



May 20, 2026

Mr. Zack Bartell
SoCal Powerlifting
17855 Sky Park Boulevard, Suite A
Irvine, CA 92614

Sent Via Email

Subject: Approval of Administrative Use Permit 00979793-PAUP for SoCal Powerlifting located at 17855 Sky Park Boulevard, Suite A, in Planning Area 36 (Irvine Business Complex)

Dear Mr. Bartell:

Community Development Department staff reviewed Administrative Use Permit 00979793-PAUP to operate a commercial school at 17855 Sky Park Boulevard, Suite A, within the Koll Airport Center business complex. The complex is bounded by Red Hill Avenue to the west and north, MacArthur Boulevard to the east, and Sky Park Boulevard to the south. Surrounding land uses include office and retail businesses. The subject property is located within Planning Area 36 (Irvine Business Complex [IBC]) and is zoned 5.1 IBC Multi-Use.

As described in the applicant's letter of justification, SoCal Powerlifting proposes to occupy a 4,750-square-foot tenant space within an existing 7,500-square-foot multi-tenant office building (Enclosure 1). SoCal Powerlifting will provide scheduled, appointment-based, instructor-led fitness classes for students over the age of 18, to be conducted in small group settings. There would be a maximum of four instructors, one staff member, and 12 students present onsite at any one time. All activities will occur within the existing tenant space, and no exterior modifications to the building, site circulation, or parking configuration are proposed (Enclosure 2).

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 three students.” SoCal Powerlifting will operate with a maximum of four instructors, one staff member, and 12 students onsite at any one time, requiring nine parking spaces.

The subject tenant space currently contains 1,270 square feet of office use and 3,480 square feet of warehouse use. Based on the Zoning Ordinance parking ratio of one space for every 250 gross square feet of office space and one space for every 1,000 gross square feet of warehouse space, nine parking spaces are allocated to the subject tenant space and nine parking spaces are required. Therefore, the existing parking allocation for the subject tenant space is sufficient to accommodate the proposed use, and no restriping or parking reconfiguration of the existing parking area is necessary or proposed. To ensure continued compliance with Zoning Ordinance parking requirements, Condition 6.19 has been added to this project, which limits the maximum onsite occupancy to 17 individuals (instructors, staff members, and students combined) at any given time, which would minimize onsite parking demands.

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.” The subject property (IBC Project #638) has a maximum DIV Budget of 92 AM trips, 135 PM trips, and 1,502 average daily trips (ADT). Existing uses onsite account for the maximum DIV Budget for the property.

Each permitted and conditionally permitted land use in the 5.1 IBC Multi-Use zone is assigned a “General Land Use Category” that corresponds to an IBC DIV generation rate. The GLU category for a commercial school is “undefined.” Through the AUP process, staff determined that SoCal Powerlifting’s operations are consistent with the suite’s office DIV allocation. This determination is based on the applicant’s proposed Class and Instructor Schedule (Enclosure 2), which ensures that class start and end times occur outside of the morning and evening peak traffic periods (7 – 8:30 a.m. and 4:45 – 6:15 p.m.), as defined in the City’s Traffic Study Guidelines, thereby avoiding the City’s peak hour trip windows and not impacting the site’s DIV Budget.

California Environmental Quality Act

Pursuant to Section 4 of the City of Irvine California Environmental Quality Act (CEQA) procedures and Article 19 of the State CEQA Guidelines, it has been determined that the proposed 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 00979793-PAUP.

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

The 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 mix of commercial and service-oriented uses that serve the surrounding residential and employment population. 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 complies with all applicable site development standards, including but not limited to parking, building height, floor area, setbacks, and landscaping.

Based on the proposed operation, nine parking spaces are required for the use, and nine are provided. Additionally, Condition 6.19 limits the maximum onsite occupancy to 17 individuals at any one time to ensure continued compliance with the applicable parking requirements. Therefore, 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 4,750-square-foot tenant space within an existing 7,500-square-foot multi-tenant office building within Koll Airport Center, and involves no changes to the existing site layout, building footprint, or circulation pattern. All improvements are limited to interior tenant improvements. The use requires nine parking spaces, and nine are allocated to the site within the existing shared parking supply within Koll Airport Center.

Classes will be conducted on a scheduled appointment basis outside peak traffic periods, which 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 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 vehicular and pedestrian access will continue to occur

through the previously approved and constructed circulation system within Koll Airport Center. 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 office development and will have no effect on the off-site parking or 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 fitness instruction within an existing multi-tenant office building in the 5.1 IBC Multi-Use zone, which is intended to provide a wide variety of uses to the residential and employee populations. 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 and retail 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 identifies the intent and purpose of the zone as an area that accommodates a variety of complementary residential, office, retail, and service uses within a mixed-use environment. The proposed commercial school expands the range of services available to residents and employees of 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 and retail uses. 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 Koll Airport Center business complex.

The approval is subject to the following conditions of approval:

Standard Condition 6.1

DISCRETIONARY CASE CHARGES

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

Standard Condition 6.2

LEGAL ACTION - HOLD HARMLESS

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

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

Condition 6.19

OPERATIONAL RESTRICTIONS

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

- A. SoCal Powerlifting shall conduct classes in accordance with the approved Operational Schedule. Classes may occur Monday through Saturday from 5:30 a.m. to 9:30 p.m. No classes shall occur outside of these approved hours. All classes and training sessions shall be conducted on a scheduled appointment basis only, in accordance with the approved Operational Schedule. The use shall not operate as a walk-in health club, gym, or fitness center open to the general public without scheduled instruction.
- B. No instructor, staff, student drop-off, or student pick-up shall occur within the morning peak-hour period between 7 and 8:30 a.m. or the evening peak-hour period between 4:45 and 6:15 p.m. Additionally, class sessions and instruction shall not begin or end within these peak-hour periods.

- C. The maximum onsite occupancy shall be limited to five employees/instructors and up to 12 students, for a total of 17 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.
- D. Any increase in occupancy or intensification of the use shall require review and approval by the City.
- E. 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.
- F. Upon cessation of the approved use, any subsequent use of the tenant space shall be subject to applicable City review and approval requirements.
- G. There shall be no tournaments, competitions, or other special events that draw spectators. For temporary events, the applicant may apply for a Special Event Permit pursuant to Title 2, Division 10, Chapter 8 of the Irvine Municipal Code.

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

NOISE

The operation of the commercial school shall be conducted in a manner that complies with all applicable noise standards set forth in the Irvine Municipal Code. All activities shall occur within the enclosed tenant space, and no amplified sound, music, instructor vocalizations, or other noise associated with the use shall result in noise levels that exceed applicable standards beyond the tenant space. The applicant shall incorporate

Mr. Zachary Bartell
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appropriate sound attenuation measures (e.g., insulation, baffling, floating floors, and/or wall treatments) within the tenant space, as necessary, to ensure compliance with applicable noise standards and to minimize noise impacts on adjacent tenants. Failure to maintain compliance with applicable noise standards may result in enforcement actions, including modification or revocation of this approval, in accordance with Chapter 2-10 (Enforcement and Revocation Procedures) of the Irvine Zoning Ordinance.

Condition 6.23

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.

Unless an appeal is filed prior to the expiration of the five-day appeal period ending at 5 p.m. Wednesday, May 27, 2026, the approval granted by this letter shall become effective Thursday, May 28, 2026.

Please note that any permits cannot be issued until all fees associated with this application are paid in full. Should you have any questions regarding this approval, please contact Assistant Planner Samantha Zepeda at 949-724-5427 or via email at SZepeda@cityofirvine.org.

Sincerely,



Stephanie Frady, AICP
Director of Community Development

Mr. Zachary Bartell
May 20, 2026
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Enclosures:

1. Project Letter of Justification
2. Project Plans
3. Operational Schedule
4. Notice of Exemption

ec: Alyssa Matheus, Planning Manager
Chris Chung, Principal Planner
File: 00979793-PAUP

LETTER OF JUSTIFICATION

Administrative Use Permit (AUP)

SoCal Powerlifting – 17855 Sky Park Circle, Suite A

City of Irvine

Community Development Department

Project Description and Operational Overview

SoCal Powerlifting is a strength training and coaching facility located at 17855 Sky Park Circle, Suite A within the Irvine Business Complex. The facility provides individualized and small-group coaching services focused on strength development, fitness, and overall health.

Operations occur daily between approximately 5:30 AM and 9:30 PM, with activity structured throughout the day in a manner that maintains a consistent and controlled number of individuals within the space.

Coaching typically occurs in small groups, generally consisting of approximately four to six participants at a time, along with a limited number of coaches. The number of individuals present in the facility at any given time remains controlled through the structure of daily operations.

In addition to in-person coaching, a portion of business operations includes online coaching services. Coaches and staff utilize designated office areas within the suite for administrative work, programming, and client communication, further diversifying the nature of the use beyond purely physical training activity.

The facility primarily serves adult clients and operates in a manner where individuals arrive and depart at varying times throughout the day, resulting in a steady and distributed level of activity rather than concentrated periods of high occupancy.

Operational Characteristics and Use Classification

The proposed use functions as a coaching-focused training and service-based environment with structured daily activity, rather than a traditional high-volume fitness studio or assembly-type use.

Activity within the space is distributed throughout the day and does not involve large gatherings, synchronized turnover, or concentrated occupancy periods. The operational model reflects a

controlled and moderate level of use that is distinct from uses typically associated with assembly classifications.

As noted in prior correspondence with City staff, coaching-based training of this nature is not explicitly defined within standard building code use categories. Accordingly, evaluation of the use is best based on its operational characteristics, which demonstrate a consistent and controlled occupancy level well below thresholds typically associated with assembly uses.

Traffic, Circulation, and Parking

A City-prepared Average Daily Traffic (ADT) waiver analysis was conducted for the project based on the submitted operational schedule and staffing levels.

The analysis identified an estimated 84 average daily trips under a conservative scenario. Importantly, the study found that the project generates no trips during the AM or PM peak periods, indicating that the use does not contribute to peak-hour congestion.

Additionally, the analysis concluded that the project would not result in impacts to the adjacent roadway network and that surrounding roadways would continue to operate at acceptable levels of service.

The distribution of activity throughout the day results in staggered arrivals and departures, which supports consistent traffic flow and reduces demand on parking resources at any single point in time.

Compatibility with Surrounding Area

The proposed use is consistent with the character and intent of the Irvine Business Complex zoning district. The facility operates entirely within an enclosed tenant space and maintains a level of activity that is compatible with surrounding commercial uses.

The nature of the use does not generate significant external impacts, and daily operations are conducted in a controlled indoor environment. The steady and distributed pattern of use avoids concentrated activity levels and supports compatibility with adjacent businesses.

Additionally, the inclusion of office-based and administrative functions associated with online coaching further aligns the use with other low-intensity commercial and service-oriented uses within the surrounding area.

Public Health, Safety, and Welfare

The proposed use will not be detrimental to public health, safety, or welfare. The structured nature of daily operations supports a controlled environment in which occupancy remains consistent and manageable.

The facility operates with a predictable level of activity, and the absence of peak-hour traffic generation further supports safe circulation conditions in the surrounding area. The City's traffic analysis confirms that the project does not create impacts to the adjacent roadway network.

Consistency with Zoning Ordinance Findings

The proposed administrative use satisfies the required findings of the Irvine Zoning Ordinance as follows:

- 1. Compliance with Development Standards**

The use operates within an existing commercial tenant space and complies with all applicable zoning and development standards.

- 2. Adequate Traffic Circulation and Parking**

The City's ADT analysis demonstrates that the project does not generate peak-hour traffic and does not impact surrounding roadways. Parking demand remains moderated due to the distributed nature of daily operations.

- 3. No Impairment to Surrounding Area**

The use is low-intensity, contained within the building, and does not generate noise, congestion, or disturbances that would affect adjacent properties.

- 4. Consistency with City Policies and Zoning Intent**

The facility provides a service-oriented use that supports health and wellness while maintaining compatibility with the surrounding business environment.

- 5. No Detriment to Public Health, Safety, or Welfare**

The controlled and consistent level of activity ensures safe operation and minimizes impacts related to traffic and occupancy.

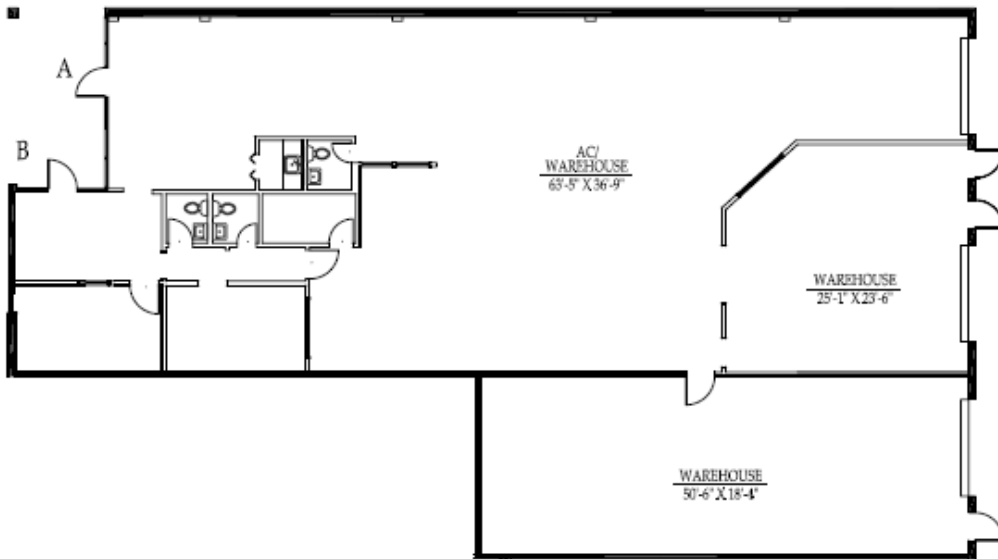
Conclusion

The proposed use of the space as a strength training and coaching facility reflects a controlled, service-oriented operation with moderate and distributed activity levels. Based on its operational characteristics, limited and consistent occupancy, and lack of peak-hour traffic generation, the use does not function as an assembly-type occupancy and is compatible with the surrounding zoning and infrastructure.

For these reasons, the proposed use is justified and appropriate for approval under the Administrative Use Permit process.

EXHIBIT "A"

LOCATION OF PREMISES

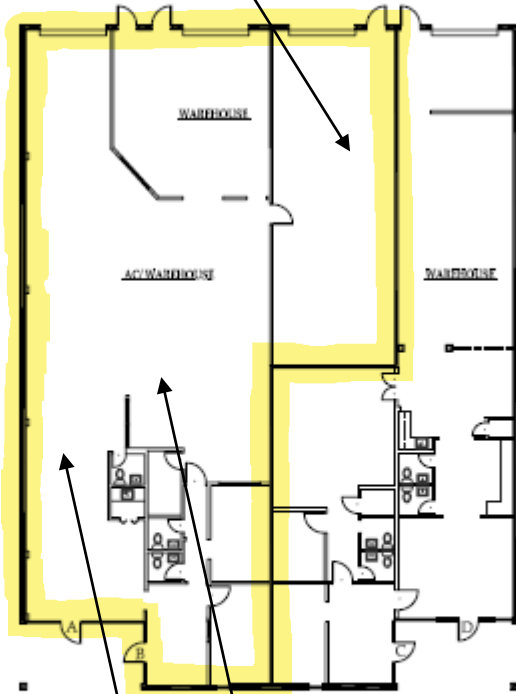


17855 Sky Park Circle
Irvine, California 92614
Building 17, Suite ABC2

4,750 Square Feet



1/22/06



Suite ABC=4,750 SF

Suite CD=2,744 SF

17855 Sky Park Circle
Irvine, California 92614
Building 17

7,494 Square Feet

DATE 05/20/26

CASE # 00979793-PAUP

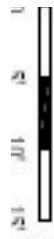
CITY OF IRVINE APPROVED

CASE PLANNER S. ZEPEDA

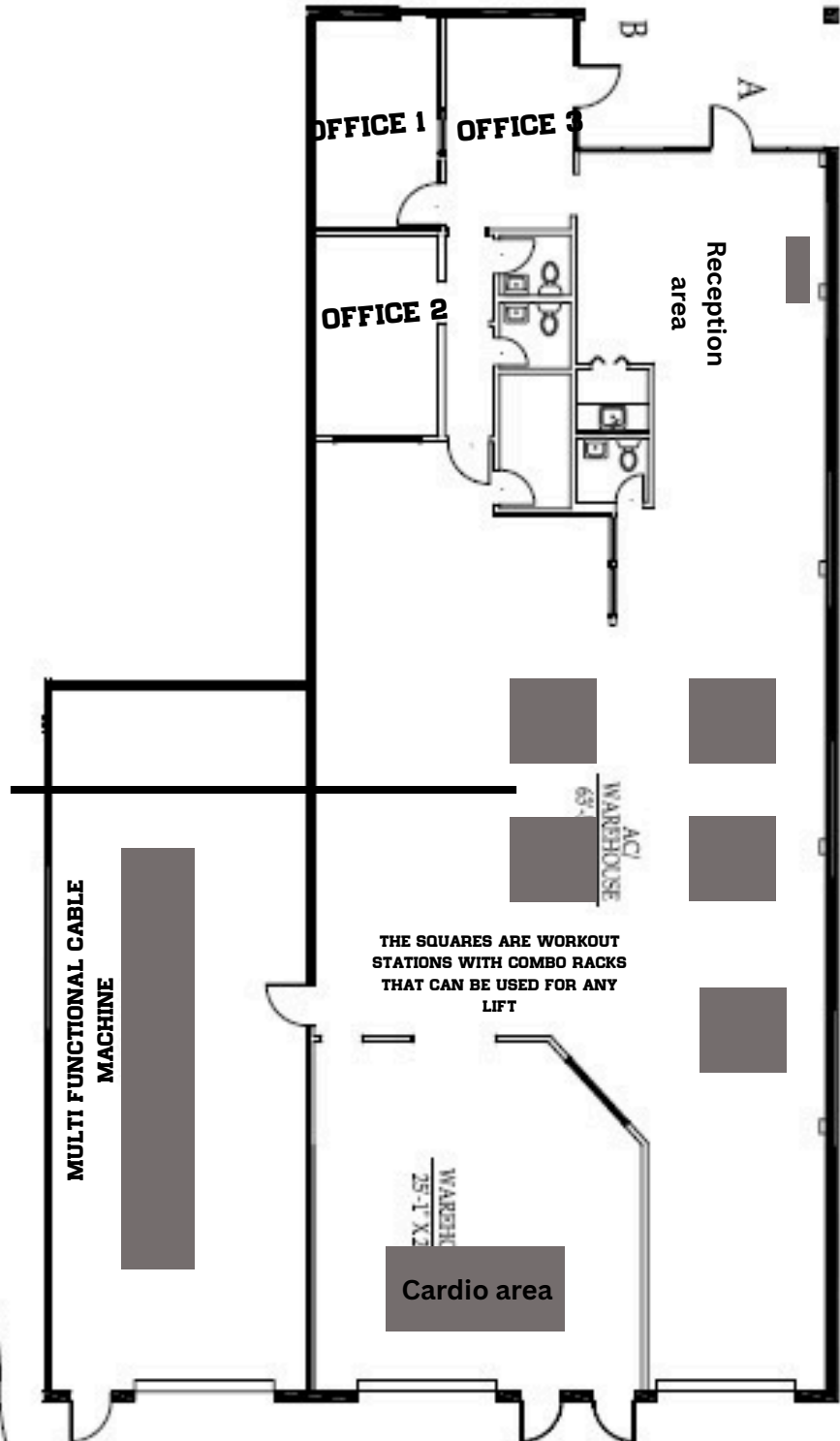
EXHIBIT "A"
ENCLOSURE 2

EXHIBIT "A"

LOCATION OF PREMISES



17000 Glen Park Circle



Fridge with beverages and shirts next to lift for sale

THE SQUARES ARE WORKOUT STATIONS WITH COMBO RACKS THAT CAN BE USED FOR ANY LIFT

DATE 05/20/26
CASE # 00979793-PAUP
CITY OF IRVINE APPROVED
CASE PLANNER S. ZEPEDA



USE DETERMINATION LETTER CLASS & INSTRUCTOR TEMPLATE

CLASS SCHEDULE

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

MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY SUNDAY

CLASS DESCRIPTION	START TIME	END TIME	NO. OF STUDENTS UNDER AGE 18	NO. OF STUDENTS OVER AGE 18	NO. OF PARENTS/ GUARDIANS WAITING
CLASS 1					
CLASS 2					
CLASS 3					
CLASS 4					
CLASS 5					
CLASS 6					
CLASS 7					
CLASS 8					
CLASS 9					
CLASS 10					

INSTRUCTOR SCHEDULE

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

MONDAY TUESDAY WEDNESDAY THURSDAY FRIDAY SATURDAY SUNDAY

INSTRUCTOR/STAFF	ARRIVAL TIME	DEPARTURE TIME
INSTRUCTOR 1		
INSTRUCTOR 2		
INSTRUCTOR 3		
INSTRUCTOR 4		
STAFF 1		
STAFF 2		
STAFF 3		
STAFF 4		



NOTICE OF EXEMPTION

TO: State of California
 Office of Planning & Research
 PO Box 3044
 Sacramento, CA 95812-3044

County Clerk
 County of Orange
 PO Box 238
 Santa Ana, CA 92702

FROM: City of Irvine
 Community Development Department
 PO Box 19575
 Irvine, CA 92623-9575
Attn: Samantha Zepeda
Assistant Planner
949-724-5427

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

Project Title and File No.: Administrative Use Permit 00979793-PAUP for SoCal Powerlifting

Project Location: 17855 Sky Park Boulevard, Suite A in Planning Area 36 (Irvine Business Complex), in the City of Irvine, County of Orange
 (include County)

Project Description: Operation of a commercial school (fitness instruction) within a 4,750-square-foot tenant space located inside an existing multi-tenant office building at Koll Airport Center.

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

Approval Date: May 20, 2026
Resolution No. n/a

Project Applicant: SoCal Power Lifting
 17855 Sky Park Boulevard, Suite A
 Irvine, CA 92614
 Attn: Zachary Bartell
 949-697-1641

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**
- General Rule Exemption (Section 15061(b)(3))

Reasons Why Project Is Exempt:

The project is exempt pursuant to CEQA Guidelines Section 15301 (Class 1) Existing Facilities, which allows for the operation, repair, maintenance, permitting, or minor alteration of existing facilities involving negligible or no expansion of existing or former use. The proposed commercial school will operate within an existing tenant space and does not include any physical modifications to the exterior of the building or project site.

Samantha Zepeda,
 Assistant Planner

Name and Title

Signature

May 20, 2026

Date