



August 12, 2026

Mr. Steve Bowker
Mathnasium, Inc.
3996 Barranca Parkway, Suite 110
Irvine, CA 92606

Sent Via Email

Subject: Approval of Administrative Use Permit 00982458-PAUP for Mathnasium Learning Center at 3996 Barranca Parkway, Suite 110 in Planning Area 14 (Westpark)

Dear Mr. Bowker:

Community Development Department staff has reviewed Administrative Use Permit 00982458-PAUP to operate a commercial school, Mathnasium Learning Center, at 3996 Barranca Parkway, Suite 110, within the Crossroads retail shopping center. The subject property is located within Planning Area 14 (Westpark) and is zoned 4.2B Community Commercial. Surrounding land uses include residential to the north, retail/restaurant businesses to the west, the San Diego Creek Channel/bike trail to the southwest, and medical offices to the east.

On October 14, 1986, the City Council approved the initial development of the Crossroads retail shopping center under Master Plan 86-MP-0021, as subsequently modified via File Nos. 87-MP-0021A, 31952-MPC, 00351949-PMPC, 00497739-PMP, 00511725-PMP, 00512059-PMPC, 00565387-PMPC, and 00577184-PMPC.

As described in the applicant's letter of justification, Mathnasium Learning Center proposes to operate a commercial school within an approximately 2,269-square-foot suite located in an 8,750-square-foot multi-tenant commercial building (Enclosure 1). The facility will provide instructor-led supplemental academic instruction for children via scheduled, appointment-based classes conducted in small group settings. The tenant space will have a maximum of 18 students and three staff members (director, manager, and/or instructional staff) at any one time. The floor plan includes one classroom space where students will be given instruction in individualized learning programs and small-group tutoring sessions. 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 use is classified as a “school, commercial” which is conditionally permitted in the 4.2B Community Commercial 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.” Based on the suite area of 2,269 square feet and the approved parking ratio of one space for every 222 gross square feet established per the original master plan (File No. 86-MP-0021), 10 spaces are allocated to the subject tenant space. Mathnasium Learning Center will operate with a maximum of three staff members and up to 18 students at any one time requiring a minimum of nine parking spaces. The existing commercial center provides 1,567 parking spaces and requires a minimum of 1,437 parking spaces based on the current uses for a total surplus of 130 parking spaces. Therefore, there is sufficient parking to accommodate the proposed use and there is adequate surplus to accommodate any additional parents or guardians that would be on-site dropping off or picking up students. To ensure continued compliance with Zoning Ordinance parking requirements, Condition 6.41 has been added to this project, that limits the maximum on-site occupancy to three staff members and 18 students, not exceed 21 individuals at any time.

Mathnasium Learning Center proposes to operate from 2 to 7 p.m. Monday –Thursday, 2 to 6 p.m. Friday, and 10 a.m. to 2 p.m. Saturday. There are scheduled instructional sessions rather than fixed classroom periods, with sessions ranging from 60 to 90 minutes in duration. Scheduling occurs throughout operating hours with overlapping instructional periods managed by staff to ensure that the approved maximum occupancy is not exceeded. Student attendance is controlled through enrollment management, appointment scheduling, attendance tracking, and staff supervision. Additionally, the staggered start times and variety of session durations minimize any potential parking or traffic issues in the commercial center. Condition 6.41 has been added to the project requiring the applicant to comply with the approved operational schedule (Enclosure 3). If the applicant desires to modify the approved hours of operation shown on the operational schedule in the future, they may file a written request to amend the proposed hours of operation, subject to approval by the Director of Community Development.

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 00982458 -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 4.2B Community Commercial zone as it introduces a community-serving instructional use that is consistent with the district's intent to provide a mix of commercial and service-oriented uses for the surrounding residential 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 would not impact any existing site conditions, including parking, building height, floor area, setbacks, and landscaping.

Furthermore, based on the proposed operation, nine parking spaces are required for the use and there are 130 surplus parking stalls provided in the commercial center based on current uses. Condition 6.41 limits the maximum on-site occupancy to three staff and 18 students, not to exceed 21 individuals at any one time, to ensure continued compliance with the applicable parking requirements. This total does not include any parents or guardians that would be on-site to drop off or pick up the students. Accordingly, the proposed use is consistent with the intent of the zoning district and complies with all applicable provisions of the Zoning Ordinance.

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

The subject tenant space is located within Crossroads retail shopping center, which was designed and constructed with a comprehensive circulation system consisting of internal drive aisles and pedestrian pathways. The proposed commercial school will occupy a 2,269-square-foot suite within an existing multi-tenant commercial building and involves no exterior modifications. The proposed use will have a maximum occupancy of three staff members and 18 students at any one time requiring nine parking spaces. The existing shared parking supply within Crossroads is sufficient to accommodate the use.

Condition 6.41 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. Therefore, the proposed commercial school will not adversely impact the existing circulation patterns within the commercial center and will have no effect on the off-street parking nor negative impact on 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 supplemental academic instruction within an existing multi-tenant commercial building in the 4.2B Community Commercial zone. The use is compatible with the nature of the retail center, operates indoors, and does not propose exterior modifications. The instructional nature of the business is compatible with surrounding uses including existing retail stores, restaurants, banks, and a health club. 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 4.2B Community Commercial identifies the intent and purpose of the zone as an area that provides goods and services to the community and is designed to serve the needs of one or more planning areas. The proposed commercial school expands the range of services available to residents and families of Westpark (Planning Area 14) and the broader community by increasing access to supplemental educational instruction. The use also aligns with the community's interest in academic enrichment and after school programming. 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 4.2B Community Commercial zone.

- 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 retail stores, restaurants, banks, commercial schools and a health club. Therefore, the commercial school use will not negatively impact adjacent tenants, the surrounding area, or other uses within Crossroads and will not be detrimental to

public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

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.

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.

Standard Condition 6.27

REVOCATION

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

Standard Condition 6.40 (as modified)

SITE PARKING ISSUES

If the Director of Community Development ("Director") determines that parking issues attributed to Mathnasium Learning Center are negatively affecting the project site or adjacent properties, the property owner or the applicant may be required to submit a plan prepared by a licensed third-party traffic engineer to the Director that identifies specific measures to resolve these issues. The draft plan shall be submitted within 30 days of notification by the City and shall be reviewed and approved, or comments will be provided by the Director. The property owner or the applicant shall be required, at its sole expense, to implement any modifications required by the plan within 30 days of written notice from the Director to implement such measures, or in such timeframe as directed by the Director.

Condition 6.41

OPERATIONAL RESTRICTIONS

This approval allows the operation of a commercial school. The business shall operate in accordance with the following conditions:

- A. Mathnasium Learning Center shall conduct operations in accordance with the approved Operational Schedule. The applicant may file a written request to modify the operational schedule, subject to the approval by the Director of Community Development.
- B. Occupancy within the suite shall not exceed three staff (director, manager, and/or instructional staff) and 18 students at any one time, with a maximum on-site occupancy of 21 persons.

Condition 6.42

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 6.43

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.

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.

Condition 6.44

COMPLIANCE WITH PRIOR APPROVALS

All applicable conditions of approval associated with original Master Plan 86-MP-0021 issued for Crossroads and any subsequent modifications shall remain in full force and effect.

Unless an appeal is filed prior to the expiration of the five-day appeal period ending at 5 p.m. Wednesday, August 19, 2026, the approval granted by this letter shall become effective Thursday, August 20, 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 Siobhan Gumapac-McGuire at 949-724-6351 or via email at SGumapac-McGuire@cityofirvine.org.

Sincerely,

A handwritten signature in black ink, reading "Stephanie Frady". The signature is written in a cursive, flowing style.

Stephanie Frady, AICP
Director of Community Development

Mr. Steve Bowker
August 12, 2026
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Enclosures:

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

ec: David Peddie of Mathnasium Learning Center
Alyssa Matheus, Planning Manager
Nick Melloni, Principal Planner
Files: 00982458-PAUP; 86-MP-0021

March 26, 2026

City of Irvine

Community Development Department
1 Civic Center Plaza
Irvine, CA 92606

Subject: Letter of Justification – Administrative Use Permit

Project: Tenant Improvement for Mathnasium, Inc. – Unit 110; 3996 Barranca Parkway *Irvine, CA 92606*

Dear Community Development Department,

On behalf of the applicant, we respectfully submit this Letter of Justification in support of an Administrative Use Permit for a tenant improvement interior remodel at Unit 110 to accommodate a Mathnasium learning center. The proposed use is a supplemental educational facility focused on mathematics instruction for K–12 students, providing individualized tutoring in a structured, small-group environment.

Project Description and Community Benefit

The proposed tenant, Mathnasium, Inc., is a nationally recognized math learning center that offers personalized instruction designed to improve students' understanding of mathematics, build confidence, and enhance academic performance. The project consists solely of interior tenant improvements within an existing commercial unit, with no expansion of building footprint or exterior modifications.

This use will provide a valuable educational resource to the Irvine community by supporting students in developing critical math skills. The center will serve local families by offering a safe, structured, and academically enriching environment outside of regular school hours. The presence of this use within the commercial center will also contribute to neighborhood-serving retail vitality and activate the space with consistent, low-impact foot traffic.

Operations Plan

Mathnasium will operate as a supplemental mathematics learning center providing individualized tutoring and small-group instruction for K-12 students. Students attend scheduled instructional sessions and receive individualized assistance at designated tutoring stations under staff supervision.

The facility does not operate as a traditional classroom, lecture hall, assembly space, or daycare facility. Instruction is provided through individualized learning programs and small-group tutoring sessions in a controlled educational environment.

The anticipated operational characteristics are as follows:

Hours Of Operation

MONDAY – THURSDAY: 2:00 PM – 7:00 PM

FRIDAY: 2:00 PM – 6:00 PM

SATURDAY: 10:00 AM – 2:00 PM

SUNDAY: CLOSED

• **Maximum Student Occupancy:**

THE MAXIMUM NUMBER OF STUDENTS ON-SITE AT ANY ONE TIME SHALL BE LIMITED TO EIGHTEEN (18) STUDENTS.

• **Staffing:**

A MAXIMUM OF THREE (3) STAFF MEMBERS SHALL BE PRESENT ON-SITE AT ANY ONE TIME, INCLUDING THE CENTER DIRECTOR/MANAGER AND INSTRUCTIONAL STAFF.

• **Parents / Guardians:**

A MAXIMUM OF TWO (2) PARENTS OR GUARDIANS MAY BE PRESENT IN THE RECEPTION AREA AT ANY ONE TIME.

• **Maximum Operational Occupancy:**

18 STUDENTS

3 STAFF MEMBERS

2 PARENTS / GUARDIANS

TOTAL MAXIMUM OPERATIONAL OCCUPANCY = 23 PERSONS

• **Class/Service Schedule:**

Mathnasium operates through scheduled instructional sessions rather than fixed classroom periods. Individual tutoring sessions generally range from 60 to 90 minutes in duration.

Students arrive and depart on a staggered schedule throughout the day. Session start and end times are intentionally distributed to avoid concentrated arrival and

departure periods and to minimize parking demand and traffic impacts within the shopping center.

Representative session scheduling occurs throughout operating hours with overlapping instructional periods managed by staff to ensure that the approved maximum occupancy is not exceeded.

• **Occupancy Control Procedures:**

Student attendance is controlled through enrollment management, appointment scheduling, attendance tracking, and staff supervision.

The center's operational procedures are designed to maintain the approved maximum occupancy of eighteen (18) students at any one time. Staff actively monitor attendance and scheduling to ensure compliance with the approved operational limits.

• **Traffic and Parking:**

The use generates minimal traffic consisting primarily of short-term student drop-off and pick-up activity by parents or guardians.

Because student attendance is managed through staggered scheduling and distributed instructional sessions, parking demand is dispersed throughout the day rather than concentrated during peak periods.

No modifications are proposed to existing parking facilities, accessible parking spaces, drive aisles, pedestrian circulation routes, site access points, or site circulation patterns.

The existing shopping center parking supply will continue to serve the tenant space and is adequate to accommodate the proposed use.

Findings in Support of Administrative Use Permit (IZO Section 2-33-7)

1. **Compliance with Zoning Ordinance:**

The proposed use is consistent with the applicable zoning designation and all development standards. As an interior tenant improvement within an existing commercial suite, the project does not alter site layout, building envelope, or established zoning requirements.

2. **Traffic Circulation, Parking, and Pedestrian Safety:**

The low-intensity nature of the use, combined with staggered student scheduling, ensures that traffic circulation and parking demand remain well within the capacity of the existing site. Pedestrian access is safe and clearly defined within the existing commercial center.

3. **Compatibility with Surrounding Area:**

The tutoring center is a quiet, low-impact use that is fully compatible with surrounding commercial uses. It does not generate noise, odors, or late-night activity and will not impair the character or integrity of the zoning district.

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

The proposed use supports the City of Irvine's goals of fostering educational opportunities and providing community-serving services within commercial districts. It aligns with the intent of the zoning district by activating tenant spaces with beneficial, service-oriented uses.

5. **Public Health, Safety, and Welfare:**

The use poses no adverse impacts to public health or safety. The facility will operate in compliance with all applicable building and fire codes. The controlled environment, limited occupancy, and professional staffing ensure a safe and secure setting for students and staff.

Conclusion

The proposed Mathnasium learning center represents a low-intensity, community-serving educational use that is fully compatible with the existing commercial setting. The project meets all applicable findings required for approval of an Administrative Use Permit and will provide meaningful benefits to local families and students.

We respectfully request approval of this application. Please feel free to contact us should you require any additional information or clarification.

Sincerely,

Steve Bowker R.A.

Bowker Studio
310-386-0023



MATHNASIUM PARKING ANALYSIS

PROJECT:
MATHNASIUM LEARNING CENTER
3996 BARRANCA PARKWAY, SUITE 110

TENANT AREA:
2,269 SQUARE FEET

MAXIMUM STUDENTS ON SITE:
18 STUDENTS

MAXIMUM STAFF ON SITE:
3 STAFF MEMBERS

MAXIMUM PARENTS / GUARDIANS ON SITE:
NO LIMIT ESTABLISHED

MAXIMUM OPERATIONAL OCCUPANCY:
21 PERSONS

PARKING DEMAND ANALYSIS

STUDENTS:
18 STUDENTS + 3 = 6.0 SPACES

STAFF:
3 STAFF = 3.0 SPACES

TOTAL PARKING REQUIRED:
9 SPACES

PARKING PROVIDED:

THE CROSSROADS SHOPPING CENTER PROVIDES 1,567 PARKING SPACES WITH A DOCUMENTED SURPLUS OF 131 PARKING SPACES ABOVE THE REQUIRED PARKING DEMAND.

CONCLUSION:

THE EXISTING PARKING SUPPLY IS ADEQUATE TO ACCOMMODATE THE PROPOSED MATHNASIUM LEARNING CENTER. NO MODIFICATIONS TO EXISTING PARKING STALLS, ACCESSIBLE PARKING SPACES, DRIVE AISLES, OR SITE CIRCULATION ARE PROPOSED.

City of Irvine
APPROVED

BY Siobhan Gumapac-McGuire

CASE # 00982458-PAUP

DATE August 12, 2026

ORANGE COUNTY FIRE AUTHORITY NOTES

3. The following notes (do not delete any notes that may seem not to apply to your project) shall be placed on architectural building and tenant improvement plans that are not otherwise subject to review by the Orange County Fire Authority (OCFA): (Note these notes were revised on 01/12/07)

- For assistance with fire related issues or technical questions please call (714) 573-6108.
- If an inspection is required, call OCFA Inspection Scheduling at (714) 573-6150 to schedule all inspections at least 48 hours in advance. Inspections canceled after 1 p.m. on the day before the scheduled date will be subject to a re-inspection fee.
- Locations and classifications of fire extinguishers shall be in accordance with the Uniform Fire Code Standard 10-1 and placement is subject to the approval of the fire inspector.
- Storage, dispensing or use of any flammable and combustible liquids, flammable and compressed gases, and other hazardous materials shall comply with Uniform Fire Code

regulations. Storage and use of hazardous materials shall be approved by the OCFA prior to any materials being stored or used on-site. A separate plan submittal is required prior to the storage and use of hazardous materials.

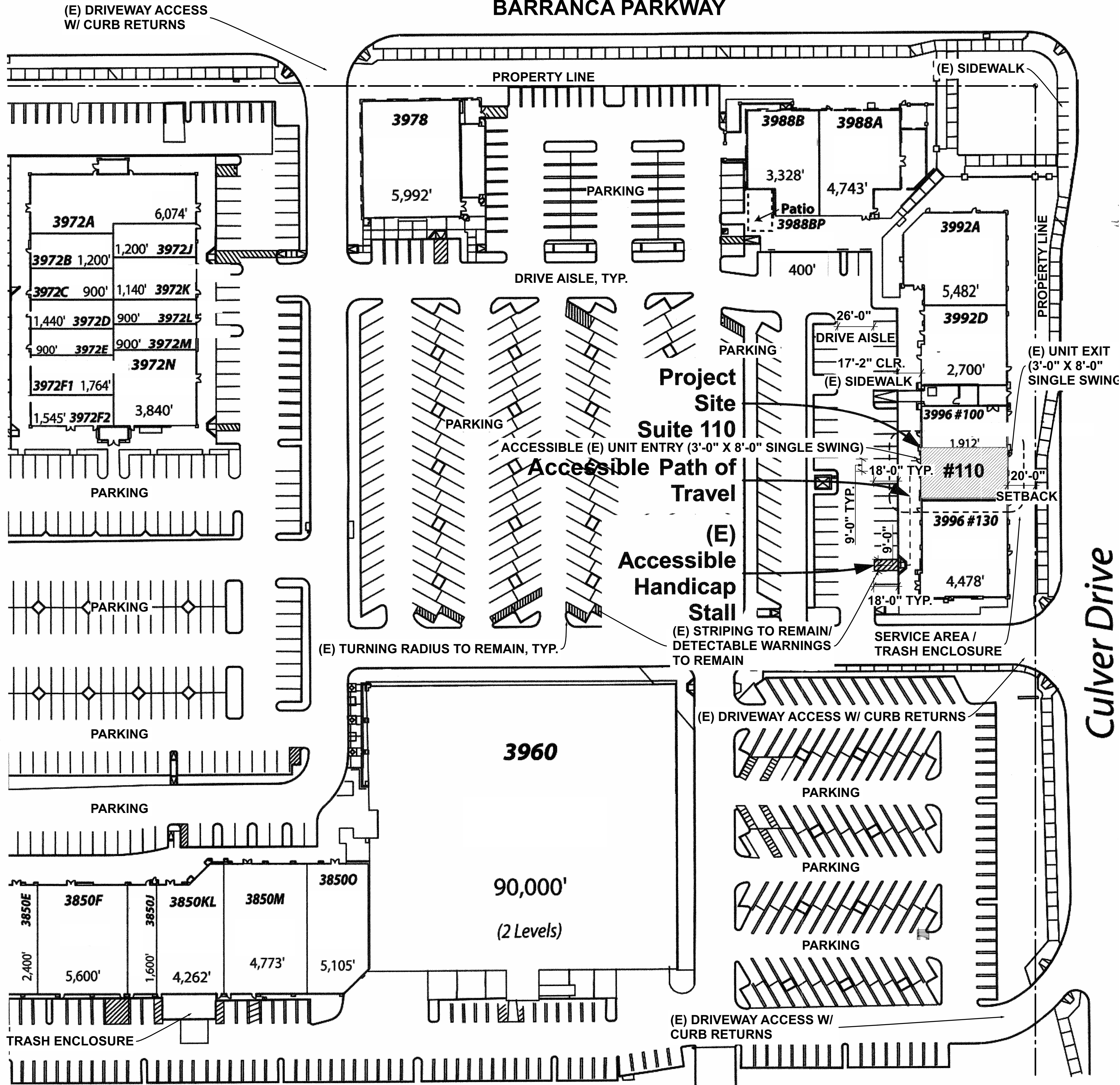
- Building(s) not approved for high-piled storage (materials in closely packed piles or on pallets, or in racks where the top of storage exceeds 12 feet in height, and 6 feet for Group A plastics and certain other high-hazard commodities). High-piled storage shall be approved by the OCFA prior to materials being stored on-site. A separate plan submittal is required for high-piled storage in accordance with the Uniform Fire Code, Article 81.
- All weather fire access roads shall be approved by the OCFA and in place and in place before any combustible materials are placed on the site. Access roads shall be maintained clear of obstructions.
- Access gates shall be in compliance with the Uniform Fire Code, Section 902 and OCFA guidelines. A separate plan submittal and approval by OCFA is required.
- Plans of new or modifications to existing fire protection, detection, alarm or monitoring system(s) shall be approved by the OCFA prior to installation. A separate plan submittal and approval by the OCFA is required prior to the commencement of any work.
- The fire inspector may require a letter of intended use for the structure(s).

- Prior to the approval of architectural plans, projects with new construction or additions to existing structures, plans and documentation for fire department access, hydrant locations, water availability and fire lane markings shall be submitted to and approved by the OCFA. An OCFA approved site plan shall be submitted with the architectural plans.
- In structures of undetermined use, the minimum fire sprinkler design density required shall be Ordinary Hazard (Group 2) with a design area of 3000 square feet.
- An automatic extinguishing system shall be provided to protect commercial-type food heat processing equipment that produces grease-laden vapors. A separate plan submittal is required for the installation of the system and shall be in accordance with UFC Article 10, NFPA 17A and 96.

ACCESSIBILITY NOTE

THE PROJECT CONSISTS OF AN INTERIOR TENANT IMPROVEMENT ONLY. NO MODIFICATIONS TO THE EXISTING SITE, PARKING FACILITIES, DRIVE AISLES, ACCESSIBLE PARKING SPACES, CURB RAMPS, PEDESTRIAN PATHWAYS, OR ACCESSIBLE ROUTES ARE PROPOSED.

AN ACCESSIBLE PATH OF TRAVEL IS PROVIDED FROM THE EXISTING ACCESSIBLE PARKING SPACES TO THE TENANT ENTRANCE. EXISTING ACCESSIBLE PARKING, ACCESS AISLES, CURB RAMPS, DETECTABLE WARNINGS, AND ACCESSIBLE ROUTES SHALL REMAIN.



PROPOSED SITE PLAN

1" = 40'

NOTE:
PROPOSED USE: COMMERCIAL
FOR PROFIT LEARNING CENTER.
PAST USE INCLUDES COMMERCIAL
FINANCIAL SERVICES COMPANY,
LANGUAGE LEARNING CENTER.

NOTE:
ACCESSIBLE ROUTE MAINTAINS
48" CLEAR WIDTH. EXISTING
ACCESSIBLE ROUTE TO REMAIN.

DESIGNED:	DRAWN:	CHECKED:	DATE:	SCALE:	NO.	DATE
10	9	8	7	6	5	4
3	2	1				
REVISIONS						
MATHNASIUM LEARNING CENTERS, INC.						
DEVELOPER:						
MATHNASIUM LEARNING CENTERS, INC.						
SOLIS ENGINEER: N/A						
7/22/26						
REPORT # N/A						
DATE N/A						
LICENSED ARCHITECT						
ANNE STEPHEN BOWKER						
C-31512						
REN. 11/30/2014						
STATE OF CALIFORNIA						
PLANS PREPARED BY:						
BOWKER STUDIO						
310.385.0023						
OFFICE: bowker-studio.com						
ARCHITECT: STEVE BOWKER						
MATHNASIUM BARRANCA						
CASE NO. 00982458-PAUP						
3996 BARRANCA PARKWAY, STE. 110						
IRVINE, CALIFORNIA 92606						
CITY OF IRVINE						
COMMUNITY DEVELOPMENT DEPARTMENT						
PLAN CHECK:						
PERMIT: CASE NO. 00982458-PAUP						
PROPOSED SITE PLAN						
SHEET						
A1						

OCCUPANT LOAD / OPERATIONAL LIMITATION NOTE

MATHNASIUM OPERATES AS A SUPPLEMENTAL TUTORING / LEARNING CENTER AND DOES NOT OPERATE AS A PUBLIC ASSEMBLY USE, LECTURE HALL, OR SCHOOL CLASSROOM WITH SIMULTANEOUS FULL-ROOM INSTRUCTION. THE CLASSROOM / TUTORING AREA SHALL BE LIMITED TO A MAXIMUM OF 18 STUDENTS AT ANY ONE TIME. MAXIMUM OPERATIONAL OCCUPANCY: 18 STUDENTS 3 STAFF TOTAL MAXIMUM OPERATIONAL OCCUPANCY = 21 PERSONS STUDENT ATTENDANCE IS CONTROLLED BY SCHEDULING, STAFF SUPERVISION, AND OPERATIONAL MANAGEMENT. THE TENANT SHALL NOT EXCEED THE APPROVED MAXIMUM STUDENT COUNT OF 18 STUDENTS AT ANY ONE TIME. THE OCCUPANT LOAD ANALYSIS IS BASED ON THE APPROVED OPERATIONAL LIMITATION AND PROPOSED FURNITURE / TUTORING STATION LAYOUT, SUBJECT TO APPROVAL BY THE BUILDING OFFICIAL.

NOTES

- EXISTING LAV. TO REMAIN (2)
- EXISTING W.C. TO REMAIN (2)
- PATCH AREAS WHERE PARTITION WALLS HAVE BEEN REMOVED
- NEW CARPETING TO REPLACE EXISTING
- ALL FIRE AND LIFE SAFETY EQUIPMENT TO REMAIN
- NEW FLOORING TO REPLACE EXISTING
- NEW FINISH PAINT PER OWNER
- ADD ADA SPECIFIED GRAB BARS PER ADA AND CAL. BLDG. CODE.
- EXISTING T-BAR CEILING TO REMAIN, TYP.
- OPEN SIDED FLUSH CONTROL < 44"
- (E) TOILET PAPER DISPENSER TO BE RELOCATED BELOW GRAB BAR 1.5" MIN., 19" MIN. A.F.F. AND SHALL NOT BE LOCATED BEHIND GRAB BAR.
- HEIGHT OF WATER CLOSET SEAT SHALL BE 17" MAX. A.F.F. TO TOP OF SEAT.
- IF MAX. HT. OF TOP OF LAV. IS 31" KNEE CLEARANCE BELOW CAN BE REDUCED TO 24" A.F.F.
- TACTILE SIGN AT DOOR. SEE SIGN NOTES 11B-703.
- LIGHTING TO REMAIN. PATCH CEILING TO MATCH EXISTING TEXTURE, MATERIAL, COLOR OF EXISTING T-BAR CEILING. CEILING HEIGHT TO BE DROPPED IN HALL TO MATCH SURROUNDING CLG.
- ALL EXISTING STRUCTURAL MEMBERS TO REMAIN. NON STRUCTURAL PARTITIONS TO BE DEMOLISHED ONLY.
- EXTERIOR DOORS AND WINDOWS ARE EXISTING TO REMAIN.
- PROVIDE PROTECTION / AT EXPOSED PLUMBING TRAP
- LAV. DRAIN PIPE BOTTOM, MIN. 29" A.F.F.
- 60" CLEAR DIAMETER TURNING AREA
- EGRESS CPET: POINT OF CHOICE
- FURTHEST OCCUPIED POINT
- COMMON PATH OF EGRESS TRAVEL
- EXISTING 1-HOUR RATED TENANT SEPARATION WALL TO REMAIN

CBC SECTION 506 ALLOWABLE AREA ANALYSIS

EXISTING OCCUPANCY: GROUP B (BUSINESS)

PROPOSED OCCUPANCY: GROUP B (BUSINESS)

CONSTRUCTION TYPE: TYPE V-B

NUMBER OF STORIES: 1

AUTOMATIC SPRINKLER SYSTEM: EXISTING NFPA 13 SYSTEM THROUGHOUT

EXISTING BUILDING AREA: 7,953 SQUARE FEET

FRONTAGE INCREASE: NOT UTILIZED

PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF AN INTERIOR TENANT IMPROVEMENT AND CHANGE OF OCCUPANCY FROM GROUP M TO GROUP B WITHIN AN EXISTING ONE-STORY BUILDING. NO INCREASE IN BUILDING AREA, BUILDING FOOTPRINT, OR NUMBER OF STORIES IS PROPOSED.

ALLOWABLE AREA ANALYSIS:

ALLOWABLE BUILDING AREA IS DETERMINED IN ACCORDANCE WITH CBC SECTION 506 BASED ON OCCUPANCY CLASSIFICATION, CONSTRUCTION TYPE, BUILDING HEIGHT, FRONTAGE CONDITIONS, AND AUTOMATIC SPRINKLER PROTECTION.

THE SUBJECT BUILDING IS TYPE V-B CONSTRUCTION, ONE STORY IN HEIGHT, AND IS PROTECTED THROUGHOUT WITH AN EXISTING NFPA 13 AUTOMATIC SPRINKLER SYSTEM.

THE EXISTING BUILDING AREA OF 7,953 SQUARE FEET DOES NOT EXCEED THE ALLOWABLE BUILDING AREA PERMITTED FOR A ONE-STORY SPRINKLERED TYPE V-B BUILDING WITH GROUP B OCCUPANCY.

CONCLUSION:

EXISTING BUILDING AREA = 7,953 SQUARE FEET

ALLOWABLE BUILDING AREA > 7,953 SQUARE FEET

THE EXISTING BUILDING COMPLIES WITH CBC SECTION 506.

NO INCREASE IN BUILDING AREA IS PROPOSED UNDER THIS APPLICATION.

MEANS OF EGRESS ANALYSIS

OCCUPANT LOAD (CBC TABLE 1004.5): 132 PERSONS

NUMBER OF EXITS: 2

COMMON PATH OF EGRESS TRAVEL: 24'-6" FT

EXIT ACCESS TRAVEL DISTANCE TO EXIT #1: 64'-8" FT

EXIT ACCESS TRAVEL DISTANCE TO EXIT #2: 59'-0" FT

BUILDING SPRINKLERED: YES (NFPA 13)

FIRE RESISTANCE AND OCCUPANCY SEPARATION ANALYSIS

EXISTING BUILDING CONSTRUCTION TYPE: TYPE V-B.

BUILDING IS PROTECTED THROUGHOUT WITH AN EXISTING NFPA 13 AUTOMATIC SPRINKLER SYSTEM.

EXISTING TENANT DEMISING WALLS ARE 1-HOUR FIRE-RESISTANCE-RATED TENANT SEPARATION WALLS PER LANDLORD RECORD DRAWINGS.

NO NEW FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS, OR FIRE-RESISTANCE-RATED ASSEMBLIES ARE PROPOSED.

NO CHANGES ARE PROPOSED TO EXISTING 1-HOUR RATED TENANT SEPARATION WALLS.

OCCUPANCY SEPARATION ANALYSIS:

EXISTING OCCUPANCY: GROUP B

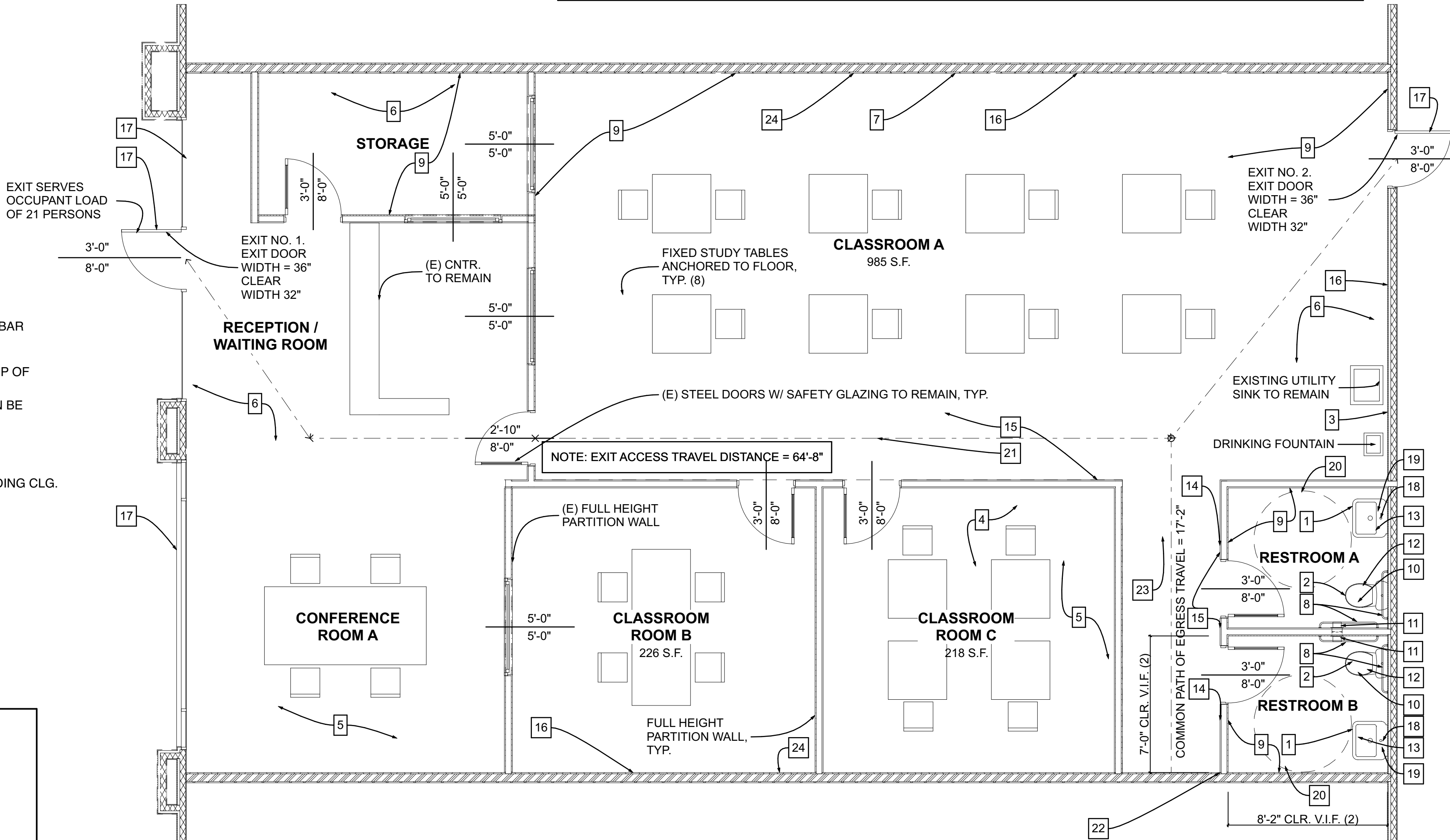
PROPOSED OCCUPANCY: GROUP B

THE TENANT SPACE IS LOCATED WITHIN AN EXISTING MULTI-TENANT COMMERCIAL BUILDING.

EXISTING 1-HOUR RATED DEMISING WALLS BETWEEN TENANT SPACES SHALL REMAIN.

NO MODIFICATIONS TO EXISTING TENANT SEPARATION WALLS ARE PROPOSED.

NO ADDITIONAL OCCUPANCY SEPARATIONS ARE PROPOSED AS PART OF THIS TENANT IMPROVEMENT.



PROPOSED FLOOR PLAN

1/4" = 1'-0"

LEGEND

PROPERTY LINE

CONSTRUCTION ABOVE

EXISTING CONSTRUCTION

EXISTING FIXED EQUIPMENT

NEW WALL CONSTRUCTION

CONSTR. TO BE DEMOLISHED

(E) WALL CONSTR. TO REMAIN

(E) WALL DEMISING WALL TO REMAIN

(E) EXT. WALL TO REMAIN

PATH OF EGRESS TRAVEL

OCCUPANT LOAD / OPERATIONAL LIMITATION ANALYSIS

MATHNASIUM LEARNING CENTER - 3996 BARRANCA PARKWAY, SUITE 110 - IRVINE, CA

MAXIMUM STUDENTS

MAXIMUM STAFF

ADULTS / GUARDIANS

TOTAL OPERATIONAL OCCUPANCY

18

3

NO LIMIT ESTABLISHED*

21 PERSONS

OPERATIONAL LIMITATION NOTE

MATHNASIUM OPERATES AS A SUPPLEMENTAL TUTORING / LEARNING CENTER AND DOES NOT OPERATE AS A PUBLIC ASSEMBLY USE, LECTURE HALL, OR SCHOOL CLASSROOM WITH SIMULTANEOUS FULL-ROOM INSTRUCTION. THE CLASSROOM / TUTORING AREA (CLASSROOMS A, B, AND C, COMBINED) SHALL BE LIMITED TO A MAXIMUM OF 18 STUDENTS AT ANY ONE TIME. ACROSS ALL THREE CLASSROOMS, STUDENT ATTENDANCE IS CONTROLLED BY SCHEDULING, STAFF SUPERVISION, AND OPERATIONAL MANAGEMENT. THE TENANT SHALL NOT EXCEED THE APPROVED MAXIMUM STUDENT COUNT OF 18 STUDENTS AT ANY ONE TIME.

SPACE DESCRIPTION

AREA (SF)

USE / FUNCTION

OCCUPANT LOAD BASIS

OCCUPANT LOAD

CLASSROOM A

985 SF

SUPPLEMENTAL TUTORING AREA

18 STUDENTS + STAFF, AGGREGATE (ABC)

INCLUDED

CLASSROOM B

226 SF

SUPPLEMENTAL TUTORING AREA

INCLUDED WITHIN MAXIMUM OPERATIONAL OCCUPANCY

INCLUDED

CLASSROOM C

218 SF

SUPPLEMENTAL TUTORING AREA

INCLUDED WITHIN MAXIMUM OPERATIONAL OCCUPANCY

INCLUDED

RECEPTION / CONFERENCE (COMBINED)

503 SF

RECEPTION/WAITING, SMALL GROUP TUTORING

INCLUDED WITHIN MAXIMUM OPERATIONAL OCCUPANCY

INCLUDED

STORAGE (ADJACENT TO EXIT 1)

97 SF

ACCESSORY STORAGE / STAFF ONLY

STAFF ACCESS ONLY, INCLUDED IN STAFF COUNT

0

WOMEN'S RESTROOM

58 SF

RESTROOM

NOT OCCUPIED SEPARATELY

0

MEN'S RESTROOM

58 SF

RESTROOM

NOT OCCUPIED SEPARATELY

0

STAFF

N/A

INSTRUCTORS / ADMINISTRATION

MAXIMUM STAFF ON SITE

3 PERSONS

TOTAL MAXIMUM OPERATIONAL OCCUPANCY

21 PERSONS

*NO LIMIT ON ADULTS / GUARDIANS IS ESTABLISHED; ADULTS/GUARDIANS ARE TRANSIENT (DROP-OFF AND PICK-UP) AND ARE NOT COUNTED TOWARD THE TOTAL MAXIMUM OPERATIONAL OCCUPANCY OF 21 PERSONS. NOTE: OCCUPANT LOAD ANALYSIS IS BASED ON APPROVED OPERATIONAL LIMITATION AND PROPOSED FURNITURE / TUTORING STATION LAYOUT, SUBJECT TO APPROVAL BY THE BUILDING OFFICIAL.

GENERAL FLOOR PLAN NOTES

A. ALL WORK SHALL COMPLY WITH THE CURRENT CALIFORNIA BUILDING CODE (CBC), CALIFORNIA FIRE CODE (CFC), CALIFORNIA ENERGY CODE (TITLE 24), AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

B. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

C. DO NOT SCALE DRAWINGS. USE DIMENSIONS PROVIDED. VERIFY ALL DIMENSIONS IN FIELD.

D. DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO SHOW GENERAL ARRANGEMENT ONLY. EXACT LOCATIONS SHALL BE VERIFIED IN FIELD.

E. EXISTING ELEMENTS INDICATED TO REMAIN SHALL BE PROTECTED IN PLACE. ANY DAMAGE SHALL BE REPAIRED OR REPLACED TO MATCH EXISTING.

F. REMOVE ALL ITEMS INDICATED TO BE DEMOLISHED AND LEGALLY DISPOSE OF OFF-SITE UNLESS OTHERWISE NOTED.

G. PATCH AND REPAIR ALL SURFACES AFFECTED BY DEMOLITION OR NEW WORK TO MATCH ADJACENT EXISTING CONDITIONS.

H. ALL NEW WORK SHALL MATCH EXISTING ADJACENT CONSTRUCTION IN MATERIAL, FINISH, AND QUALITY UNLESS OTHERWISE NOTED.

J. COORDINATE ALL WORK WITH MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, AND OTHER TRADES.

K. MAINTAIN REQUIRED FIRE-RESISTIVE RATINGS OF EXISTING AND NEW ASSEMBLIES. ALL PENETRATIONS SHALL BE PROPERLY FIRESTOPPED.

L. PROVIDE BLOCKING AND BACKING AS REQUIRED FOR ALL WALL-MOUNTED ITEMS INCLUDING MILLWORK, EQUIPMENT, AND ACCESSORIES.

M. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF FINISH UNLESS OTHERWISE NOTED.

N. PROVIDE ACCESS PANELS AS REQUIRED FOR ACCESS TO CONCEALED EQUIPMENT, VALVES, DAMPERS, AND JUNCTIONS.

P. MAINTAIN REQUIRED EGRESS WIDTHS AND CLEARANCES AT ALL TIMES DURING AND AFTER CONSTRUCTION.

R. DOORS SHALL COMPLY WITH CBC AND ADA ACCESSIBILITY REQUIREMENTS, INCLUDING CLEARANCES, HARDWARE, AND MANEUVERING SPACE.

S. ALL WORK SHALL COMPLY WITH CBC CHAPTER 11B ACCESSIBILITY REQUIREMENTS, INCLUDING PATH OF TRAVEL, CLEAR FLOOR SPACE, AND REACH RANGES.

T. CONTRACTOR SHALL COORDINATE INSTALLATION OF OWNER-FURNISHED EQUIPMENT WITH ALL TRADES.

U. FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CUTTING OR DRILLING.

V. NO STRUCTURAL MEMBERS SHALL BE CUT, NOTCHED, OR ALTERED WITHOUT APPROVAL FROM STRUCTURAL ENGINEER.

W. PROVIDE SEALING AT ALL PENETRATIONS THROUGH EXTERIOR WALLS AND ROOF TO MAINTAIN WEATHER TIGHTNESS.

X. CONSTRUCTION SHALL NOT INTERFERE WITH BUILDING OPERATIONS. COORDINATE WORK WITH OWNER AND BUILDING MANAGEMENT.

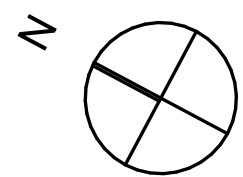
Y. MAINTAIN CLEAN AND SAFE JOB SITE. REMOVE DEBRIS REGULARLY.

Z. ALL MATERIALS AND INSTALLATION SHALL BE NEW AND OF GOOD QUALITY UNLESS OTHERWISE NOTED.

AA. FINAL INSTALLATION SHALL BE LEVEL, PLUMB, AND ALIGNED WITH ADJACENT CONSTRUCTION.

BB. VERIFY CEILING HEIGHTS AND CONDITIONS PRIOR TO INSTALLATION OF ALL WORK.

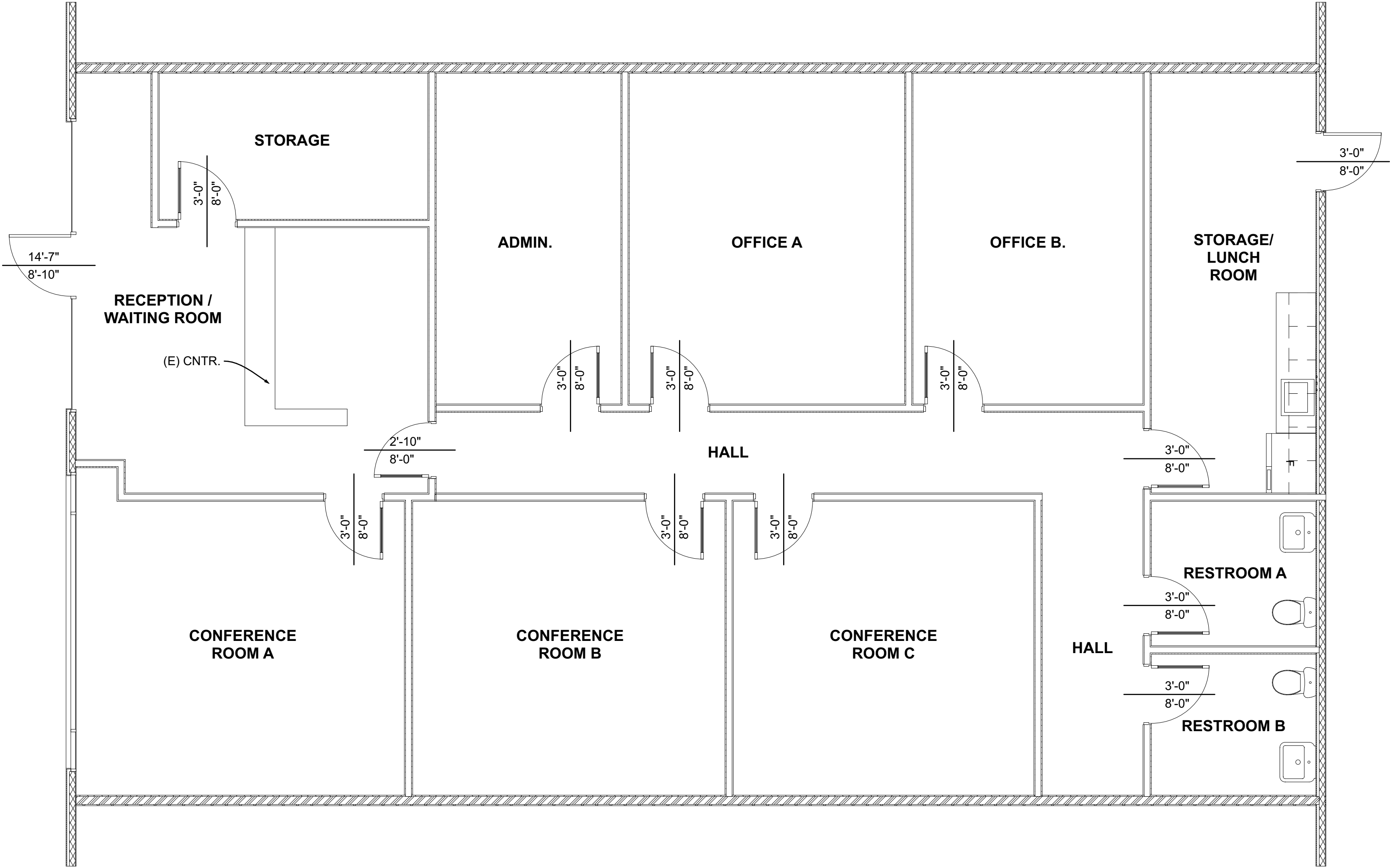
DESIGNED:	DRAWN:	CHECKED:	DATE:	SCALE:	NO.	DATE
MATHNASIUM LEARNING CENTERS, INC.			7/22/26			
DEVELOPER:	SOILS ENGINEER:					
MATHNASIUM LEARNING CENTERS, INC.	N/A					
PLANS PREPARED BY:	BOWKER STUDIO	310.386.0023				
ARCHITECT:	STEVE BOWKER					
MATHNASIUM BARRANCA CASE NO. 00982458-PAUP 3996 BARRANCA PARKWAY, STE. 110 IRVINE, CALIFORNIA 92606 CITY OF IRVINE COMMUNITY DEVELOPMENT DEPARTMENT						
PLAN CHECK: PERMIT: CASE NO. 00982458-PAUP						
PROPOSED FLOOR PLAN						
SHEET A2						



AS-BUILT FLOOR PLAN

1/4" = 1'-0"

LEGEND	
PROPERTY LINE	----
CONSTRUCTION ABOVE	----
EXISTING NEW CONSTRUCTION	----
EXISTING FIXED EQUIPMENT	----
EXISTING WROUGHT IRON FENCE	----
EXISTING DEMISING WALL N.I.C.	----
EXISTING EXTERIOR WALL N.I.C.	----
INTERIOR NON-LOAD BEARING PARTITION WALL	----



City of Irvine

APPROVED

BY Siobhan Gumapac-McGuire

CASE # 00982458-PAUP

DATE August 12, 2026

PLANS PREPARED BY:
BOWKER STUDIO
310.386.0023

office@bowker-studio.com
ARCHITECT: STEVE BOWKER

DEVELOPER:
MATHNASIUM LEARNING CENTERS, INC.

SOILS ENGINEER: N/A

DESIGNED:
DRAWN:
CHECKED:
DATE: 7/22/26
SCALE:

NO. 10
9
8
7
6
5
4
3
2
1

DATE

STATE OF CALIFORNIA
C-31512
RENEWED 11/30/27
ALAN STEPHEN BOWKER

LICENSE NO. EXP. DATE

REPORT # N/A DATE N/A

MATHNASIUM BARRANCA
CASE NO. 00982458-PAUP

3996 BARRANCA PARKWAY, STE. 110
IRVINE, CALIFORNIA 92606

CITY OF IRVINE
COMMUNITY DEVELOPMENT DEPARTMENT

PLAN CHECK:
PERMIT: CASE NO. 00982458-PAUP

EXISTING
GROUND
FLOOR PLAN

SHEET
A6

REVISIONS

MATHNASIUM LEARNING CENTER
OPERATIONAL SCHEDULE

PROJECT:
MATHNASIUM LEARNING CENTER

ADDRESS:
3996 BARRANCA PARKWAY, SUITE 110
IRVINE, CALIFORNIA 92606

CASE NO.:
00982458-PAUP

PROJECT DESCRIPTION

THE PROPOSED USE IS A MATHNASIUM LEARNING CENTER PROVIDING SUPPLEMENTAL MATHEMATICS INSTRUCTION AND INDIVIDUALIZED TUTORING SERVICES FOR K-12 STUDENTS.

THE FACILITY OPERATES AS A SCHEDULED TUTORING CENTER AND IS NOT A TRADITIONAL CLASSROOM, LECTURE HALL, ASSEMBLY FACILITY, DAYCARE, OR FULL-TIME SCHOOL.

OPERATING HOURS

MONDAY – THURSDAY:
2:00 PM – 7:00 PM

FRIDAY:
2:00 PM – 6:00 PM

SATURDAY:
10:00 AM – 2:00 PM

SUNDAY:
CLOSED

MAXIMUM OCCUPANCY

MAXIMUM STUDENTS ON SITE AT ANY ONE TIME:
18 STUDENTS

MAXIMUM STAFF ON SITE AT ANY ONE TIME:
3 STAFF MEMBERS

MAXIMUM PARENTS / GUARDIANS ON SITE AT ANY ONE TIME:
2 PERSONS

MAXIMUM OPERATIONAL OCCUPANCY:
23 PERSONS

SESSION SCHEDULE

STUDENTS ATTEND SCHEDULED TUTORING SESSIONS THROUGHOUT
OPERATING HOURS.

TYPICAL SESSION LENGTH:
60 TO 90 MINUTES

REPRESENTATIVE SESSION START TIMES:

MONDAY – THURSDAY

2:00 PM
3:00 PM
4:00 PM
5:00 PM
6:00 PM

FRIDAY

2:00 PM
3:00 PM
4:00 PM
5:00 PM

SATURDAY

10:00 AM
11:00 AM
12:00 PM
1:00 PM

ACTUAL SESSION TIMES MAY VARY BASED ON INDIVIDUAL STUDENT NEEDS
AND ENROLLMENT SCHEDULING.

OCCUPANCY CONTROL PROCEDURES

STUDENT ATTENDANCE IS MANAGED THROUGH APPOINTMENT SCHEDULING,
ENROLLMENT MANAGEMENT, ATTENDANCE TRACKING, AND STAFF
SUPERVISION.

STUDENT ARRIVALS AND DEPARTURES ARE STAGGERED THROUGHOUT THE
DAY TO DISTRIBUTE TRAFFIC AND PARKING DEMAND.

THE FACILITY SHALL NOT EXCEED THE APPROVED MAXIMUM OCCUPANCY OF EIGHTEEN (18) STUDENTS AT ANY ONE TIME.

STAFF MONITOR ATTENDANCE LEVELS THROUGHOUT OPERATING HOURS TO ENSURE COMPLIANCE WITH APPROVED OCCUPANCY LIMITATIONS.

TRAFFIC AND PARKING

THE PRIMARY TRAFFIC GENERATED BY THE USE CONSISTS OF SHORT-TERM STUDENT DROP-OFF AND PICK-UP ACTIVITY.

BECAUSE STUDENT ATTENDANCE IS STAGGERED THROUGHOUT OPERATING HOURS, ARRIVALS AND DEPARTURES ARE DISTRIBUTED OVER TIME RATHER THAN CONCENTRATED INTO A SINGLE PEAK PERIOD.

NO MODIFICATIONS ARE PROPOSED TO EXISTING PARKING SPACES, ACCESSIBLE PARKING SPACES, DRIVE AISLES, PEDESTRIAN PATHWAYS, OR SITE CIRCULATION.

THE EXISTING SHOPPING CENTER PARKING SUPPLY IS ADEQUATE TO SERVE THE PROPOSED USE.

CERTIFICATION

THE OPERATIONAL CHARACTERISTICS IDENTIFIED IN THIS OPERATIONAL SCHEDULE SHALL GOVERN THE OPERATION OF THE PROPOSED MATHNASIUM LEARNING CENTER UNLESS OTHERWISE APPROVED BY THE CITY OF IRVINE.

APPLICANT:

STEVE BOWKER, RA
BOWKER STUDIO

DATE: 01JUN26

MATHNASIUM PARKING ANALYSIS

PROJECT:

MATHNASIUM LEARNING CENTER
3996 BARRANCA PARKWAY, SUITE 110

TENANT AREA:

2,269 SQUARE FEET

MAXIMUM STUDENTS ON SITE:

18 STUDENTS

MAXIMUM STAFF ON SITE:

3 STAFF MEMBERS

MAXIMUM PARENTS / GUARDIANS ON SITE:

2 PERSONS

MAXIMUM OPERATIONAL OCCUPANCY:

23 PERSONS

PARKING DEMAND ANALYSIS

STUDENTS:

18 STUDENTS ÷ 3 = 6.0 SPACES

STAFF:

3 STAFF = 3.0 SPACES

TOTAL PARKING REQUIRED:

9 SPACES

PARKING PROVIDED:

THE CROSSROADS SHOPPING CENTER PROVIDES 1,567 PARKING SPACES WITH A DOCUMENTED SURPLUS OF 131 PARKING SPACES ABOVE THE REQUIRED PARKING DEMAND.

CONCLUSION:

THE EXISTING PARKING SUPPLY IS ADEQUATE TO ACCOMMODATE THE PROPOSED MATHNASIUM LEARNING CENTER.

NO MODIFICATIONS TO EXISTING PARKING STALLS, ACCESSIBLE PARKING SPACES, DRIVE AISLES, OR SITE CIRCULATION ARE PROPOSED.

CROSSROADS							
Parking and Entitlement Summary - March 2026							
ADDRESS	BUILDING REFERENCE	EXISTING BUILDING GSF	PROPOSED BUILDING GSF	EXCLUSIVE OUTDOOR PATIO GSF (1)	PARKING SUMMARY		
					REQUIRED PARKING RATIO	EXISTING PARKING REQUIRED	PROPOSED PARKING REQUIRED
ANCHORS							
3750 BARRANCA PKWY	1	113,783	113,783		1/222	512.54	512.54
3960 BARRANCA PKWY	2	50,000	50,000		1/150	333.33	333.33
RETAIL SHOPS							
3800 BARRANCA PKWY	A	28,720	28,720		1/222	129.37	129.37
3850 BARRANCA PKWY	B	27,248	27,248			122.74	122.74
3850 O				533		2.40	2.40
3972 BARRANCA PKWY	C	22,549	22,549			101.57	101.57
3972 A(2)				480		2.16	2.16
3972 N				1,270		5.72	5.72
3720 BARRANCA PKWY	I	1,170	1,170			5.27	5.27
3730 BARRANCA PKWY	H	4,683	4,683			21.09	21.09
3966 BARRANCA PKWY	G	10,140	10,140			45.68	45.68
3966 A				1,500		6.76	6.76
3966 B				1,000		4.50	4.50
3978 BARRANCA PKWY	D	5,861	5,861			26.40	26.40
3988 BARRANCA PKWY	E	7,901	7,901			35.59	35.59
3988 A				660		2.97	2.97
3988 B				400		1.80	1.80
3992 BARRANCA PKWY	F	7,953	7,953			35.82	35.82
3996 BARRANCA PKWY	J	8,750	8,750			39.41	39.41
TOTALS		288,758	288,758	5,843		1,436	1,436
UNBUILT BUILDING INTENSITY							
PARKING PROVIDED						1,567	1,567
PARKING SURPLUS/(DEFICIT)						131	131

(1) The outdoor seating area is used for calculating the required parking only and is not included in the building intensity for The Crossroads.

Signed by:

Chase Gilmore

3/13/2026

FEC1EB20BFDA49D...

Chase Gilmore

Vice President, Development
Irvine Company Retail Properties

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: Siobhan Gumapac-McGuire
Assistant Planner
sgumapac-mcguire@cityofirvine.org
949-724-6351

SUBJECT: Filing of **Notice of Exemption** in compliance with Section 15062 of Title 14 the California Code of Regulations.

Project Title and File No.: Administrative Use Permit for Mathnasium, Inc. (File No. 00982458-PAUP)

Project Location: 3996 Barranca Parkway, Suite 110 in Planning Area 14 (West Park) in the City of Irvine,
(include County) County of Orange, CA

Project Description: Operation of a commercial school providing mathematics tutoring within a 2,269-square-foot tenant space located inside an existing multi-tenant commercial building within the Crossroads commercial center.

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

Approval Date: August 12, 2026
Resolution No. n/a

Project Applicant: Steve Bowker of Bowker Studio
4606 West Jefferson Boulevard
Los Angeles, CA 90016
Attn: Steve Bowker
310-386-0023
[REDACTED]

Exempt Status:
(check one)

- ☐ Ministerial (Section 21080(b)(1); 15268)
- ☐ Declared Emergency (Section 21080(b)(3); 15269(a))
- ☐ Emergency Project (Section 21080(b)(4); 15269(b)(c))
- ☐ Statutory Exemption:
- ☒ Categorical Exemption: **Section 15301, Class 1 for Existing Facilities**
- ☐ General Rule Exemption (Section 15061(b)(3))

Reason(s) Why Project Is Exempt: 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 project consists of the operation of a commercial school within an existing commercial building and does not increase building square footage, alter the building footprint, or involve exterior modifications.

Siobhan Gumapac-McGuire,
Assistant Planner

Name and Title

Signature

August 12, 2026

Date

ENCLOSURE 4