



May 21, 2026

Ms. Katrina Guo
Bija Yoga House, LLC
2590 Red Hill Avenue, Unit 4185
Santa Ana, CA 92705

Sent Via Email

Subject: Approval of Administrative Use Permit 00980613-PAUP for Bija Yoga House LLC at 980 Roosevelt, Suite 100B, in Planning Area 8 (Northwood)

Dear Ms. Guo:

Community Development Department staff reviewed Administrative Use Permit 00980613-PAUP to operate a commercial school, Bija Yoga House LLC, at 980 Roosevelt, Suite 100B, within Jeffrey Office Park. The office park is located within Planning Area 8 (Northwood) and is zoned 4.2G Community Commercial. The project site is bounded by Roosevelt to the north, Jeffrey Road to the east, and the Interstate 5 (I-5) freeway to the south. Surrounding uses include residential to the west, Cypress Village Shopping Center to the north, and the Jeffrey Open Space Trail to the east.

As described in the provided letter of justification, Bija Yoga House LLC proposes to operate as a commercial school within Suite 100B, occupying 1,600 square feet on the first floor of an existing 19,177-square-foot multi-tenant office building (Enclosure 1). The facility will offer instructor-led yoga classes in a small group setting for students aged 18 years and older. Classes will have a maximum of eight participants and one instructor at any one time, with each session lasting 75 minutes. 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 4.2G Community Commercial 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.” Bija Yoga House LLC will operate with a maximum of one instructor and eight students on-site at any one time, requiring six parking spaces.

Jeffrey Office Park was approved under Master Plan 00402399-PMP with a total gross floor area of 312,655 square feet. The approved parking calculation for the site requires 1,125 parking stalls. Based on the approved parking rate for the office park, the 1,600-square-foot tenant space is allocated six parking spaces. Therefore, the required parking for the proposed commercial school and allocated parking under the approved master plan are the same. To ensure continued compliance with Zoning Ordinance parking requirements, Condition 6.19 has been added to this project, which limits the maximum on-site occupancy to one instructor and eight students, not to exceed nine total individuals at any one time.

Special Land Use Restrictions

Jeffrey Office Park is subject to Special Land Use Restrictions (SLURs), which establish maximum square footage and vehicle trip allocations for the project site. The property is part of Spectrum Project No. 08-02, which is allocated 289 a.m. trips, 275 p.m. trips, and 3,191 average daily trips (ADT).

According to the applicant’s operational schedule, Bija Yoga House LLC offers group yoga classes Monday through Saturday (Enclosure 3). The proposed yoga studio will provide instructor-led training through scheduled and appointment-based classes in small group settings with a maximum of eight students and one instructor present at any one time. Start times vary for group classes Monday through Friday with classes starting no earlier than 9 a.m. and ending at 7:45 p.m., and Saturday from 9 to 11:45 a.m. Additionally, all classes are scheduled outside the morning peak traffic period (7 to 8:30 a.m.) and evening peak traffic period (4:45 to 6:15 p.m.).

Given the limited occupancy, small group format, and staggered class times, the anticipated vehicle trips associated with the commercial school are minimal and comparable to the trips that would be generated by the previously entitled office use. Accordingly, the proposed commercial school can be accommodated within the existing SLURs trip allocation for Jeffrey Office Park. 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 00980613-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 is consistent with the 4.2G Community Commercial 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 population. The project does not propose any exterior modifications to the building or project site. 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, based on the proposed operation, six parking spaces are required for the use and six parking spaces are assigned to the tenant space. Condition 6.19 limits the maximum on-site occupancy to one instructor and eight students, not to exceed nine individuals, to ensure continued compliance with the applicable parking requirements. 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 1,600-square-foot tenant space within an existing 19,177-square-foot multi-tenant office building in Jeffrey Office Park. The project involves no changes to the building exterior, footprint, or site circulation pattern. All improvements are limited to interior tenant improvements. The use requires six parking spaces and six parking spaces are assigned to the tenant space.

Classes will be conducted on a scheduled basis outside peak traffic periods, 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 remain consistent with the analysis contained herein. All vehicular and

pedestrian access will continue to occur through the previously approved and constructed circulation system within Jeffrey Office Park. 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-street parking nor negative impact to 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 yoga classes within an existing multi-tenant office building in the 4.2G Community Commercial zone. The use is compatible with the nature of the office center, which includes several other commercial schools. The project would also operate indoors and does not propose any exterior modifications to the project site. 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 4.2G Community Commercial identifies the intent and purpose of the zone as an area that accommodates a variety of complementary office and service uses within an office environment. The proposed commercial school expands the range of services available to residents and families within Northwood (Planning Area 8) 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 4.2G Community Commercial 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. Any potential noise impacts to adjacent tenants or exterior areas will be minimized by the implementation of Condition 6.22. Additionally, the project is required to comply with the City's Noise Ordinance. 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 Jeffrey Office Park.

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 shall operate in accordance with the following conditions:

- A. Bija Yoga House LLC staff and instructors shall conduct classes in accordance with the approved Operational Schedule. Classes shall occur Monday through Friday from 9 a.m. – 7:45 p.m., and Saturday from 9 a.m. – 11:45 a.m.
- B. No instructor, staff, student drop-off, or student pick-up shall occur within the morning peak-hour period of 7 - 8:30 a.m. or the evening peak-hour period of 4:45 - 6:15 p.m., Monday through Friday. Class sessions and instruction shall not begin or end within the peak-hour periods.

- C. To minimize parking impacts and ensure smooth transitions between sessions, all classes shall be scheduled with at least a 15-minute interval between consecutive sessions.
- D. Occupancy within the suite shall not exceed one instructor and eight students at any one time, with a maximum on-site occupancy of nine persons.

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 applicant shall incorporate appropriate sound attenuation measures (e.g., insulation, baffling, floating floors, and/or wall treatments) within the tenant space to minimize interior noise impacts on adjacent tenants, as needed. At no time shall amplified sound, music, or instructor vocalizations associated with classes be audible beyond the confines of the tenant space in a manner that disrupts neighboring uses or exceeds applicable noise standards set forth in the Irvine Municipal Code. Any noise complaints deemed valid by the City may result in the review and modification or revocation of this approval in accordance with Chapter 2-10 (Enforcement and Revocation Procedures) of the Irvine Zoning Ordinance.

Condition 6.23

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

Ms. Katrina Guo
May 21, 2026
Page 7 of 7

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.

Condition 6.24

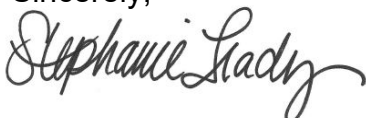
COMPLIANCE WITH PRIOR APPROVALS

All applicable conditions of approval associated with original Master Plan 00402399-PMP issued for Jeffrey Office Park and any subsequent modifications 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 Thursday, May 28, 2026, the approval granted by this letter shall become effective Friday, May 29, 2026.

Please note that any permits cannot be issued until all fees associated with this application are paid in full. Should you have any questions regarding this approval, please contact Senior Planner Hernan DeSantos at 949-724-6441 or by email at hdesantos@cityofirvine.org.

Sincerely,



Stephanie Frady, AICP
Director of Community Development

Enclosures:

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

ec: Alyssa Matheus, Planning Manager
Nick Melloni, Principal Planner
Files: 00980613-PAUP; 00402399-PMP

Letter of Justification
Administrative Use Permit (AUP) Application
Bija Yoga House LLC

Project Address: 980 Roosevelt Suite #100B

City: Irvine, California 92620

Dear Planning Division,

This letter is submitted in support of the Administrative Use Permit application for **Bija Yoga House LLC**, a boutique yoga studio proposed at the above-referenced location in Irvine, California. The purpose of this request is to obtain approval to operate a small wellness studio offering yoga classes and meditation-based practices for members of the local community.

Bija Yoga will offer instructor-led yoga classes focused on traditional practices, including alignment-based, flow-style, and Ashtanga-inspired sequences. Classes will be held in a calm, quiet studio environment designed to support physical health, relaxation, and mindfulness.

The proposed studio occupies approximately **1,600 square feet** and will include **two small practice rooms** for group classes. Class sizes are intentionally limited to maintain a high-quality instructional experience and a peaceful environment. Most classes will have approximately **8 students (max)**, and each session typically lasts **75 minutes**.

The nature of a yoga studio is a **low-intensity and low-impact use** that is compatible with surrounding commercial and office tenants. Activities are quiet and do not involve amplified music, heavy equipment, or operations that generate significant noise, odor, or vibration. As a result, the proposed use is well-suited for the existing commercial setting.

Traffic and parking impacts are expected to be minimal. Students typically arrive individually, and classes are scheduled throughout the day rather than all at once, which distributes parking demand over time. Because class sizes are relatively small, the number of visitors at any given time is limited.

Bija Yoga is intended to provide a **health and wellness resource for the Irvine community**, offering opportunities for residents and nearby employees to improve physical fitness, reduce stress, and cultivate overall well-being through regular yoga practice.

Based on the quiet and low-impact nature of the proposed use and its compatibility with surrounding businesses, we respectfully request approval of the Administrative Use Permit for Bija Yoga.

Thank you for your time and consideration.

Sincerely,

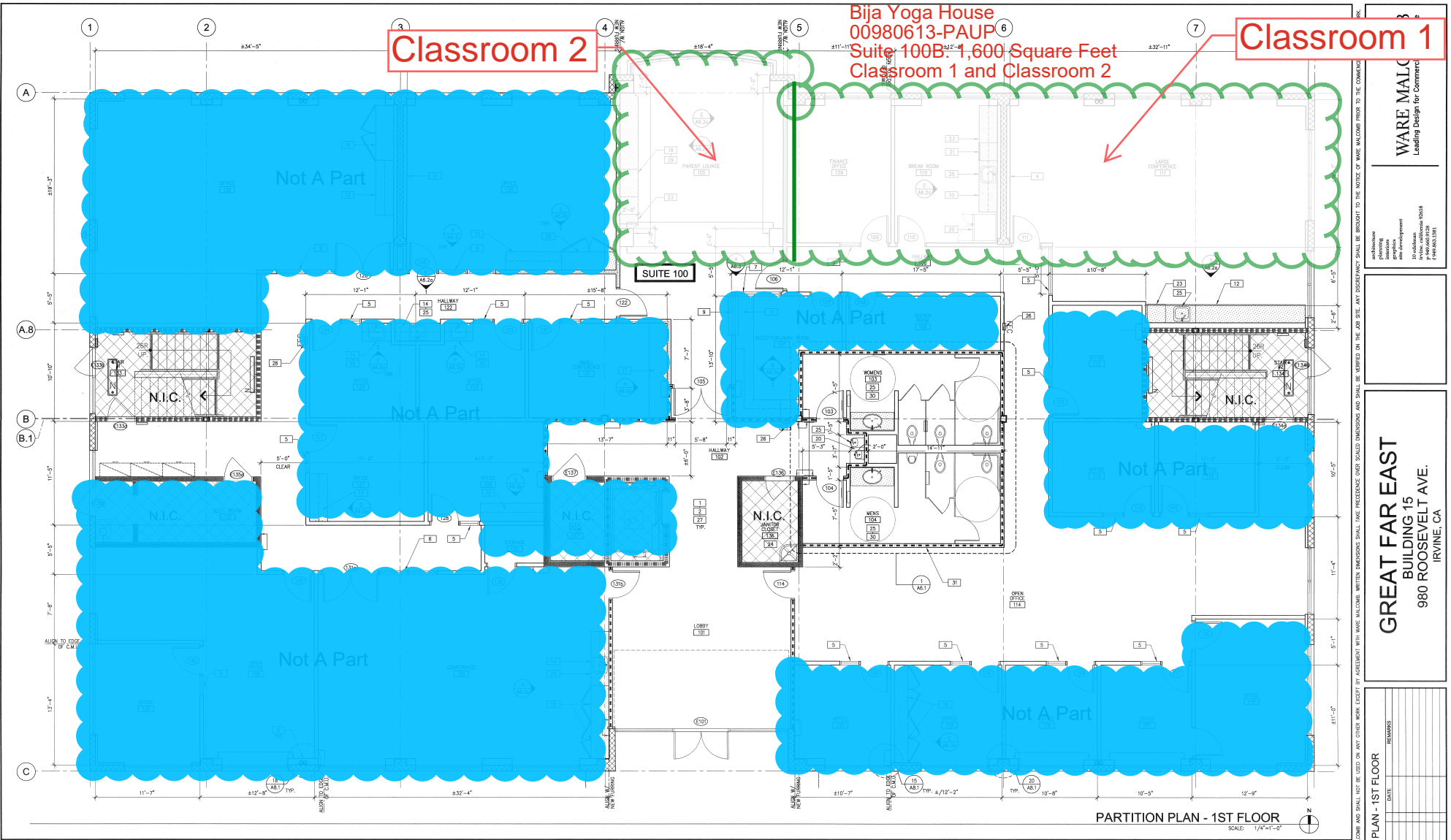
ENCLOSURE 1

Katrina Guo
Owner / Instructor
Bija Yoga House LLC


Bija Yoga House
 00980613-PAUP
 Suite 100B, 1,600 Square Feet
 Classroom 1 and Classroom 2

Classroom 2

Classroom 1



PARTITION PLAN - 1ST FLOOR
 SCALE: 1/4"=1'-0"

 = Not A Part

- PLAN SPECIFIC NOTES**
1. EXTERIOR OAU WALLS TO BE FURRED WITH 2-1/2" METAL STUDS, FIBERGLASS INSULATION AND (1) LAYER 5/8" OYP. BOARD TO 6" ABOVE CEILING AND CONTAIN WITH INSULATION (ONLY) TO DECK ABOVE. AT OPEN CEILING AREAS, FURRING TO BE PROVIDED TO DECK ABOVE. FURRING TO CONTINUE ABOVE & BELOW WINDOWS WHICH ARE NOT FULL HEIGHT. OYP. BOARD TO WRAP WINDOW FRAME AT SILL JAMB AND HEAD. (SEE MCH. DWGS. FOR R-VALUE OF INSULATION).
 2. ALL COLUMNS TO BE LAMINATED WITH (1) LAYER 5/8" OYP. BOARD TO 4" ABOVE CEILING, U.O.D.
 3. FURR-OUT ROOF DRAINS AS REQUIRED. MINIMIZE SIZE OF FURRING.
 4. CONCRETE SHEAR WALL TO BE FURRED WITH 2-1/2" METAL STUDS AND (1) LAYER 5/8" OYP. BOARD TO 6" ABOVE CEILING.
 5. PROVIDE NEW 2"-0" SIDEITE, U.O.D.
 6. PROVIDE NEW (2) 3"-0" WIDE X 1/4" THICK FULL-HEIGHT TEMPERED GLASS IN FRAME TO MATCH DOOR FRAMES WITH INTERMEDIATE VERTICAL MILLION. TOP OF FRAME TO MATCH TOP OF DOOR FRAME AND BOTTOM OF FRAME TO SILLSETS.
 7. PROVIDE 3'-0" WIDE X 4'-0" HIGH X 1/4" THICK TEMPERED GLASS FIXED WINDOW IN FRAME TO MATCH DOOR FRAMES. BOTTOM OF SILL TO BE AT 3'-8" A.F.F.







- PLAN SPECIFIC NOTES, CONT.**
8. PROVIDE TEMPERED GLASS FIXED WINDOWS WITH INTERMEDIATE VERTICAL AND HORIZONTAL MILLIONS IN FRAME TO MATCH DOOR FRAMES. ALIGN TOP OF FRAME WITH TOP OF DOOR FRAME AND BOTTOM OF FRAME AT FLOOR SIMILAR TO SILLSETS. SEE ELEVATION ON SHEET A6.4.
 9. PROVIDE 4'-0" HIGH X 4'-0" WIDE X 1/4" THICK TEMPERED, SLIDING GLASS WINDOW CONSISTING OF (2) PANELS IN ALUMINUM CHANNEL. TOP OF SILL TO BE AT 3'-8" A.F.F. SPEC. OR LAURENCE SLIDING GLASS PASS THRU ASSEMBLY OR EQUAL. PROVIDE PLAIN TRANSACTION COUNTERS.
 10. PROVIDE PLASTIC LAMINATE UPPER & LOWER CABINERY WITH DRAWERS, BACK SPLASH AND SINGLE-BASIN STAINLESS STEEL SINK WITH GARBAGE DISPOSAL.
 11. PROVIDE PLASTIC LAMINATE UPPER & LOWER CABINERY WITH DRAWERS, BUILT-IN MALL SLOTS AND NO DRAWERS.
 12. PROVIDE PLASTIC LAMINATE LOWER CABINERY WITH SINGLE-BASIN STAINLESS STEEL SINK AND NO DRAWERS.
 13. PROVIDE PLASTIC LAMINATE UPPER & LOWER CABINERY WITH DRAWERS AND NO BACK SPLASH.
 14. PROVIDE PLASTIC LAMINATE UPPER & LOWER CABINERY WITH BACK SPLASH AND SINGLE-BASIN STAINLESS STEEL SINK.
 15. PROVIDE PLASTIC LAMINATE UPPER & LOWER CABINERY WITH DRAWERS AND TRANSACTION TOP.
 16. PROVIDE PLASTIC LAMINATE FULL-HEIGHT CABINETS WITH ADJUSTABLE SHELVING AND DOORS.

- PLAN SPECIFIC NOTES, CONT.**
17. PROVIDE PLASTIC LAMINATE LOWER CABINERY, NO DRAWERS OR BACK SPLASH.
 18. PROVIDE PLASTIC LAMINATE UPPER & LOWER CABINERY WITH DRAWERS, BACK SPLASH AND SINGLE-BASIN STAINLESS STEEL SINK WITH GARBAGE DISPOSAL AND WASTE-OUT.
 19. PROVIDE PLASTIC LAMINATE COUNTER AT 42" A.F.F. WITH BUILT-IN WALL BRACKETS AND LOWER CABINERY.
 20. REFRIGERATOR TO BE PROVIDED AND INSTALLED BY TENANT. PROVIDE RECESSED WATER LINE FOR ICE MAKER.
 21. UNDER-COUNTER REFRIGERATOR TO BE PROVIDED AND INSTALLED BY TENANT.
 22. PROVIDE HI-L-O DRINKING FOUNTAIN. SEE PLUMB. DRAWINGS. SEE DETAIL 5 ON SHEET A6.3.
 23. COFFEE MAKER TO BE PROVIDED AND INSTALLED BY TENANT. PROVIDE RECESSED WATER LINE.
 24. PROVIDE WATER HEATER. SEE PLUMB. DRAWINGS.
 25. SAW-CUT EXISTING CONCRETE FLOOR THIS AREA AS REQUIRED FOR NEW FLOORING. SEE DETAIL 6 ON SHEET A6.3.
 26. PROVIDE 30M-RECESSED FIRE EXTINGUISHER CABINET AND FIRE EXTINGUISHER BY POTTER-HOLMES. CABINET TO BE ALTA SERIES 400-001 STEEL WITH RECYCLABLE WATER FINISH - PANT (DIP-GLASS) TO MATCH ADJACENT WALL. EXTINGUISHER TO BE 3000, 2A10B-C. SEE

- PLAN SPECIFIC NOTES, CONT.**
27. ALL FULL HEIGHT WALLS TO BE INSULATED FULLY WITH R-11 UNFACED FIBERGLASS INSULATION.
 28. EXISTING QUADRAL TO BE REMOVED ON ALL SIDES. PROVIDE NEW GLASS & STAINLESS STEEL QUADRAL ON OPEN SIDE ONLY. SEE ELEVATIONS FOR DETAILS.
 29. MILLWORK IN THIS AREA TO BE PRICES AS ALTERNATE.
 30. REFER TO SHEET A6.1 FOR ENLARGED RESTROOM PLAN.
 31. ALL FULL HEIGHT WALLS AT RESTROOMS TO BE CONSTRUCTED WITH 6" METAL STUDS AND INSULATED FULLY WITH R-11 UNFACED FIBERGLASS INSULATION.

City of Irvine
APPROVED
 By Director of Community Development
 CASE # 00980613-PAUP
 DATE 5/21/26

WALL LEGEND

-  EXISTING 2-HR RATED PARTITION
-  EXISTING 1-HR RATED PARTITION
-  EXISTING OAU WALL W/ NEW FURRING
-  FULL HEIGHT NON-RATED PARTITION TO STRUCTURE
-  FULL HEIGHT PARTITION TO 6" ABOVE CEILING
-  PARTITION TO UNDERSIDE OF CEILING

REVISIONS

NO.	DATE	DESCRIPTION
1	12/07/20	ISSUE FOR PLAN CHECK

PARTITION PLAN - 1ST FLOOR

DATE: 12/07/20
 DRAWN BY: A.A.
 JOB NO.: IRV02-6043-02

A2.1a

NOTE: SEE METAL WALL STUD TABLE ON SHEET A6.1 TO SELECT APPROPRIATE WALL STUD SIZE FOR WALL HEIGHT.

WARE MALCOLM
 Leading Design for Commercial

architects
 interior
 landscape
 and development
 10 address
 Irvine, California 92618
 P: 949.453.3881
 F: 949.453.3881

GREAT FAR EAST
 BUILDING 15
 980 ROOSEVELT AVE.
 IRVINE, CA

PARTITION PLAN - 1ST FLOOR

DATE	REVISIONS
12/07/20	ISSUE FOR PLAN CHECK

P/A: PM
 H: PM
 DRAWN BY: A.A.
 JOB NO.: IRV02-6043-02

SHEET
A2.1a

Site and Parking Statement

Project No.: 00980613-PAUP

Project: BIJA YOGA HOUSE

Address: 980 Roosevelt, Suite 100B, Irvine, CA 92620

The proposed yoga studio will operate within the existing leased tenant space identified as Suite 100B. No changes are proposed to site access, vehicular circulation, pedestrian circulation, or the existing parking layout.

The suite area is approximately 1,600 square feet. Based on City staff comments, the tenant area requires 6 parking spaces. The project will utilize the existing on-site parking supply within the office park. No physical parking modifications are proposed as part of this application.

City of Irvine
APPROVED

BY Director of Community Development

CASE # 00980613-PAUP

DATE 5/21/26

Operational Schedule - Bija Yoga House

Project No.: 00980613-PAUP

Address: 980 Roosevelt, Suite 100B, Irvine, CA 92620

Day	Activity / Class Type	Room / Area	Start Time	End Time	Duration	Max Participants	Parents/Guardians Waiting	Notes
Monday	Yoga Level 1-2	Classroom 1	10:30 AM	11:45 AM	75 min	8	0	Group class
Monday	Yoga Level 2-3	Classroom 1	12:00 PM	1:15 PM	75 min	8	0	Group class
Tuesday	Yoga Level 1-2	Classroom 1	10:30 AM	11:45 AM	75 min	8	0	Group class
Tuesday	Yoga Level 1	Classroom 1	6:30 PM	7:45 PM	75 min	8	0	Group class
Thursday	Private Group	Classroom 2	9:00 AM	10:15 AM	75 min	2	0	By appointment
Thursday	Yoga Level 1-2	Classroom 1	10:30 AM	11:45 AM	75 min	8	0	Group class
Thursday	Yoga Level 1	Classroom 1	6:30 PM	7:45 PM	75 min	8	0	Group class
Friday	Yoga Level 1-2	Classroom 1	9:00 AM	10:15 AM	75 min	8	0	Group class
Friday	Yoga Level 2-3	Classroom 1	10:30 AM	11:45 AM	75 min	8	0	Group class
Friday	Yoga Level 1	Classroom 1	1:00 PM	2:15 PM	75 min	8	0	Group class
Saturday	Yoga Level 1-2	Classroom 1	9:00 AM	10:15 AM	75 min	8	0	Group class
Saturday	Yoga Level 1	Classroom 1	10:30 AM	11:45 AM	75 min	8	0	Group class

NOTE:

Private sessions are available by appointment only and will be scheduled outside the AM peak period (7:00–8:30 AM) and PM peak period (4:45–6:15 PM).

The proposed yoga studio operates with small group classes and controlled scheduling. No parents or guardians waiting areas are anticipated for the operation.



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: Hernan DeSantos
Senior Planner
hdesantos@cityofirvine.org

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 Bija Yoga House LLC (File No. 00980613-PAUP)

Project Location: (include County) The project is located at 980 Roosevelt, Suite 100B in Planning Area 8 (Northwood), in the City of Irvine, County of Orange.

Project Description: Allow the operation of a commercial school (yoga instruction) within a 1,600-square-foot tenant space located inside an existing multi-tenant office building at Jeffrey Office Park.

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

Approval Date: May 21, 2026
Resolution No. Not applicable

Project Applicant: Bija Yoga House LLC
 2590 Red Hill Avenue, Suite 4185
 Santa Ana, CA 92705
 Attn: Katrina Guo
 425-590-7350

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: 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 project consists of interior tenant improvements and operation of a commercial school within an existing office building. The project does not increase building square footage, alter the building footprint, or involve exterior modifications.

Hernan DeSantos, Senior Planner
 Name and Title

Signature

May 21, 2026
 Date