



July 8, 2026

Mr. Roberto del Rosario
Phenom Brazilian JiuJitsu LLC
16782 Von Karman Avenue, Unit 22
Irvine, CA 92606

Sent Via Email

Subject: Approval of Administrative Use Permit 00976210-PAUP for Phenom BJJ OC at 16782 Von Karman Avenue, Unit 22 in Planning Area 36 (Irvine Business Complex)

Dear Mr. del Rosario:

Community Development Department staff reviewed Administrative Use Permit 00976210-PAUP to operate a commercial school, Phenom BJJ OC, at 16782 Von Karman Avenue, Unit 22 within Von Karman Center. The subject property is located within Planning Area 36 (Irvine Business Complex [IBC]) and is zoned 5.1 IBC Multi-Use. The property is bounded by Von Karman to the west, a flood control channel to the east, and industrial properties to the north and south.

On February 17, 1978, Site Design 78-SD-0267 was approved for the development of an approximately 54,504-square-foot industrial building with related site improvements at the project site. On June 14, 1983, Site Design 83-0977 was approved for a 19,500-square-foot warehouse addition. On January 10, 2007, Tentative Parcel Map 2006-223 was approved allowing the buildings to be subdivided into 18 office/industrial condominiums.

As described in the provided letter of justification, Phenom BJJ OC proposes to operate a commercial school within Unit 22, an existing 3,101-square-foot tenant suite (Enclosure 1). The facility will offer instructor-led Brazilian Jiu-Jitsu classes for children and adults in small group and one-on-one settings. The tenant space will have a maximum of 16 students and two instructors present on-site at any one time. All activities will be held 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 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 Zoning Ordinance identifies the parking requirements for a “school, commercial” as “one space per instructor and employee, plus one space per three students.” Phenom BJJ OC will operate with a maximum of two instructors and 16 students on-site at any one time, thereby requiring eight parking spaces.

The subject tenant space consists of 3,045 square feet of office space and 56 square feet of warehouse space. The space is allocated 13 parking spaces, which is consistent with the applicable parking requirements of the Irvine Zoning Ordinance (one space for every 250 gross square feet of office space and one space for every 1,000 square feet of warehouse space). Therefore, the existing parking allocation is sufficient to meet the eight-parking space requirement for Phenom BJJ OC. To ensure continued compliance with Zoning Ordinance parking requirements, Condition 6.40 has been added to this project, which limits the maximum on-site occupancy to two instructors and 16 students, not to exceed 18 individuals at any one time.

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 #664) has a maximum DIV Budget of 68 AM, 69 PM, and 715 average daily trips (ADT). Existing uses onsite account for 67 AM, 67 PM, and 696 ADT 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.”

According to the applicant’s operational schedule, Phenom BJJ OC plans to operate from Monday through Thursday between 3 and 8 p.m., Friday between 6:30 and 8 p.m., and on Saturday between 10:30 a.m. and 1:30 p.m. (Enclosure 3) with a maximum of 16 students and two instructors present at any one time. 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. Therefore, the proposed operations do not exceed the suite’s office DIV allocation during 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. Furthermore, Condition 6.40 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 00976210-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 5.1 IBC Multi-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 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 building height, floor area, setbacks, and landscaping.

Furthermore, based on the proposed operation, eight parking spaces are required for the use and 13 spaces are assigned to the tenant space. Condition 6.40 has been added to limit the maximum on-site occupancy to two instructors and 16 students, not to exceed 18 individuals at any one time, to ensure continued compliance with the applicable parking requirements. As such, 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 an existing 3,101-square-foot tenant space within an existing multi-tenant commercial building within Von Karman Center, and involves no changes to the existing site layout, building footprint, or circulation pattern. The commercial school requires eight parking spaces, and 13 parking spaces are assigned to the unit. Therefore, the existing on-site parking supply is sufficient to accommodate the proposed use.

Classes will be conducted on a scheduled basis with no overlapping periods, which reduces potential parking and circulation conflicts. Condition 6.40 restricts occupancy and requires operations to occur in accordance with the approved operational schedule to 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 Von Karman Center. Therefore, the proposed commercial school will not adversely impact the existing circulation patterns within the office and 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 Brazilian Jiu-Jitsu classes within an existing multi-tenant commercial building in the 5.1 IBC Multi-Use zone. The use is minor in scale, operates indoors, and does not propose exterior modifications. The instructional nature of the business is compatible with the mixed-use nature of the existing development. 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 zone in which it is located.

- 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 service for the residents of Irvine and the surrounding area. The commercial school is also compatible with surrounding businesses, which include office and warehouse uses, as well as other commercial schools. The commercial

school's operational model ensures a low impact on the area by offering small group classes with no overlapping periods. Additionally, the project is required to comply with the City's Noise Ordinance, and Condition 6.43 has been added to the project to ensure that noise associated with the proposed operations does impact the adjacent tenants. 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 Von Karman Center.

The approval is subject to the following conditions of approval:

PRIOR TO THE ISSUANCE OF BUILDING PERMITS

Condition 3.49

OCFA PLAN REVIEWS

Prior to the issuance of a building permit, the applicant shall submit the following plans to the Orange County Fire Authority (OCFA) for review and approval:

- A. Architectural (Service Codes PR200-PR285), if any assembly space occupant load exceeds 49 occupants; and
- B. Fire Sprinkler Tenant Improvement (Service Codes PR430-PR440).

MISCELLANEOUS

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 6.26

NONTRANSFERABILITY AND EXPIRATION
OF ADMINISTRATIVE USE PERMIT

Approval of this administrative use permit is specific to the business operation and business operator described in the application materials reviewed and approved by the Community Development Department. This administrative use permit does not run with the land and is not transferable to a different business operator, business 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 of the Irvine Zoning Ordinance.

In the event the use authorized by this administrative use permit ceases, the permittee shall provide written notification to the Director of Community Development within 30-calendar days of the cessation of operation.

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.

Condition 6.40

OPERATIONAL RESTRICTIONS

The commercial school shall conduct operations in accordance with the approved Operational Schedule. Classes shall occur Monday through Thursday between 3 and 8 p.m., Friday between 6:30 and 8:00 p.m., and Saturday between 10:30 a.m. and 1:30 p.m. No classes shall occur outside of these approved hours.

Condition 6.41

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. Occupancy within the suite shall not exceed two instructors and 16 students at any one time, with a maximum on-site occupancy of 18 persons.
- C. Any increase in occupancy or intensification of the use shall require review and approval by the City.
- D. 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.
- E. Upon cessation of the approved use, any subsequent use of the tenant space shall be subject to applicable City review and approval requirements.

Condition 6.42

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 6.43

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 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.

Mr. Roberto del Rosario
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Condition 6.44

COMPLIANCE WITH PRIOR APPROVALS

All applicable conditions of approval associated with original Site Design 77-SD-0267 issued for Von Karman Center and any subsequent modifications shall remain in full force and effect.

Condition 6.45

FIRE ALARM SYSTEM

Prior to concealing interior construction, the applicant shall submit a Fire Alarm System Tenant Improvement (Service Codes PR500-PR530) plan to the Orange County Fire Authority (OCFA) for review and approval.

Unless an appeal is filed prior to the expiration of the five-day appeal period ending at 5 p.m. Wednesday, July 15, 2026, the approval granted by this letter shall become effective Thursday, July 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 Michael O'Toole at 949-724-6102 or via email at motoole@cityofirvine.org.

Sincerely,



Stephanie Frady, AICP
Director of Community Development

Enclosures:

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

ec: Alyssa Matheus, Planning Manager
Nick Melloni, Principal Planner
Files: 00976210-PAUP; 00425851-PTP; 83-SD-0977; 77-SD-0267

Phenom BJJ OC – Administrative Use Permit (AUP)

16782 Von Karman Ave, Unit 22

Irvine, CA 92606

Applicant: Phenom Brazilian JiuJitsu LLC

LETTER OF JUSTIFICATION

This letter responds directly to City of Irvine screencheck comments and provides clarification regarding operations, space use, traffic generation, and consistency with Irvine Business Complex (IBC) requirements.

1. BUSINESS DESCRIPTION

Phenom BJJ OC is a **commercial martial arts school** providing structured Brazilian Jiu-Jitsu instruction for youth and adults. All activities occur **indoors**. No retail, no open gym, no unscheduled use. Classes are **scheduled, instructor-led, and non-overlapping**. Typical class sizes range from **4 to 16 students**. The use is consistent with a **Group B commercial school**.

2. FLOOR PLAN + LOCATION OF CLASSES

All classes are conducted within the designated training areas of Suite 22, consisting of the primary martial arts (mat) area and the back office area. All listed classes occur within the Martial Arts Area as shown on Sheet A-001. The martial arts area functions as the primary instructional space for structured classes. The back office area is used for signing up new students and as an office space. Supporting documents include: 1. Proposed floor plan with labeled areas 2. Martial arts (mat) area clearly identified as the primary instructional space 3. Back office area clearly identified and separated by a 10 foot wall.

3. CLARIFICATION OF OCCUPANCY (16 vs 18 STUDENTS)

The previously stated 18 students were meant to count 16 students and 2 instructors. Based on the submitted operational schedules, maximum actual occupancy = **16 students + 2 instructors = 18 total persons**. This has been corrected and aligned across: 1) Operational schedules 2) Parking analysis 3) Project description. While the code-compliant occupant load is 33 persons, actual operational occupancy is limited to 18 persons maximum (16 students and 2 instructors) at any given time.

4. HOURS OF OPERATION + ACES, INC. RELATIONSHIP

Phenom BJJ operates **Monday–Friday: 3:00 PM – 8:00 PM**, and **Saturday: 10:30 AM – 1:30 PM**. ACES, Inc. operates **Monday–Friday: 9:00 AM – 6:00 PM**. Phenom BJJ leases **Suite 22 as a completely separate unit (no shared area at all)**. A separate letter from ACES has been included confirming 1) Their operational characteristics 2) Phenom BJJ being a completely separate tenant and subleasing suite 22.

5. TRAFFIC (DIV) COMPLIANCE

Per City requirements, Suite 22 is limited to **4 AM peak trips** and **4 PM peak trips (4:45–6:15 PM)**. Phenom BJJ has structured its schedule to comply: 1) No AM peak activity 2) Early classes (3:00–4:30 PM) consist of Small youth groups (4–10 students) with staggered drop-offs, 3) 2 private 1 on 1 classes between 4:30 and 6:30, and 4) peak adult class beginning **at 6:30 PM**. Regarding peak PM time window of 4:45–6:15 PM, max simultaneous students is 1 (2 separate private lessons with 1 student each) with a total of 2 arrivals + 2 departures = 4 trips total during the entire PM peak (instructors remain on site and do not leave or arrive during that time). PM peak hour trips are limited and distributed. No single class generates concentrated arrivals during the peak window. Project remains within **IBC trip allocation**.

6. PARKING COMPLIANCE

Per parking analysis, **Peak Demand** is calculated as 2 instructors = 2 spaces, 16 students ÷ 3 = 6 spaces. **Total Required: 8 spaces**. We are currently supplied 14 unassigned stalls to Suite 22. In practice, there is additional surplus parking available during evenings (90+ unassigned spaces commonly available at that time). There are no changes to parking supply, project access, or circulation. **Conclusion:** Parking demand is **well below supply** and does not impact the site. Total site square footage equals 94,770 SF per City records.

7. COMPATIBILITY WITH IBC DISTRICT

The project operates entirely indoors, generates **lower traffic than prior office use**, occurs primarily **outside standard business hours**, and produces no noise, outdoor activity, or disruption. This is consistent with IBC Multi-Use intent and surrounding tenant mix.

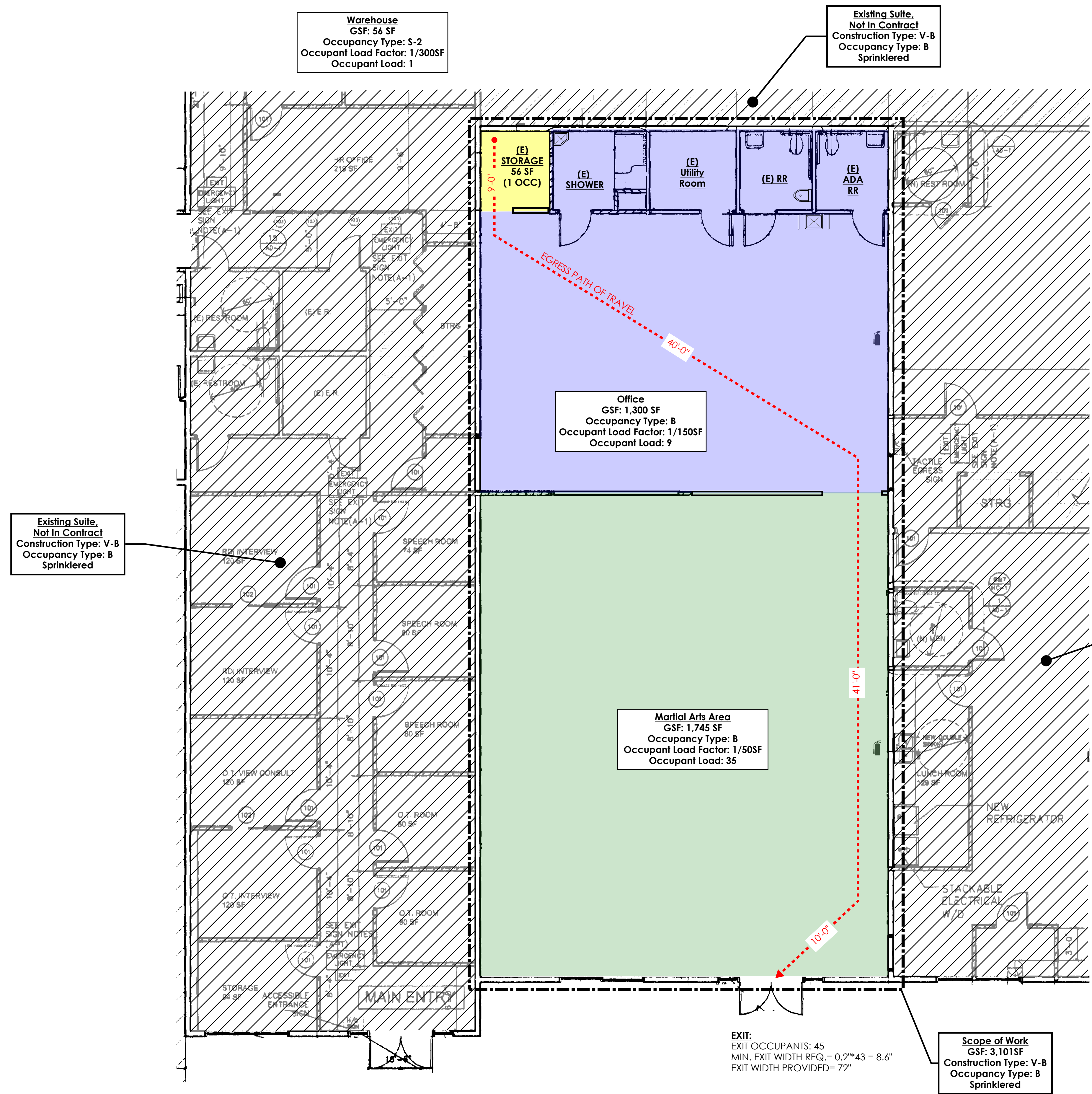
8. SUMMARY

This revised submittal clarifies: 1) The space is **not physically shared and a completely separate unit** 2) Operations are **controlled, scheduled, and low intensity** 3) Traffic and parking remain **within allowable limits** 4) All City comments have been addressed directly. Phenom BJJ respectfully requests approval of the Administrative Use Permit.

Attachments Included:

- ACES, Inc. Letter
 - Parking Summary by Land Use
 - Operational Schedules
 - Response Matrix
 - Sheets A-G and Record Drawings
 - Site Parking Plan
 - Site Parking Tabulation
-

Sincerely,
Roberto del Rosario
Phenom Brazilian JiuJitsu LLC
949-579-0666
obbydelrosario@gmail.com



City of Irvine
APPROVED

BY M. O'Toole on behalf of CDD

CASE # 00976210-PAUP

DATE July 8, 2026

CODE ANALYSIS

SEPARATION OF OCCUPANCIES:
OCCUPANCY SEPARATION NOT REQUIRED WITH
ADJACENT TENANTS PER CBC TABLE 508.4.

OCCUPANT LOAD:
OCCUPANT LOAD CALCULATION, SUITE 22:

MARTIAL ARTS AREA: 1,745 SF / 50 OCC. = 35
OCCUPANTS

OFFICE: 1,300 SF / 150 OCC. = 9 OCCUPANTS

STORAGE: 56 SF / 300SF OCC. = 1 OCCUPANT

TOTAL OCCUPANTS = 45 OCCUPANTS

EXIT CALCULATIONS:
OCCUPANCY TYPE: B
MAXIMUM OCCUPANT LOAD OF SPACE: 49 > 45 OCCUPANTS
TOTAL EXITS REQUIRED: 1*
EXITS PROVIDED: 1

*PER CBC TABLE 1006.2.1

PLUMBING CODE ANALYSIS (PER CPC TABLE 422.1)

TOTAL OCCUPANTS: 45

TOTAL M OCCUPANTS: 23

TOTAL F OCCUPANTS: 23

	WC	URINALS	LAVATORIES	SHOWERS	DF	MOP SINK
M	.46	.23	.30	N/A	.3	1
F	1.53	N/A	.46	N/A		
TOTAL REQ.:	1.99 =2	.23=1	.76=1	0	.3=1	1
PROVIDED:	2	1	2	1	1	1

Code Analysis Plan:

Scale: $3/16"=1'-0"$

7								
6								
5								
4								
3								
2							DRAWN BY:	DATE
1	05/12/26	CITY OF IRVINE RESUBMITTAL					DESIGNED BY:	DATE
NO.	DATE	REVISIONS		ENGR.	APPROV.	DATE	CHECKED BY:	DATE

PLAN PREPARED BY:

DRAWN BY:

	DATE
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DESIGNED BY:	
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CHECKED BY	DATE
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CITY OF IRVINE
PUBLIC WORKS & SUSTAINABILITY DEPARTMENT

PLAN CHECK NO

X

PERMIT NO.

X

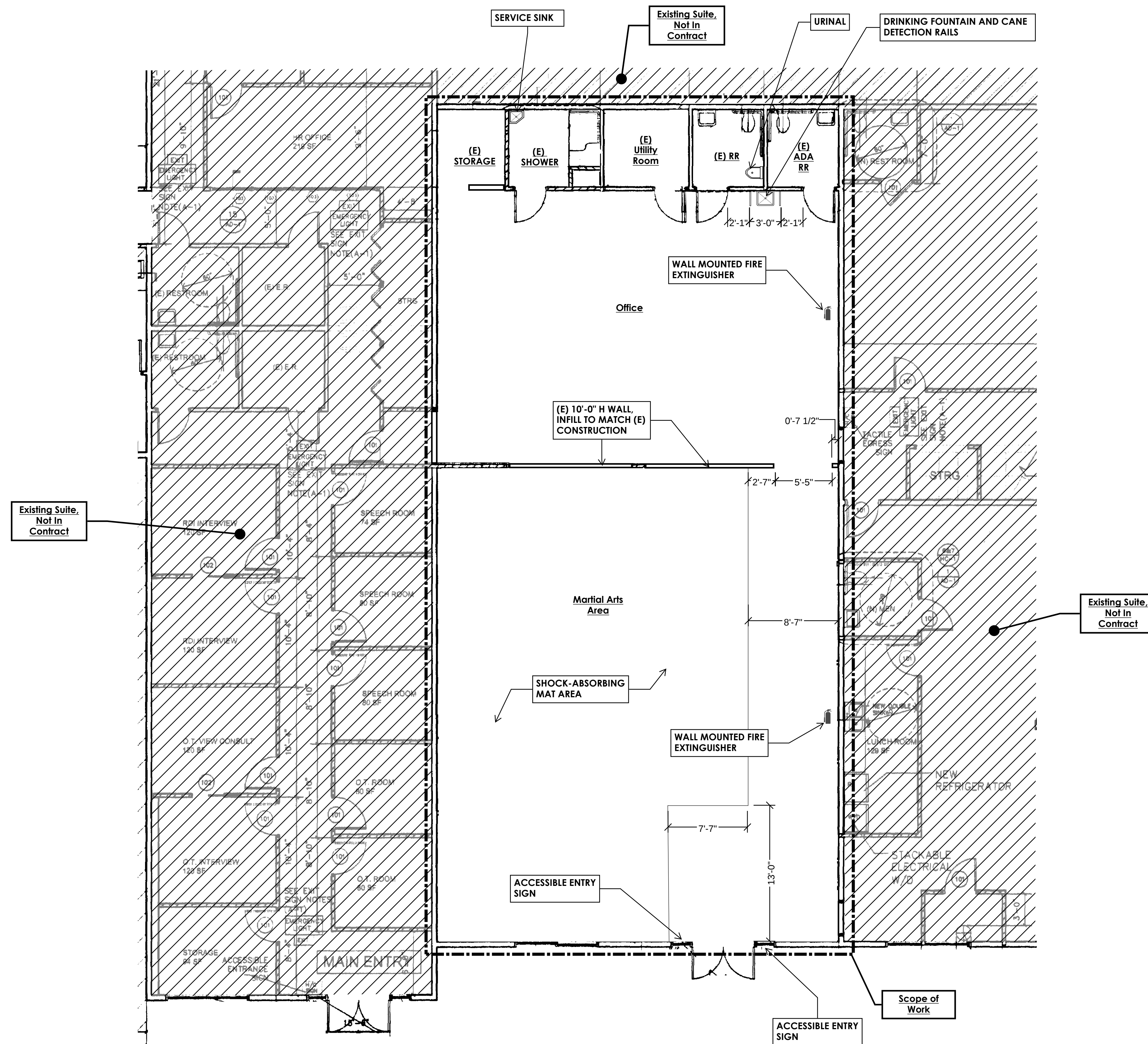
CIP NO

X

SHEET

G-002

2 OF 3



City of Irvine
APPROVED

BY M. O'Toole on behalf of CDD

CASE # 00976210-PAUP

DATE July 8, 2026

Floor Plan:
Scale: 3/16"=1'-0"

7								
6								
5								
4								
3								
2							DRAWN BY:	DATE
1	03/25/26	CITY OF IRVINE RESUBMITTAL					DESIGNED BY:	DATE
NO	DATE	REVISIONS	FNGR	APPROV	DATE		CHECKED BY:	DATE

PLAN PREPARED BY:	
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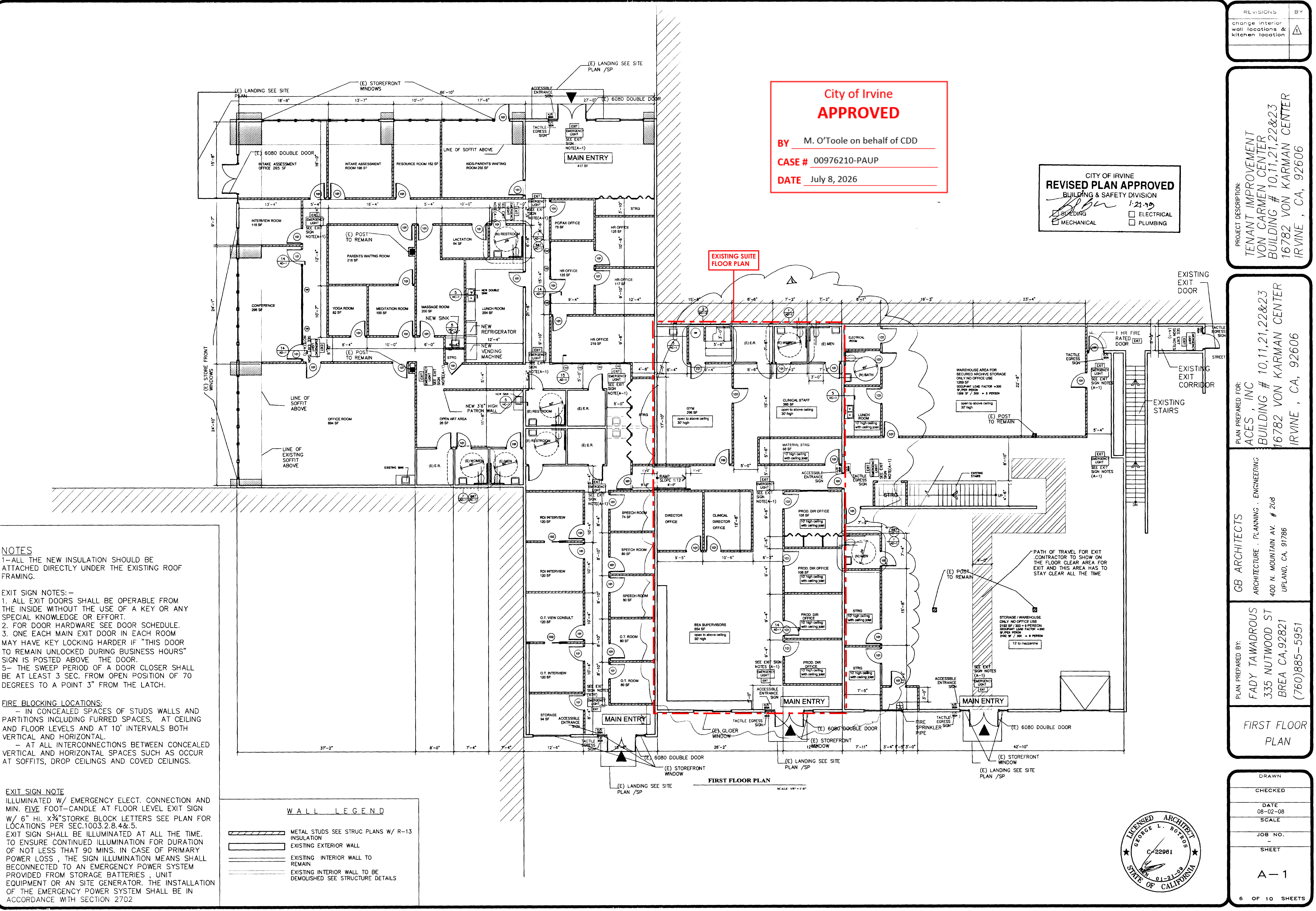
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CITY OF IRVINE
PUBLIC WORKS & SUSTAINABILITY DEPARTMENT

PLAN CHECK NO.	X
PERMIT NO.	X
CIP NO.	X
SHEET	A-001
	3 OF 3



NOTES

1-ALL THE NEW INSULATION SHOULD BE ATTACHED DIRECTLY UNDER THE EXISTING ROOF FRAMING.

EXIT SIGN NOTES:-

1. ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

2. FOR DOOR HARDWARE SEE DOOR SCHEDULE.

3. ONE EACH MAIN EXIT DOOR IN EACH ROOM MAY HAVE KEY LOCKING HARDER IF "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" SIGN IS POSTED ABOVE THE DOOR.

5- THE SWEEP PERIOD OF A DOOR CLOSER SHALL BE AT LEAST 3 SEC. FROM OPEN POSITION OF 70 DEGREES TO A POINT 3" FROM THE LATCH.

FIRE BLOCKING LOCATIONS:

- IN CONCEALED SPACES OF STUDS WALLS AND PARTITIONS INCLUDING FURRED SPACES, AT CEILING AND FLOOR LEVELS AND AT 10' INTERVALS BOTH VERTICAL AND HORIZONTAL.

- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVED CEILINGS.

EXIT SIGN NOTE

ILLUMINATED W/ EMERGENCY ELECT. CONNECTION AND MIN. FIVE FOOT-CANDLE AT FLOOR LEVEL EXIT SIGN W/ 6" HI. X 3/4" STORKE BLOCK LETTERS SEE PLAN FOR LOCATIONS PER SEC.1003.2.8.4&5.

EXIT SIGN SHALL BE ILLUMINATED AT ALL THE TIME. TO ENSURE CONTINUED ILLUMINATION FOR DURATION OF NOT LESS THAN 90 MINS. IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BECONNECTED TO AN EMERGENCY POWER SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 2702

WALL LEGEND

METAL STUDS SEE STRUC PLANS W/ R-13 INSULATION

EXISTING EXTERIOR WALL

EXISTING INTERIOR WALL TO REMAIN

EXISTING INTERIOR WALL TO BE DEMOLISHED SEE STRUCTURE DETAILS

City of Irvine
APPROVED

BY M. O'Toole on behalf of CDD

CASE # 00976210-PAUP

DATE July 8, 2026

CITY OF IRVINE
REVISED PLAN APPROVED
BUILDING & SAFETY DIVISION

1-21-10

BUILDING
MECHANICAL

ELECTRICAL
PLUMBING

REVISIONS	BY
change interior wall locations & kitchen location	

PROJECT DESCRIPTION:
TENANT IMPROVEMENT
VON KARMAN CENTER
BUILDING # 10,11,21,22&23
16782 VON KARMAN CENTER
IRVINE , CA, 92606

PLAN PREPARED FOR:
ACES, INC
BUILDING # 10,11,21,22&23
16782 VON KARMAN CENTER
IRVINE , CA, 92606

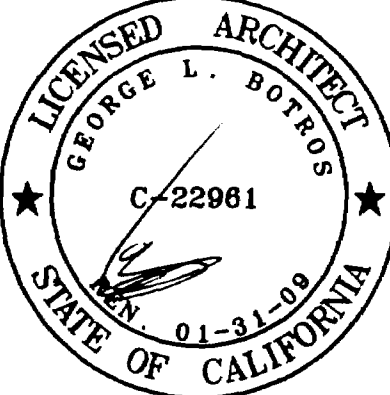
GB ARCHITECTS
ARCHITECTURE . PLANNING . ENGINEERING
400 N. MOUNTAIN AV. # 208
UPLAND, CA, 91786

PLAN PREPARED BY:
FADY TAWADROUS
335 NUTWOOD ST
BREA CA, 92821
(760)885-5951

FIRST FLOOR
PLAN

DRAWN
CHECKED
DATE 08-02-08
SCALE
JOB NO.
SHEET

A - 1



00473959 C.H.; Rev-1, Sub 2

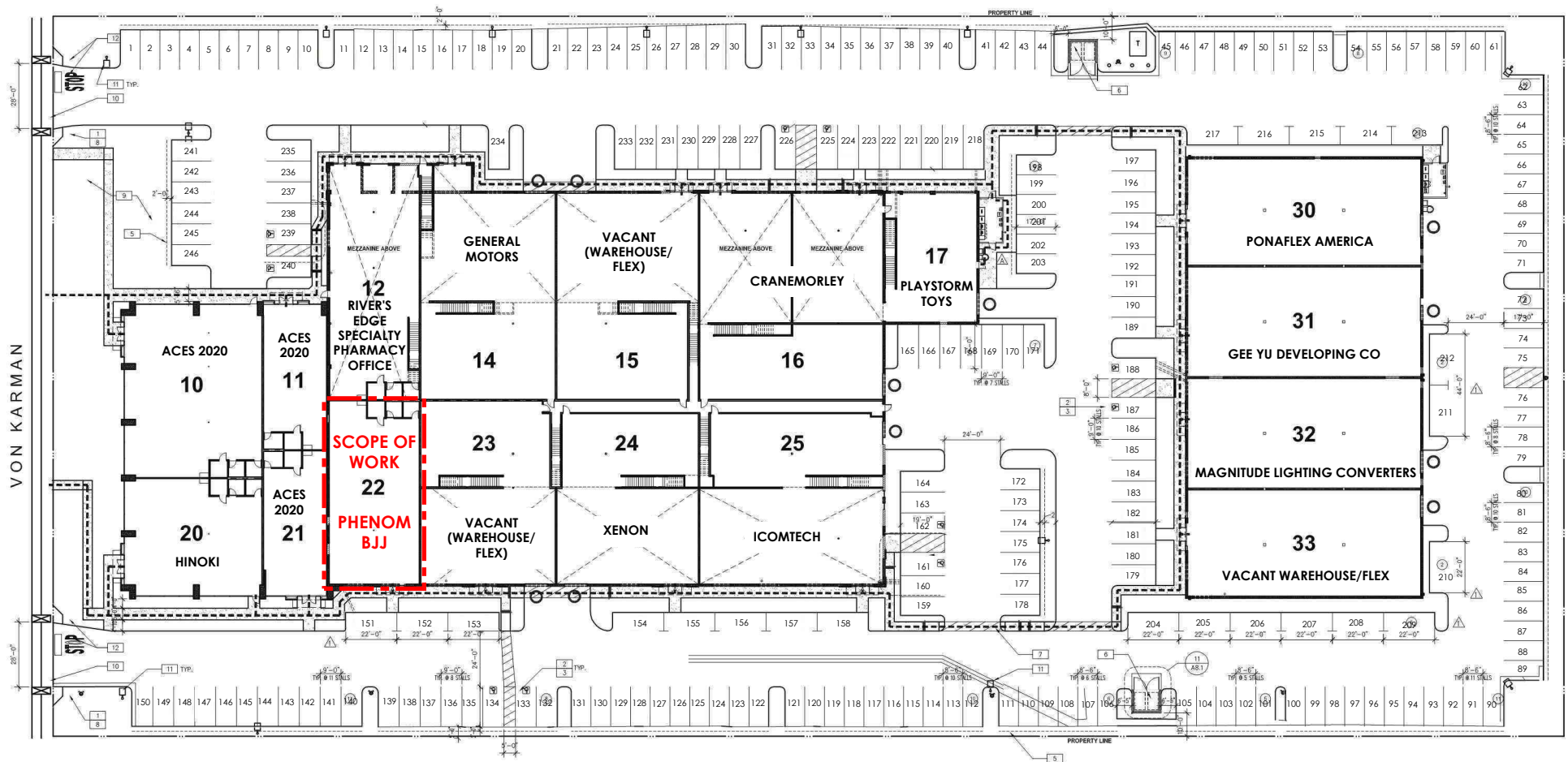
VON KARMAN CENTER PARKING PLAN

City of Irvine
APPROVED

BY M. O'Toole on behalf of CDD

CASE # 00976210-PAUP

DATE July 8, 2026



VON KARMAN CENTER — SITE PARKING TABULATION

16782 Von Karman Ave, Irvine, CA 92606 | Phenom BJJ OC AUP

TABULATIONS

SITE TOTAL BUILDING AREA: 94,770 SF

EXISTING BUILDING AREA

Use	S.F.	Parking / Status	Required Parking
Office	25,316	1 stall / 250 SF	101.26
Warehouse	2,615	1 stall / 1,000 SF	2.62
Industrial*	63,889	1 stall / 750 SF	85.19
Commercial School (Hinoki Education)	2,950	Existing approved use	11.00
TOTAL BUILDING AREA	94,770		200.06

PROPOSED BUILDING AREA

Use	Base City S.F.	Change	New S.F.	Parking Rate / Basis	Parking Required	Status / Notes
Office	28,210	-5,939	22,271	1 stall / 250 SF	89.08	Subtract 2,894 SF Hinoki office and 3,045 SF Phenom office
Warehouse	2,615	0	2,615	1 stall / 1,000 SF	2.62	No change
Industrial*	63,945	-112	63,833	1 stall / 750 SF	85.11	Subtract 56 SF Hinoki industrial and 56 SF Phenom industrial
Phenom BJJ (Commercial School)			3,101	Per operations	8.00	Proposed AUP use; 8 required spaces
Hinoki Education (Commercial School)			2,950	Per approval	11.00	Existing approved use; 11 required spaces
TOTAL BUILDING AREA			94,770		195.81	

* Industrial uses are parked at the manufacturing rate for Von Karman Center.

PARKING

PROJECT PARKING REQUIRED

Use	Area	Basis / Ratio	Students	Instructors / Employees	Spaces
Commercial School (Phenom BJJ)	3,101	1 space/instructor and employee, plus 1 space/3 Max. 16 students on-site at a time; 2	16	2	8
TOTAL REQUIRED					8

SITE PARKING REQUIRED

Use	Area	Parking Ratio / Basis	Calculated Required	Required Spaces	Notes
Office	22,271	1 stall / 250 SF	89.08		
Warehouse	2,615	1 stall / 1,000 SF	2.62		
Industrial*	63,833	1 stall / 750 SF	85.11		
Commercial School (Phenom BJJ)	3,101	2 instructors/employees + 16 students ÷ 3	8.00		Proposed AUP use
Commercial School (Hinoki Education)	2,950	Per Hinoki approval	11.00		Existing approved use
TOTAL CALCULATED PARKING REQUIRED			195.81		Calculated total
TOTAL REQUIRED (ROUNDED UP)				196	Stalls
TOTAL PARKING PROVIDED				246	Stalls
SURPLUS PARKING PROVIDED				50	Stalls
PROVIDED > REQUIRED				YES	

City of Irvine
APPROVED

BY M. O'Toole on behalf of CDD

CASE # 00976210-PAUP

DATE July 8, 2026



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
Kids 4 - 5	3:00 PM	3:30 PM	4		2
Kids 6 - 7	3:30 PM	4:00 PM	8		2
Kids 8 - 14	4:00 PM	4:30 PM	10		3
Private Lessons 1 on 1	4:30 PM	5:30 PM	1		1
Private Lessons 1 on 1	5:30 PM	6:30 PM	1		1
Adults	6:30 PM	8:00 PM	5	11	1

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
Martin Morachimi	3:00PM	8:00 PM
Roberto del Rosario	3:00PM	8:00 PM



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
Adult Class	6:30 PM	8:00 PM		10	

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
Martin Morachimo	6:30PM	8:00PM



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
Kids Class	10:30 AM	11:30 AM	10		2
Adult Class	11:30 AM	1:30 PM		10	

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
Martin Morachimo	10:30 AM	1:30PM

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: **Michael O'Toole**
Associate Planner
949-724-6102

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

Project Title; File No: Administrative Use Permit for Phenom BJJ OC (File No. 00976210-PAUP)

Project Location: 16782 Von Karman Avenue, Unit 22 in Planning Area 36 (Irvine Business Complex [IBC]), City of Irvine, County of Orange, CA
(include County)

Project Description: Allow the operation of a commercial school, Phenom BJJ OC, offering Brazilian Jujitsu classes in small group and one-on-one format within a 3,101-square-foot tenant space located inside an existing multi-tenant commercial building.

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

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

Project Applicant: Phenom Brazilian JiuJitsu LLC
16782 Von Karman Avenue, Unit 22
Irvine, CA 92606
Attn: Roberto del Rosario
949-579-0666
[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 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 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The proposed project is to operate a commercial school in an existing building and involves no exterior improvements to the building.

Michael O'Toole,
Associate Planner

July 8, 2026

Name and Title

Signature

Date