



August 24, 2026

Mr. Hamid Mohseni
Auto Line Inc.
11 Fairfield
Irvine, CA 92614

Sent Via Email

Subject: Approval of Administrative Use Permit 00987769-PAUP for an Online Vehicle Sales Office located at 2955 Main Street, Suite 200 in Planning Area 36 (Irvine Business Complex)

Dear Mr. Mohseni:

Community Development Department staff has reviewed Administrative Use Permit 00987769-PAUP to operate an online vehicle sales office at 2955 Main Street, Suite 200, within the Irvine Business Complex (IBC). The subject property is located within Planning Area 36 (IBC) and is zoned 5.1 IBC Multi-Use. The site features a 33,487-square-foot office development comprised of a three-story 28,815-square-foot office building at 2955 Main Street, a two-story 4,672-square-foot office building at 2951 Main Street, and a partially subterranean parking structure. Surrounding land uses include a hotel and bank to the west, a flood control channel to the north and east, and offices to the south.

In May 1981, the City approved Site Design 81-SD-0765 approving the existing office buildings on the subject property. In December 2020, the Irvine Zoning Administrator approved Administrative Relief 00824039-PAR for a shared parking agreement between 2955 and 2951 Main Street, and the neighboring site at 2855 and 2825 Main Street. The neighboring sites features a hotel at 2855 Main Street and a bank (formerly a restaurant) at 2825 Main Street. The analysis demonstrated that the combined parking supply of 355 spaces (consisting of 115 spaces at 2955 Main Street and 240 spaces serving 2825 and 2855 Main Street) would be adequate to accommodate the projected peak parking demand of 245 spaces.

As described in the applicant's letter justification letter (Enclosure 1), Auto Line Inc. proposes to occupy a 250-square-foot portion of an existing 28,815-square-foot office building to operate an "online vehicle sales" office (Enclosure 2). No automotive mechanical work, repair, detailing, indoor vehicle storage, or any form of auto service will be conducted on-site. All in-person transactions with customers will occur by appointment-only to sign Department of Motor Vehicle (DMV) sales paperwork. The term "customer" shall be considered a single individual, a couple, or a family unit traveling together in one vehicle. Vehicle sales inventory at the location will not exceed

two cars at a time. Additionally, per the letter of justification, one of the two vehicle inventory spaces will be used for display/ daily driving purposes by the business employee. Finally, there will be no exterior sales sign(s), banner(s), or price(s) on the cars or at the building.

Per Section 1-2-1 of the Irvine Zoning Ordinance, “online vehicle sales” is defined as “an office for car dealerships that operates exclusively online, with customers by appointment only.” Based on the business description provided by the applicant, Auto Line Inc., qualifies as an “online vehicle sales” office, a use that is permitted in the 5.1 IBC Multi-Use zone with the approval of an administrative use permit.

Parking

Section 4-3-4 of the Irvine Zoning Ordinance requires one space per 250 square feet of gross floor area for “administrative, business and professional” office uses. This is the same standard that applies to an “online vehicle sales” office.

Applying the required parking ratio of one space per 250 square feet to the 250-square-foot office floor area proposed for the use, results in a requirement of one parking space for Auto Line Inc. The DMV requires a minimum of two parking spaces at any given time to support the proposed operation. Based on the applicant’s lease agreement, the suite has been allocated two reserved parking spaces within the building’s existing parking supply. Because the parking standard for an “online vehicle sales” office is identical to that of a traditional office use, and because no additional floor area is being added to the building, the proposed use does not increase the site’s overall parking demand. Additionally, the approved shared parking agreement between 2955 and 2951 Main Street and the neighboring site at 2855 and 2825 Main Street demonstrated that the combined parking supply of 355 spaces between the two sites is adequate to accommodate the projected peak parking demand of 245 spaces, providing a surplus of approximately 110 parking spaces.

The proposed administrative use permit does not include any changes to the use or operation of the existing office-building site. The existing building has been operating as an office use for an extended period and no concerns regarding sufficient parking have been raised. Therefore, the existing parking allocation for the building is sufficient, and no restriping or parking reconfiguration of the existing parking area is needed. Furthermore, based on the applicant’s operational schedule of Monday through Friday between 10 a.m. and 4:30 p.m. by appointment only, the proposed use is not expected to create parking conflicts or overflow conditions.

Development Intensity Values

The City limits the size and intensity of uses within the IBC to minimize the potential negative impacts of traffic generated by each use. Each property has a Development

Intensity Value (DIV) Budget that is tracked through the "IBC Database." The subject property (IBC Project #433) has a DIV Budget of 55 A.M., 59 P.M., and 585 average daily trips (ADT). Online vehicle sales are considered an administrative office use and have a General Land Use Category of "office," which is consistent with the current DIV budget for the project site. As such, the proposed use will have no impact on the site's DIV Budget.

California Environmental Quality Act

Pursuant to Section 4 of the City of Irvine California Environmental Quality Act (CEQA) Procedures and Article 19 of the State CEQA Guidelines, it has been determined that the proposed online vehicle sales office 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 3).

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 00987769-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 online vehicle sales office is allowed within the 5.1 IBC Multi-Use zone via the issuance of an administrative use permit. The use is consistent with the district's purpose, which is to accommodate a variety of compatible commercial, office, and light industrial uses that serve the needs of the IBC's residential and employee population. The project does not propose any exterior modifications to the buildings, 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, or landscaping.

The proposed use will occupy a 250-square-foot portion of an existing 28,815-square-foot office building. As previously noted, there is a shared parking agreement between the existing offices at 2955 and 2915 Main Street and the hotel and bank building at 2855 and 2825 Main Street (File No. 00824039-PAR). The combined parking supply between the sites is 355 spaces, which is sufficient to accommodate the projected peak demand of 245 spaces for both sites. Therefore, the required spaces are accommodated within the site's existing parking allocation.

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

Condition 6.41 requires Auto Line Inc. to operate on an appointment-only basis between the hours of 10 a.m. and 4:30 p.m., Monday through Friday, and limits the maximum number of people on-site to one employee and one customer at any given time. The use requires two parking spaces, and per the shared parking agreement for the site, there is a surplus of 110 parking spaces which is sufficient to accommodate proposed use. Further, the project does not include any changes to the use or operation of the existing site. The existing building has been operating as an office use for an extended period and no concerns regarding sufficient parking have been raised to date. Additionally, vehicle and pedestrian access to the property is available from Main Street. Therefore, the proposed operation will not negatively affect existing circulation patterns, the off-site street network, or pedestrian safety.

- C. The administrative use will not impair the character and integrity of the zoning district and surrounding area.

The proposed use is an online vehicle sales office, which operates as an administrative office with appointment-based customer visits. Surrounding uses primarily consist of other administrative, business, and professional offices. The proposed use would be consistent with the established character and integrity of the 5.1 IBC Multi-Use zoning district and the existing uses within the surrounding area. 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 5.1 IBC Multi-Use zoning district's intent is to accommodate a wide variety of uses serving the needs of the local residential and employee populations within the IBC. The proposed appointment-based online vehicle sales office aligns with this intent by offering an accessible service to the broader community, fostering small business development, and contributing to the local economy. Therefore, the proposed use is consistent with applicable City policies and is in harmony the intent of the 5.1 IBC Multi-Use zoning district.

- 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 online vehicle sales business will provide a convenient, community-serving function that supports and is compatible with surrounding administrative office businesses. As an online, appointment-only business, customer visits are

scheduled and limited to ensure minimal on-site activity. Condition No. 6.41 limits on-site vehicle occupancy to a maximum of two at any time, ensuring a low-intensity operation. Therefore, the proposed online vehicle sales use will not negatively affect adjacent properties, the surrounding neighborhood, or other businesses in the area.

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.

Condition 6.40

SITE PARKING ISSUES

If the Director of Community Development (“Director”) determines that parking issues attributed to Auto Line Inc. 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 an online vehicle sales office. The business shall operate in accordance with the following conditions:

- A. A maximum of one vehicle for sale (inventory) and one customer vehicle may be present on-site, at any one time. The total number of assigned parking spaces for the business shall not exceed two on-site at any given time.
- B. The business must always maintain a minimum of two assigned parking spaces.
- C. When present, the vehicle for sale may only be temporarily displayed in a designated parking space during a scheduled customer appointment for the purpose of completing a sales transaction. No on-site vehicle showroom or display area is permitted.
- D. Vehicle storage is prohibited inside and outside of the building, and parking garage structure, except as expressly permitted under these conditions. Overnight parking is prohibited for all business-related vehicles, including inventory.

- E. Any vehicle inventory exceeding the one permitted on-site shall be stored at an off-site location in compliance with all applicable regulations and shall possess all required permits or approvals for vehicle storage.
- F. Business operations are limited to 10 a.m. to 4:30 p.m., Monday through Friday.
- G. All customer visits shall be by appointment only. A maximum of one appointment may be scheduled at a time, with a minimum 15-minute interval between consecutive appointments.
- H. The business shall be limited to a maximum of seven customer appointments per day. A maximum of one employee and one customer may be on-site at any one time. The term “customer” shall mean a single individual, a couple, or a family unit traveling together in one vehicle.
- I. The tenant shall not conduct vehicle repairs, maintenance, installation of parts, or aftermarket accessories on the property.
- J. On-site advertising is strictly prohibited. This includes, but is not limited to, banners, signs, decals, stickers, key lock boxes, or any other visual indicators on a vehicle or on the property that suggest vehicles are for sale.

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.

Unless an appeal is filed prior to the expiration of the five-business-day appeal period ending at 5 p.m. on Monday, August 31, 2026, the approval granted by this letter shall become effective Tuesday, September 1, 2026.

Mr. Hamid Mohseni
August 24, 2026
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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 via email at hdesantos@cityofirvine.org.

Sincerely,

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

Stephanie Frady, AICP
Director of Community Development

Enclosures:

1. Project Letter of Justification
2. Site and Floor Plan
3. Notice of Exemption

ec: Alyssa Matheus, Planning Manager
Nick Melloni, Principal Planner
File: 00987769-PAUP

Request For Use Determination

Auto Line Inc
Hamid Mohseni
2323 Main St Unit R11 Irvine Ca 92614
Tell: 214-991-9091
Business License number :240003386

Hello,

My name is Hamid Mohseni, I have lived in the city of Irvine for more than 14 years and I have had my business for about 12 years within this beautiful city.

Detailed description of proposed use:

I am changing the address of my small online wholesale and retail used car business from 2323 Main St Unit R11 to 2955 Main St STE 200 Irvine Ca 92614. There is no change in the concept of my business, just changing the address.

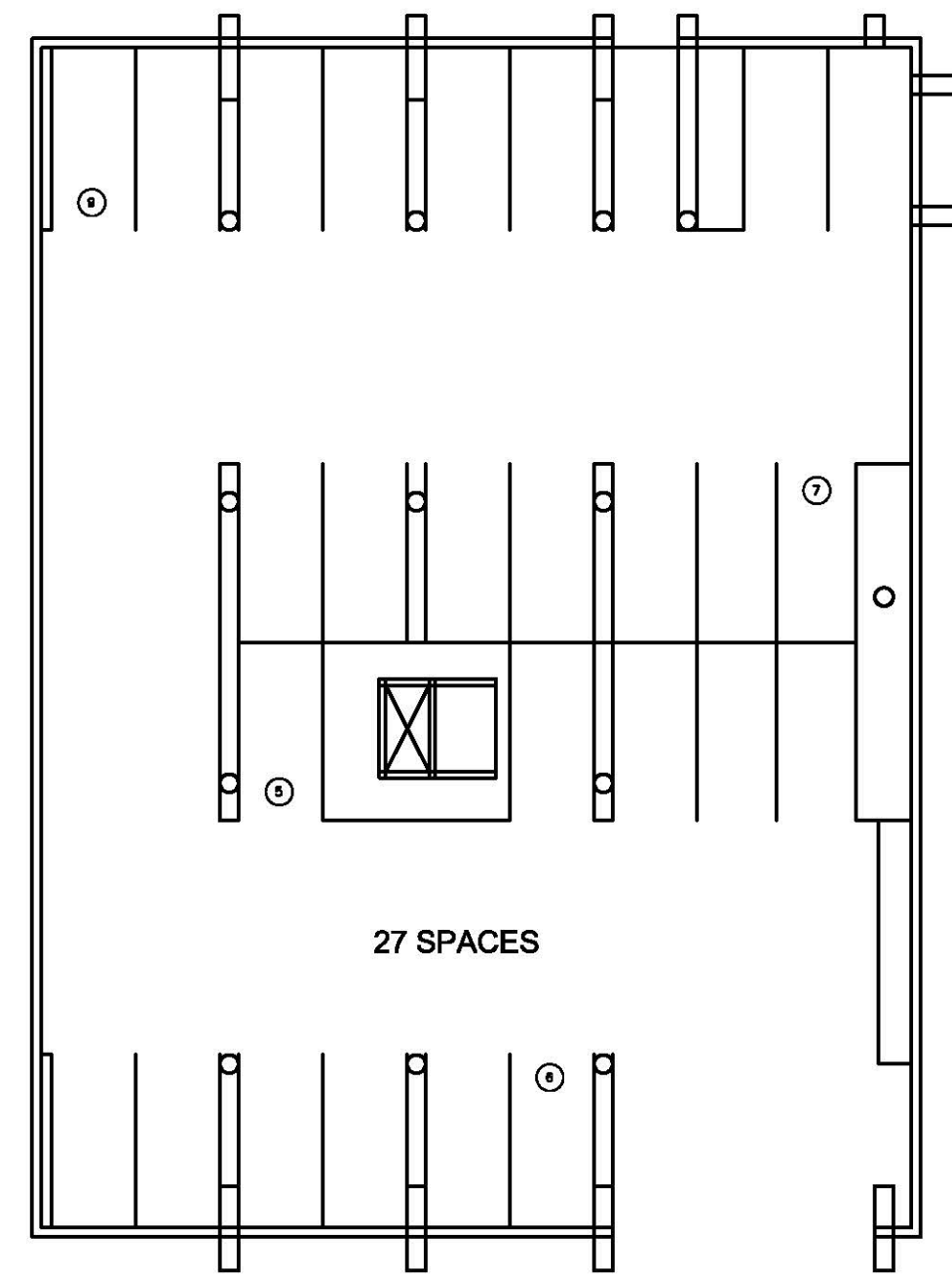
My business operation concept is based on pre order and I sell primarily via the internet in my office. My vehicle inventory at the location will not exceed 2 cars at a time and I use one of them for daily driving.. Any necessary client will be held by appointment only to view the car and to sign sales documents for DMV paperwork. I would be the only person in my company. There will be no sales sign, banner or price on the car or at the building for sale. All advertisements will be online. The office is about 250 SF with two assigned parking spots that are required for DMV. No other stalls are required for my business.

Hours of operation : are from Monday To Friday From 10:00 am to 4.30:00 pm only by appointment.

Type of Use: According to DMV regulations there is a retail car dealer license and office space necessary. Thank you very much for considering my request. I am looking forward to hearing from you.

Sincerely:
Hamid Mohseni

ENCLOSURE 1



EXISTING GARAGE PARKING PLAN

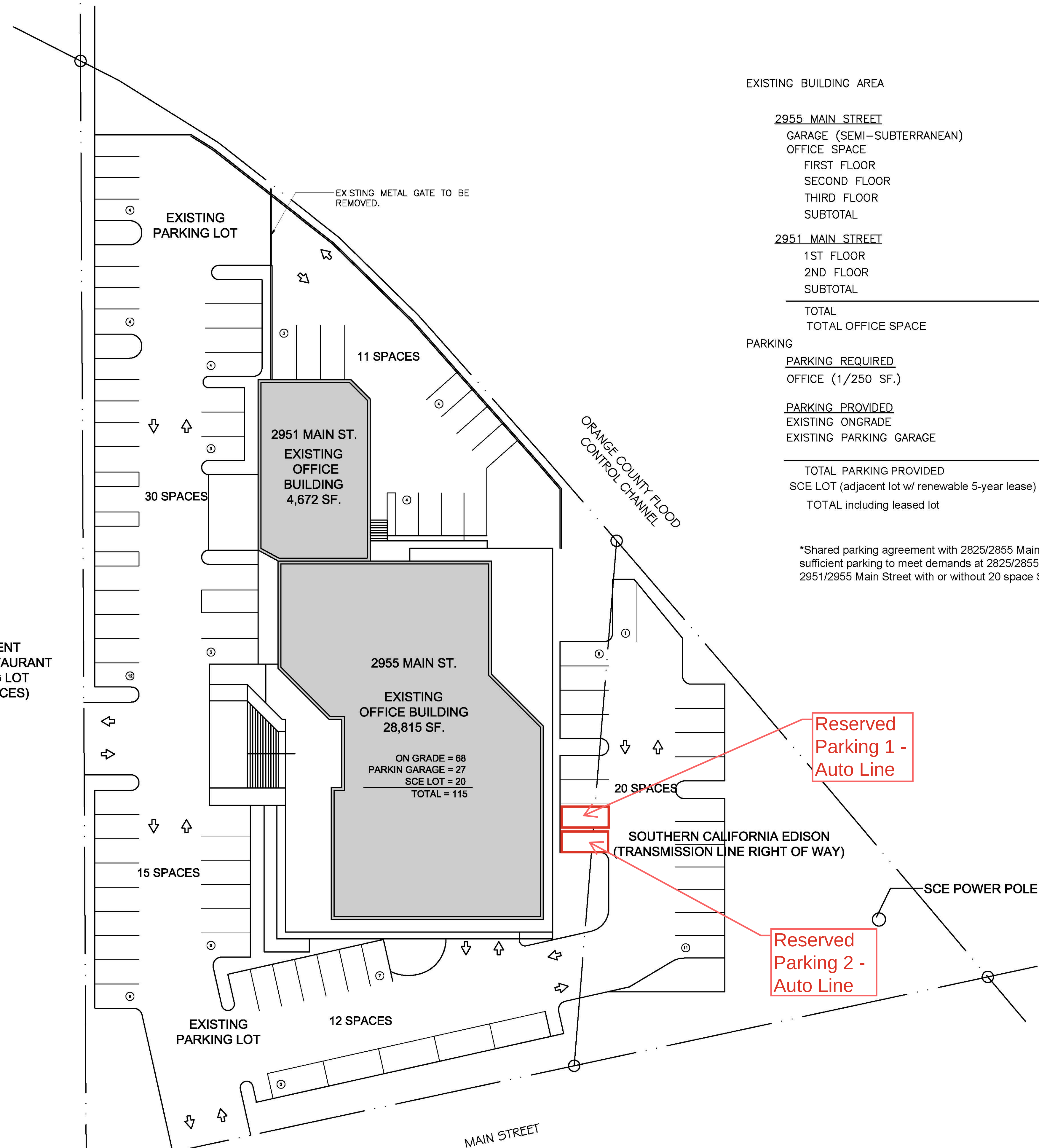
ADJACENT
HOTEL/RESTAURANT
PARKING LOT
(240 SPACES)

City of Irvine
APPROVED

BY Director of Community Development

CASE # 00987769-PAUP

DATE August 25, 2026



EXISTING BUILDING AREA

<u>2955 MAIN STREET</u>	
GARAGE (SEMI-SUBTERRANEAN)	11,340 SF.
OFFICE SPACE	
FIRST FLOOR	8,476 SF.
SECOND FLOOR	9,960 SF.
THIRD FLOOR	10,379 SF.
SUBTOTAL	40,155 SF.

<u>2951 MAIN STREET</u>	
1ST FLOOR	2,336 SF.
2ND FLOOR	2,336 SF.
SUBTOTAL	4,672 SF.

TOTAL	44,827 SF.
TOTAL OFFICE SPACE	33,487 SF.

PARKING

<u>PARKING REQUIRED</u>	
OFFICE (1/250 SF.)	134

<u>PARKING PROVIDED</u>	
EXISTING ONGRADE	68
EXISTING PARKING GARAGE	27

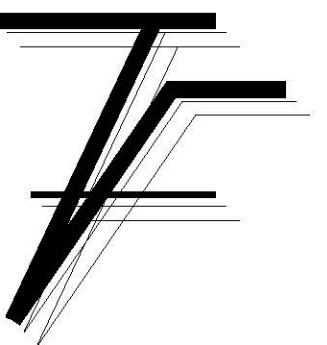
TOTAL PARKING PROVIDED	95*
SCE LOT (adjacent lot w/ renewable 5-year lease)	20
TOTAL including leased lot	115

*Shared parking agreement with 2825/2855 Main Street provides for sufficient parking to meet demands at 2825/2855 Main Street and 2951/2955 Main Street with or without 20 space SCE leased lot.

ENCLOSURE 2

EXISTING SITE PLAN

SCALE: 1"= 20'-0"



DESIGNER:
T.F. DESIGN
TEL: (626) 454-0816

PROJECT:
**2951 AND 2955 MAIN STREET PARKING
ADMINISTRATIVE RELIEF**
2951 - 2955 MAIN ST.
IRVINE, CA 92614

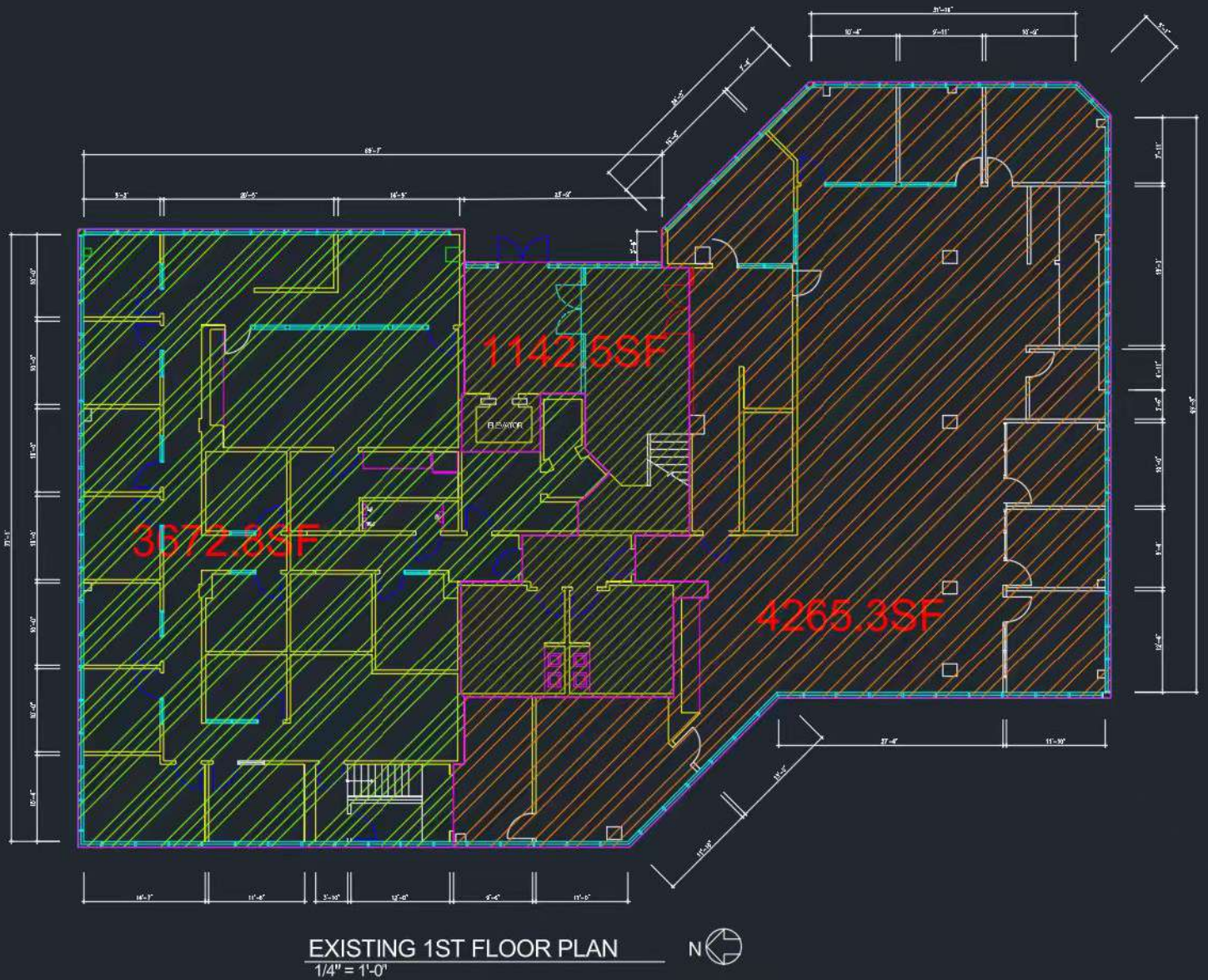
DRAWN:

JOB NO: -
1ST PLAN CHECK SET
2ND PLAN CHECK SET

FINAL APPROVAL SET

A-1.1

First Floor



City of Irvine
APPROVED

BY Director of Community Development

CASE # 00987769-PAUP

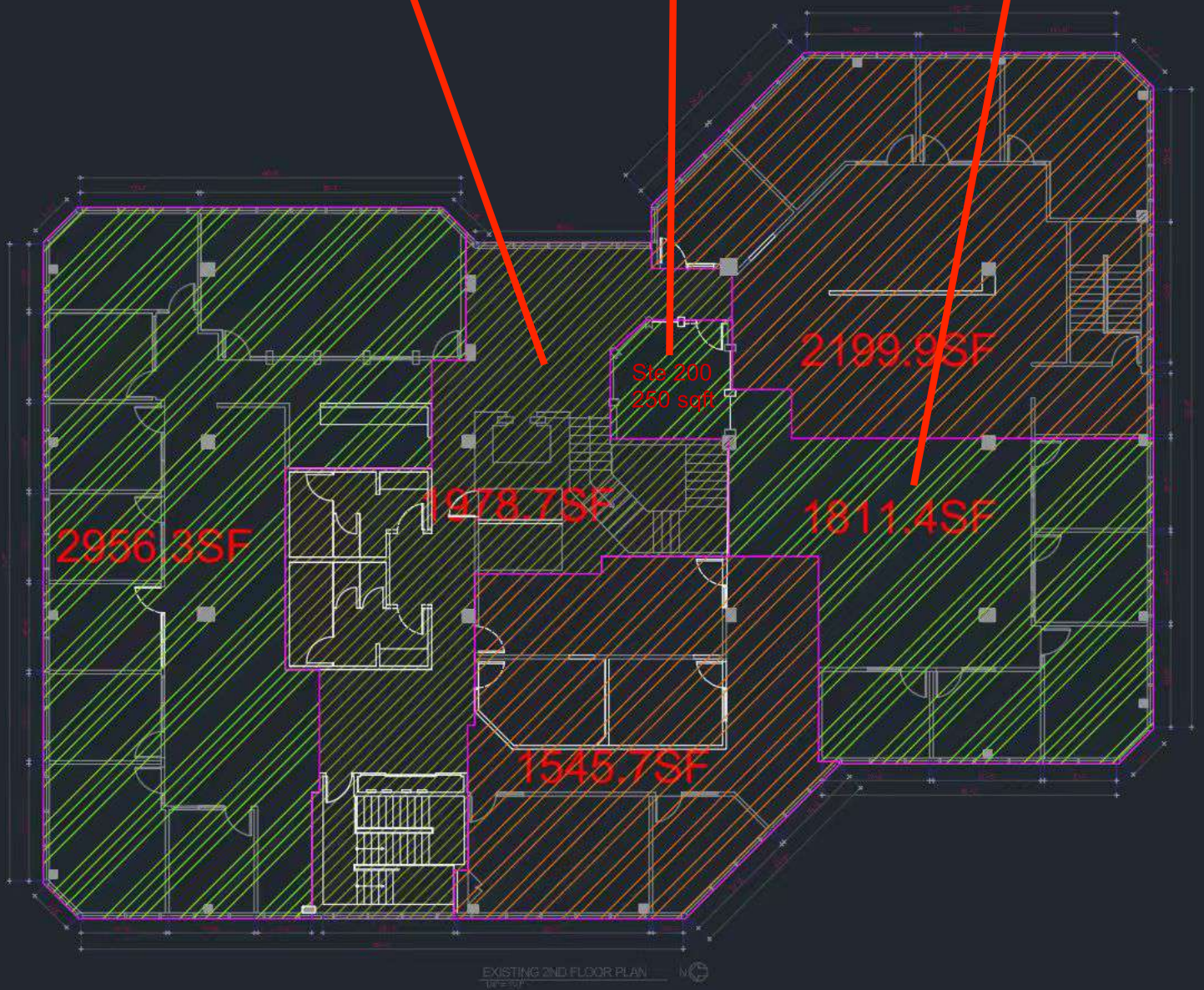
DATE August 25, 2026

Second Floor

Lobby Common Area: 400SF

Suite 200: 250SF

Common Area
Conference Room: 1811SF



City of Irvine

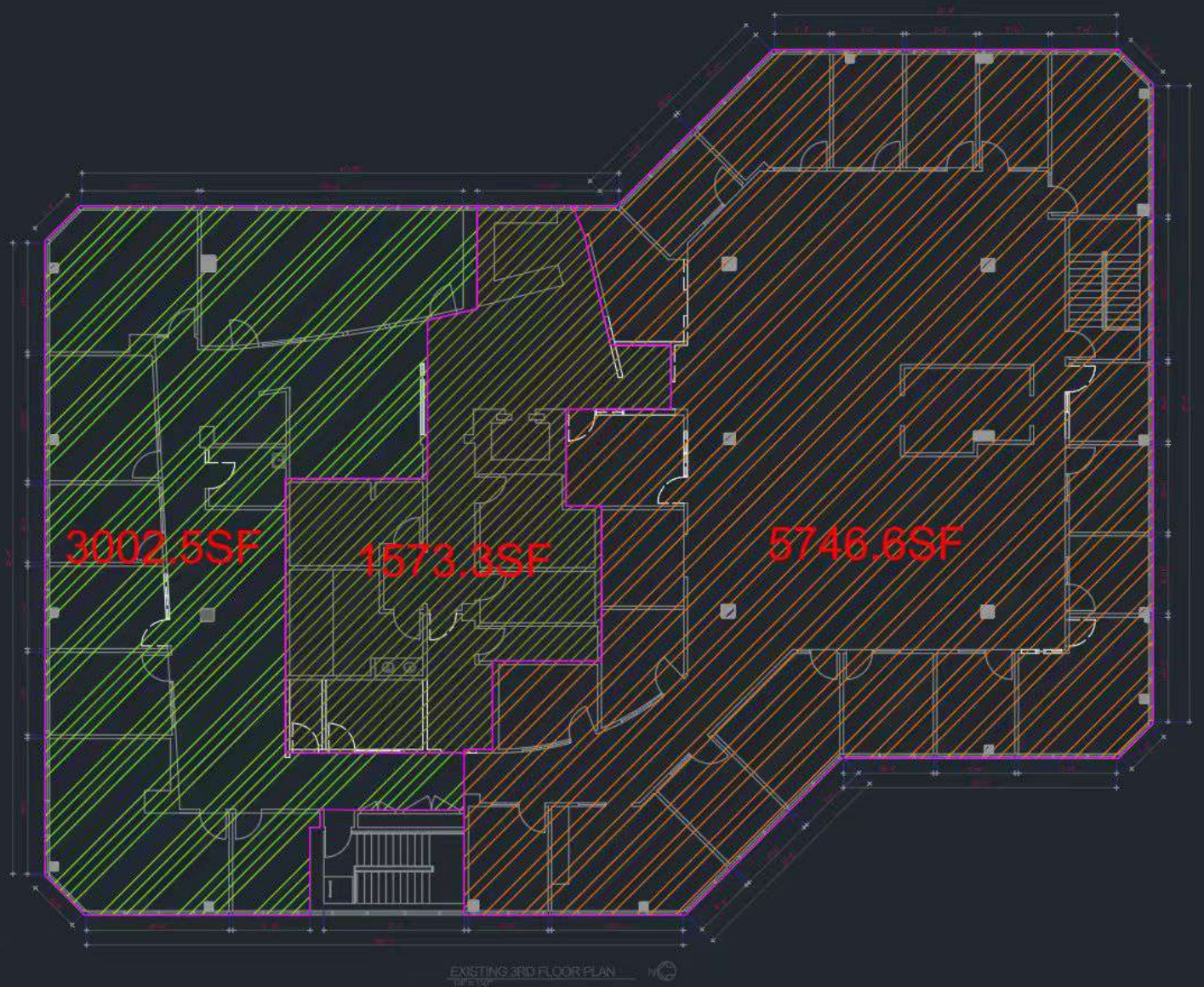
APPROVED

BY Director of Community Development

CASE # 00987769-PAUP

DATE August 25, 2026

Third Floor



City of Irvine
APPROVED

BY Director of Community Development

CASE # 00987769-PAUP

DATE August 25, 2026



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 Title 14 the California Code of Regulations.

Project Title and File No.: Administrative Use Permit for Auto Line Inc. (File No. 00987769-PAUP)

Project Location: The project is located at 2955 Main Street, Suite 200, in Planning Area 36 (Irvine Business Complex), in the City of Irvine, County of Orange.
(include County)

Project Description: Online vehicles sales office within a 250-square-foot tenant space of an existing 28,815 square-foot office building.

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

Approval Date: August 25, 2026
Resolution No. Not applicable

Project Applicant: Auto Line, Inc.
11 Fairfield
Irvine, CA 92614
Attn: Hamid Mohseni
214-991-9091

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 of, and minor alterations to, existing facilities involving negligible or no expansion of existing or former use. The project would allow an online vehicle sales office to operate within an existing office building and involves no exterior improvements.

Hernan DeSantos, Senior Planner
Name and Title

Hernan DeSantos
Signature

August 25, 2026
Date

ENCLOSURE 3