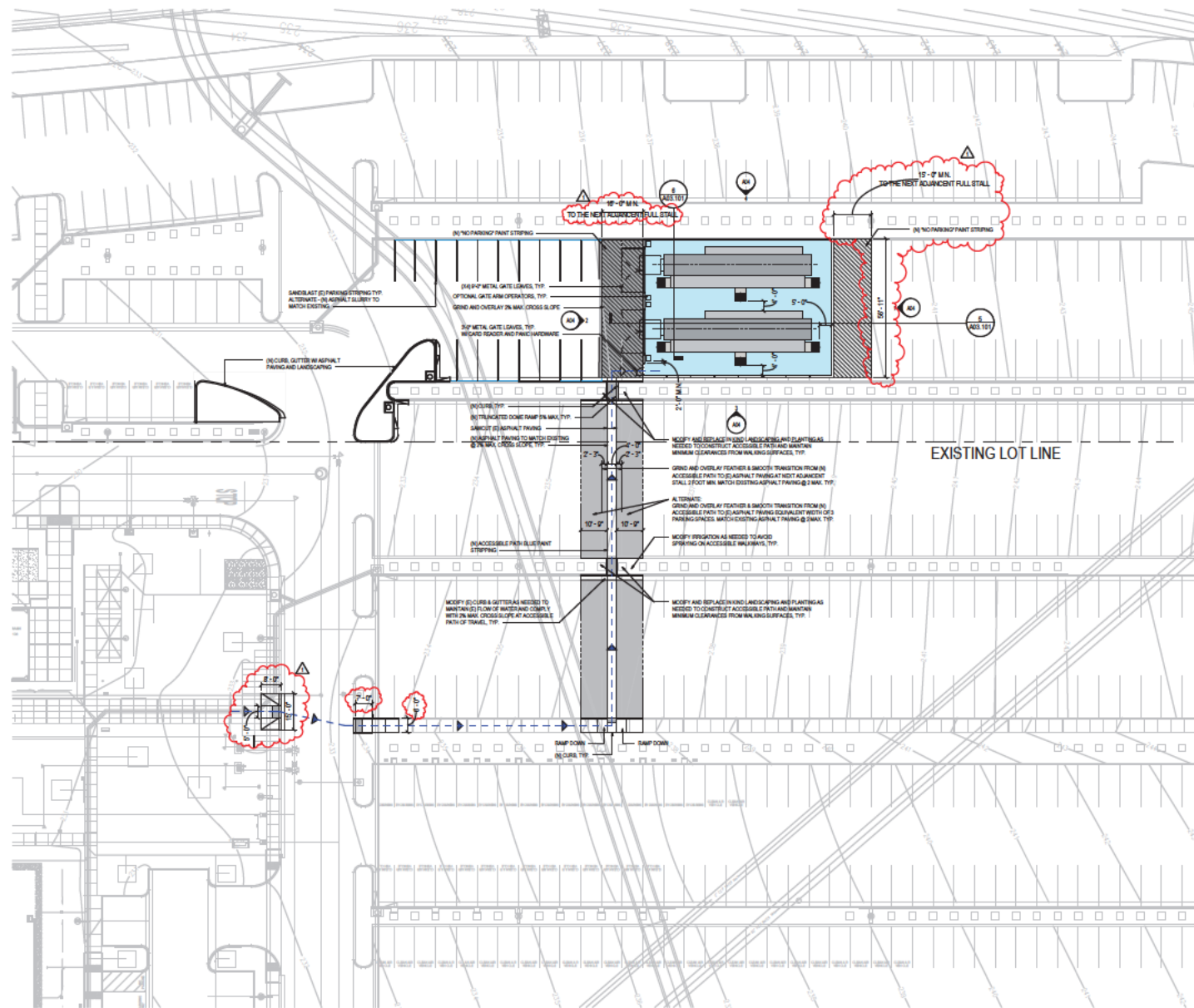
Scale

1" = 50'-0"

North

C1

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1 OVERALL CONSTRUCTION PLAN

GENERAL NOTES



17900 Laguna Canyon Road
Irvine CA 92618

Gensler

225 Broadway
Suite 100
San Diego, CA 92101
United States

Date	Description
1 07.31.2026	IJP RESPONSE 1

GENERAL NOTES



Seal / Signature



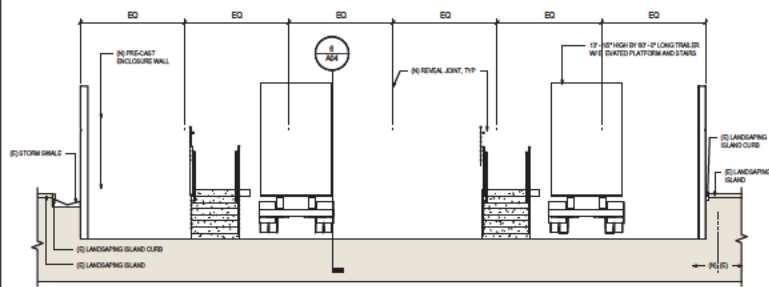
Project Name
IRV02 TRAILER ENCLOSURE
CASE NUMBER: 00986940-PIUP

Project Number
55.9038.300

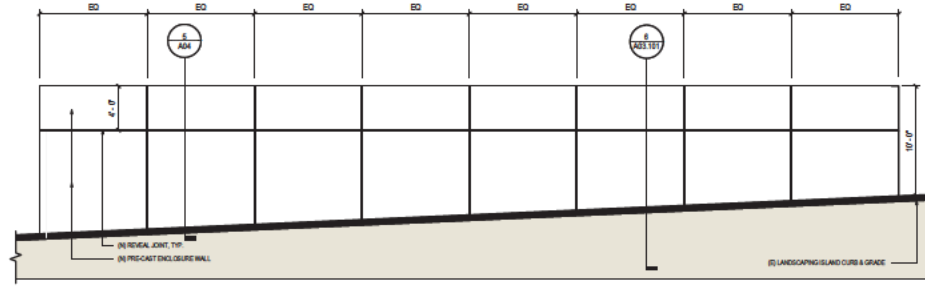
Description
OVERALL CONSTRUCTION PLAN

Scale
1" = 20'-0"

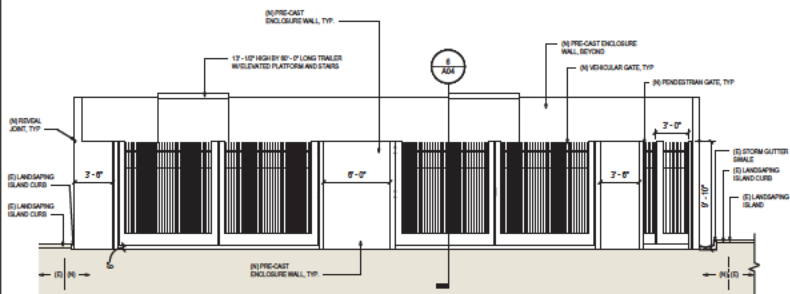
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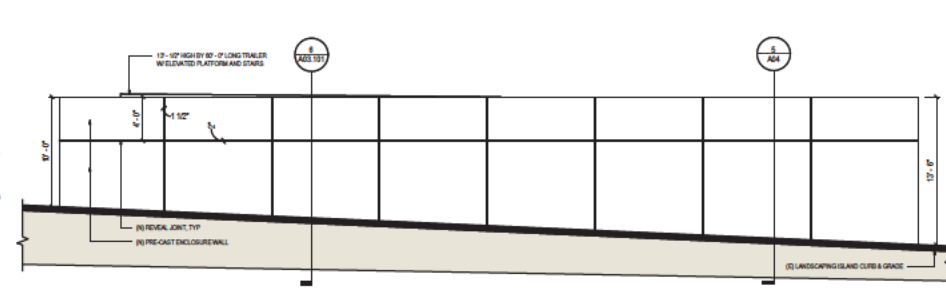
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SCALE: 3/16" = 1'-0"



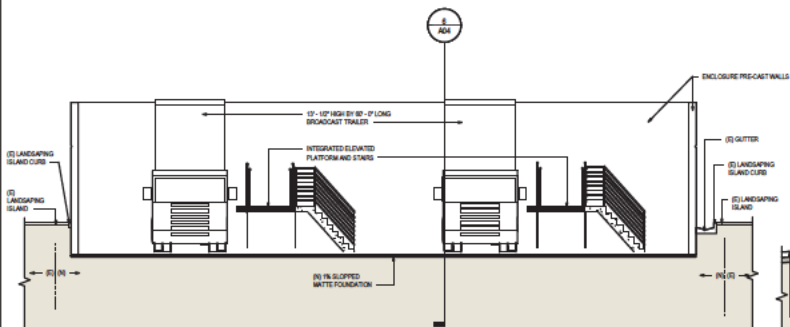
3 EAST ELEVATION
SCALE: 3/16" = 1'-0"



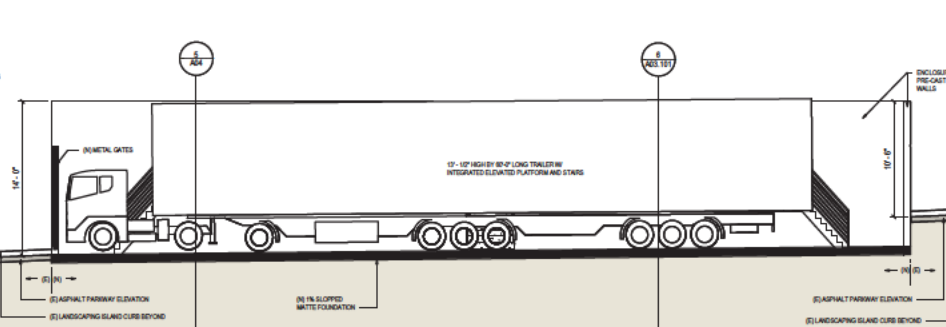
2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



4 WEST ELEVATION
SCALE: 3/16" = 1'-0"



5 TRANSVERSE SECTION
SCALE: 3/16" = 1'-0"



6 LONGITUDINAL SECTION
SCALE: 3/16" = 1'-0"

Date	Description
08.28.2020	INTERIM USE PERMIT
10.31.2020	IUP RESPONSE 1

City of Irvine
APPROVED
BY Director of Community Development
CASE # 00986940-PIUP
DATE October 15, 2020

Seal / Signature



Project Name
IRV02 TRAILER ENCLOSURE
CASE NUMBER: 00986940-PIUP
Project Number
55.9038.300

Description
ELEVATIONS AND SECTIONS

Scale
3/16" = 1'-0"

A04

Date	Description
08.26.2025	INTERIM USE PERMIT
1 07.31.2025	IUP RESPONSE 1

City of Irvine
APPROVED
BY: Director of Community Development
CASE # 00986940-PIUP
DATE: October 15, 2026

Seal / Signature



Project Name
IRV02 TRAILER ENCLOSURE
CASE NUMBER: 00986940-PIUP

Project Number
55.9038.300

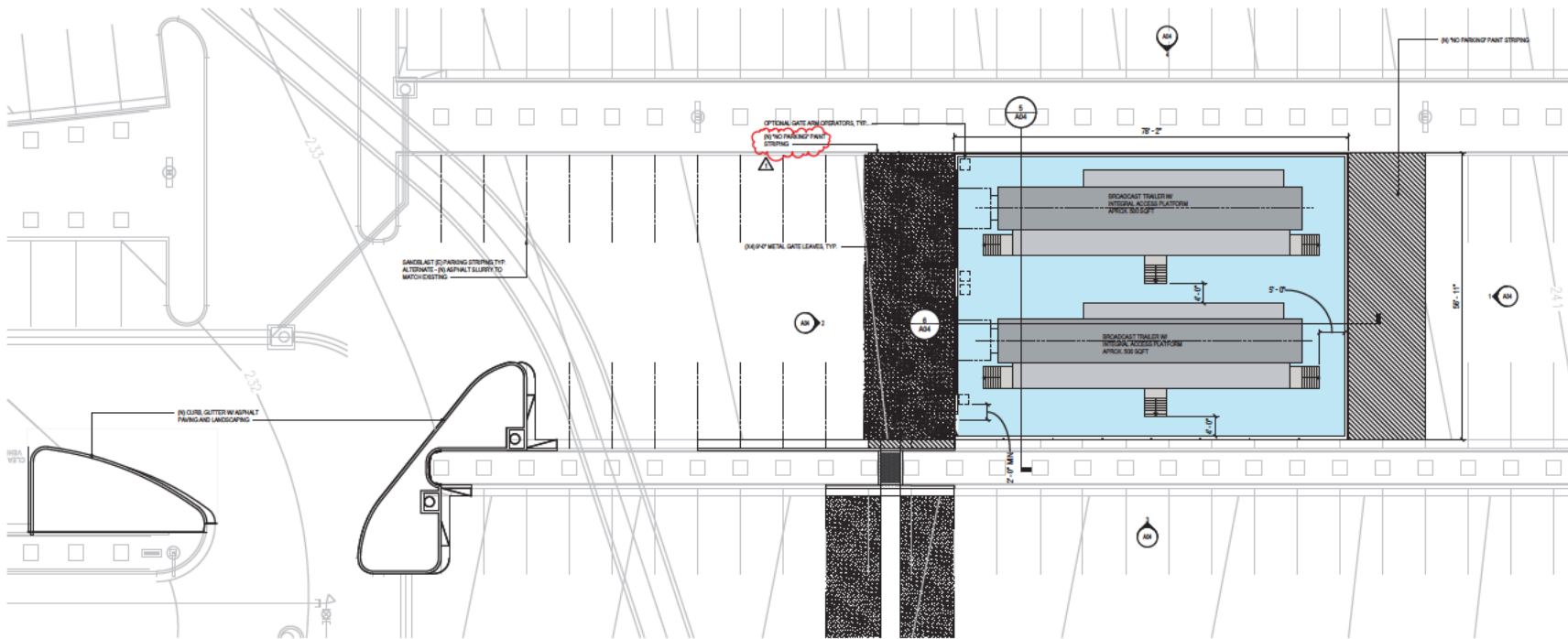
Description
CONSTRUCTION PLAN & DESIGN
INTENT

Scale
3/32" = 1'-0"



A05

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1 ENLARGED ENCLOSURE CONSTRUCTION PLAN

SCALE: 3/32" = 1'-0"



RENDERING OF PROPOSED ENCLOSURE



EXISTING ENCLOSURE ON SITE FOR CONTEXT - INTENT TO MATCH AESTHETICS





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.: Interim Use Permit for Temporary Storage of Commercial Trailers within Enclosure (File No. 00986940-PIUP)

Project Location: 17900 Laguna Canyon Road in Planning Area 17 (Quail Hill), in the City of Irvine, County of Orange, CA
(include County)

Project Description: Allow the temporary storage of two media production trailers within a 1,000 square-foot walled enclosure constructed within the surface parking lot of the Spectrum Terrace office campus.

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

Approval Date: October 15, 2026
Resolution No. N/A

Project Applicant: Gensler
225 Broadway Ste 100
San Diego, CA 92101
Attn: Jonathan Owens
619-557-2575
[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 15311, Class 11 for Accessory Structures
- ☐ General Rule Exemption (Section 15061(b)(3))

Reasons Why Project Is Exempt: Project is exempt pursuant to CEQA Guidelines Section 15311 Class 11, Accessory Structures. Class 11 permits the construction, or placement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities, including but not limited to on-premise signs. The storage of trailers within an enclosure is accessory to the primary office buildings onsite.

Tianna de la Paz,
Associate Planner

Name and Title

Signature

October 15, 2026

Date