



August 31, 2026

Mr. Bo Hu
Boya Global Inc.
980 Roosevelt, Suite 100A
Irvine, CA 92620

Sent Via Email

Subject: Approval of Administrative Use Permit 00987977-PAUP for Boya Academy at 980 Roosevelt #100A, in Planning Area 8 (Northwood)

Dear Mr. Hu:

Community Development Department staff reviewed Administrative Use Permit 00987977-PAUP to operate a proposed commercial school, Boya Academy, at 980 Roosevelt, Suite #100A within Jeffrey Office Park. The project site is bounded by Roosevelt to the north, Jeffrey Road to the east, and the Interstate 5 (I-5) freeway to the south. Surrounding land uses include residential to the west, Cypress Village Shopping Center to the north, and the Jeffrey Open Space Trail to the east. The office park is located within Planning Area 8 (Northwood) and is zoned 4.2G Community Commercial.

As described in the applicant's letter of justification, Boya Academy proposes to operate as a commercial school within a 505-square-foot tenant space in an existing 19,177-square-foot office building (Enclosure 1). Boya Academy will offer appointment-based cultural arts education including calligraphy, traditional Chinese aesthetics, and other art-based cultural appreciation workshops for children and adults. Small group classes will be conducted in the classroom with a maximum of three students and one instructor/staff on-site at any one time (Enclosure 2).

Section 1-2-1 of the Irvine Zoning Ordinance defines "school, commercial" as "a business establishment where instruction is given, in exchange for payment of a fee. Examples of subjects taught include, but are not limited to, dance, computer skills, music, and martial arts." Based on the business description contained in the applicant's letter of justification, the proposed use is classified as a commercial school, which is conditionally permitted in the 4.2G Community Commercial zone with the approval of an administrative use permit.

Parking

Section 4-3-4 of the Zoning Ordinance requires one parking space per instructor/employee plus one space per three students for a commercial school. As previously

noted, Boya Academy will operate with a maximum of one staff member and three students on-site any one time, requiring two parking spaces.

Jeffrey Office Park was approved under Master Plan 00402399-PMP with a total gross floor area of 312,655 square feet. The existing 505-square-foot tenant office space is parked at a rate of one parking space for every 250 gross square feet, totaling two parking spaces. The proposed use requires two parking spaces, which exactly meets the parking provided for the tenant space. Furthermore, Condition 6.40 will limit the total on-site occupancy to four people at any given time to ensure the parking demand remains within available capacity for the tenant space.

Special Land Use Restrictions

Jeffrey Office Park is governed by Special Land Use Restrictions (SLURs) which set maximum square footage and vehicle trip limits for the project site. The property is part of Spectrum Project No. 08-02, which is allocated 289 a.m., 275 p.m., and 3,191 average daily trips (ADT). The 19,177-square-foot office building in which the commercial school will operate is allotted 15.91 p.m., 15.14 p.m., and 175.46 ADT.

According to the applicant's operational schedule, Boya Academy will offer classes Tuesday through Saturday from 10 a.m. to 4 p.m., (Enclosure 1). The applicant does not propose any alternative schedule during the winter and summer break periods. Pick-up and drop-off will occur outside peak traffic hours (7:45 - 8:45 a.m. and 4:45 - 5:45 p.m.). Staff will be on-site from 9:45 a.m. to 4:15 p.m. Based on this schedule, the proposed commercial school can be accommodated within the available trip allocation for the project site.

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 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 00987977-PAUP.

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

The project supports the purpose of the 4.2G Community Commercial zone by introducing a community-serving instructional use that is consistent with the district's intent to provide a mix of commercial and service-oriented uses that serve surrounding residential population.

The project scope of work is limited to interior building alterations and does not propose any exterior modifications to the building, changes to site circulation, alterations to landscaping, or reconfiguration of existing drive aisles or driveways. As such, the project would not modify any existing development standards applicable to the site, including, but not limited to parking, building height, floor area, setbacks, and landscaping.

Furthermore, two parking spaces are provided on-site for the 505-square-foot tenant space and the proposed use requires two spaces. Therefore, there is sufficient on-site parking to accommodate the proposed use. Condition 6.40 has been added requiring the total on-site occupancy to not exceed four individuals at any given time, including both instructors/staff and students, to further reduce parking demands. Therefore, the proposed use is consistent with the intent of the zoning district and complies with all applicable provisions of the Irvine Zoning Ordinance.

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

The proposed commercial school will occupy a 505-square-foot tenant space within an existing 19,177-square-foot office building within Jeffrey Office Park and involves no changes to the existing site layout, building footprint, or circulation pattern.

A total of two spaces are required for the project, and two spaces are allocated to the tenant space. As such, there is sufficient on-site parking to accommodate the proposed commercial school. Additionally, classes will be conducted on a scheduled basis outside peak traffic periods, which reduces potential parking and circulation conflicts. Condition 6.40 has been added to require scheduled lesson times and limit total on-site occupancy, which will further reduce traffic and parking-related impacts.

The project does not propose any changes to the existing walkways or on-site lighting, ensuring pedestrian safety remains consistent with the original design. Therefore, the proposed commercial school will not adversely impact the existing circulation patterns within the office development and will have no effect on the off-street parking nor 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 cultural arts education in the 4.2G Community Commercial zone, which is consistent with the district's intent to provide a mix of commercial and service-oriented uses that serve surrounding residential population. The use is minor in scale, operates indoors, and will not result in any exterior modifications. The instructional nature of the business is also compatible with surrounding office and service uses. Therefore, the proposed use will not impair the character or integrity of the zoning district or surrounding area.

- D. The proposed use is in harmony with applicable City policies and the intent and purpose of the zoning district involved.

The project site's zoning designation of 4.2G Community Commercial identifies the intent and purpose of the zone as an area that accommodates a variety of complementary office and service uses within an office environment. The proposed commercial school expands the range of services available to residents and families of Planning Area 8 (Northwood) and the broader community. The use also aligns with the community's interest in cultural enrichment and personal development. Additionally, the project contributes to the local economy through employment opportunities and small business investment. Therefore, the proposed commercial school use is in harmony with City policies, and the intent and purpose of the 4.2G Community Commercial zoning regulations.

- E. The administrative use will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

The proposed commercial school will contribute to the overall vibrancy within the area by providing a valuable service for the residents of Irvine and the surrounding area. The commercial school is also compatible with surrounding businesses, which include office buildings and other commercial schools. The commercial school's operational model ensures a low impact on the area. Further, the project does not involve any changes to the existing building footprint, square footage, landscaping, driveways, or circulation system. Therefore, the commercial school use will not negatively impact adjacent tenants, the surrounding area, or other uses within the Jeffrey Office Park.

The approval is subject to the following conditions of approval:

Standard Condition 6.1

DISCRETIONARY CASE CHARGES

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

Standard Condition 6.2

LEGAL ACTION - HOLD HARMLESS

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

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

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

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

- A. Boya Academy staff and instructors shall conduct classes 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. No instructor, staff, or student drop off or pick up will occur within the morning peak hour period of 7:45 to 8:45 a.m. or the evening peak hour period of 4:45 to 5:45 p.m. Tuesday through Friday. Class sessions and instruction may not begin or end within the peak periods.
- C. A maximum of one instructor/staff and three students shall be permitted to occupy the subject tenant space at any one time, not to exceed a total occupancy of four persons within the tenant space.

Condition 6.41

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 6.42

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 6.44

COMPLIANCE WITH PRIOR APPROVALS

All applicable conditions of approval associated with original Master Plan 00402399-PMP issued for Jeffrey Office Park and any subsequent modifications shall remain in full force and effect.

Mr. Bo Hu
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Unless an appeal is filed prior to the expiration of the five-business-day appeal period ending at 5 p.m. Tuesday, September 8, 2026, the approval granted by this letter shall become effective Wednesday, September 9, 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 Adam Wong at 949-724-5491 or via email adwong@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 and Operational Schedule
2. Project Plans
3. Notice of Exemption

ec: Alyssa Matheus, Planning Manager
Ann Wu, Principal Planner
File(s): 00987977-PAUP; 00402399-PMP

07/02/2026

City of Irvine
Community Development Department
Planning & Development Services
1 Civic Center Plaza
Irvine, CA 92606

Re: Letter of Justification for Administrative Use Permit
Project Address: 980 Roosevelt #100A, Irvine, CA 92620
Applicant / Business Name: Boya Global Inc

Dear Community Development Department,

This letter is submitted in support of the Administrative Use Permit application for the proposed use at 980 Roosevelt #100A, Irvine, CA 92620. The applicant, Boya Global Inc, proposes to operate a small-scale cultural and arts-related activity space focused on Chinese aesthetics, traditional arts appreciation, and cultural workshops.

The proposed use is intended to provide a community-oriented space for cultural education, artistic appreciation, and hands-on cultural activities. The business will not operate as a high-volume school, tutoring center, or general classroom facility. Instead, activities will be limited in size and will generally be offered through scheduled sessions, appointments, or small group workshops.

The proposed use will benefit the Irvine community by providing residents with access to cultural arts programming, including calligraphy, traditional Chinese aesthetics, cultural appreciation, and related workshops. These activities support community enrichment, cross-cultural understanding, and arts-based learning in a controlled, low-impact setting.

Operations Plan

The proposed business operations will generally include the following activities:

- * Small group calligraphy workshops;
- * Chinese aesthetics and cultural appreciation sessions;
- * Occasional cultural art demonstrations;
- * Private or semi-private instruction by appointment;
- * Small-scale community-oriented cultural workshops.

The anticipated hours of operation are:

Monday–Friday: 10:00 AM–6:00 PM;
Saturday–Sunday: by appointment or scheduled workshops only

The business is expected to have approximately 1-2 employees or instructors on site during normal operations. This may include administrative staff, instructors, or workshop facilitators. The number of attendees will be limited and managed by appointment or scheduled session. A typical session is expected to include approximately 6 attendees, with a maximum of approximately 10 attendees per session, depending on the type of activity.

The proposed use is not expected to generate significant traffic, parking demand, noise, or other impacts on the surrounding area. Activities will be scheduled to avoid overcrowding, and attendance will be managed in advance. Walk-in traffic, if any, will be minimal and incidental to the primary scheduled use.

ENCLOSURE 1

Compliance with Applicable Findings

The proposed administrative use will comply with applicable development standards of the City of Irvine Zoning Ordinance and is consistent with the purpose of the zoning district in which the site is located. The use is limited in scale, compatible with the surrounding commercial and community-serving uses, and will operate within the existing tenant space without creating adverse impacts.

Adequate traffic circulation, off-street parking, and pedestrian safety will be maintained during operation. Since activities will be appointment-based or scheduled in small groups, the use is not anticipated to create excessive vehicle trips or parking demand. The applicant will manage scheduling to ensure that arrival and departure times remain orderly and do not interfere with surrounding businesses or property operations.

The proposed use will not impair the character or integrity of the zoning district or surrounding area. The business will operate indoors, with no outdoor instruction, amplified sound, or activities that would disrupt adjacent uses. The proposed cultural and arts-related use is compatible with the character of the area and will maintain the professional and orderly appearance of the site.

The proposed use is in harmony with applicable City policies and the intent and purpose of the zoning district. The business provides a low-impact cultural and educational service that supports community enrichment and arts participation while maintaining compatibility with surrounding uses.

The administrative use will not be detrimental to the public health, safety, or welfare, nor will it be materially injurious to properties or improvements in the vicinity. Operations will be conducted in a safe, orderly, and controlled manner. The applicant will comply with all applicable City requirements, building occupancy limits, fire and life safety requirements, and any conditions of approval imposed by the City.

Based on the above, the applicant respectfully requests approval of the Administrative Use Permit for the proposed cultural and arts-related use at 980 Roosevelt #100A, Irvine, CA 92620.

Sincerely,

Name: Bo Hu

Title: CEO

Boya Global Inc.

Email: admin@boyaglobal.com

Handwritten signature of Bo Hu in black ink.



COMMUNITY DEVELOPMENT

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
Preparation only	10:00 am	4:00 pm	0	0	0
No workshops					

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
Administrative Staff	10:00 am	4:00 pm



COMMUNITY DEVELOPMENT

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
Cultural Workshops	10:00am	12:00pm	0-3	0-3	0
Pvt. Class by Appt.	1:30pm	2:30pm	0-3	0-3	0
Calligraphy Class	3:00pm	4:00pm	0-3	0-3	0

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
Instructors	9:45 am	4:15 pm



COMMUNITY DEVELOPMENT

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
Cultural Workshops	10:00am	12:00p	0-3	0-3	0
Pvt. Class by Appt.	1:30pm	2:30pm	0-3	0-3	0
Pvt. Class by Appt.	3:00pm	4:00pm	0-3	0-3	0

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
Instructors	9:45 am	4:15 pm



COMMUNITY DEVELOPMENT

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
Closed	N/A	N/A	0	0	0

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
No Staff Scheduled	N/A	N/A

Operational Schedule Notes

This revised operational schedule is provided to clarify the proposed operating conditions for City review and supersedes any prior general program description regarding potential capacity or activity format.

All activities will be scheduled in advance by appointment or scheduled small group session only. No walk-in attendance is proposed. No overlapping classes, workshops, appointments, or sessions will occur.

The maximum number of participants will be limited to three (3) total participants per session, excluding one (1) instructor/staff member. The "0-3" entries in the Under Age 18 and Over Age 18 columns are not cumulative. The participant count represents the combined maximum number of participants, whether under age 18 or over age 18.

A maximum of one (1) instructor/staff member will be on site during scheduled sessions.

Parents or guardians will not wait on site during scheduled sessions. Drop-off and pick-up, if applicable, will occur outside the AM and PM peak-hour windows identified by City staff.

No classes, workshops, drop-offs, pick-ups, participant arrivals, or participant departures will be scheduled during the AM or PM peak-hour windows identified by City staff.

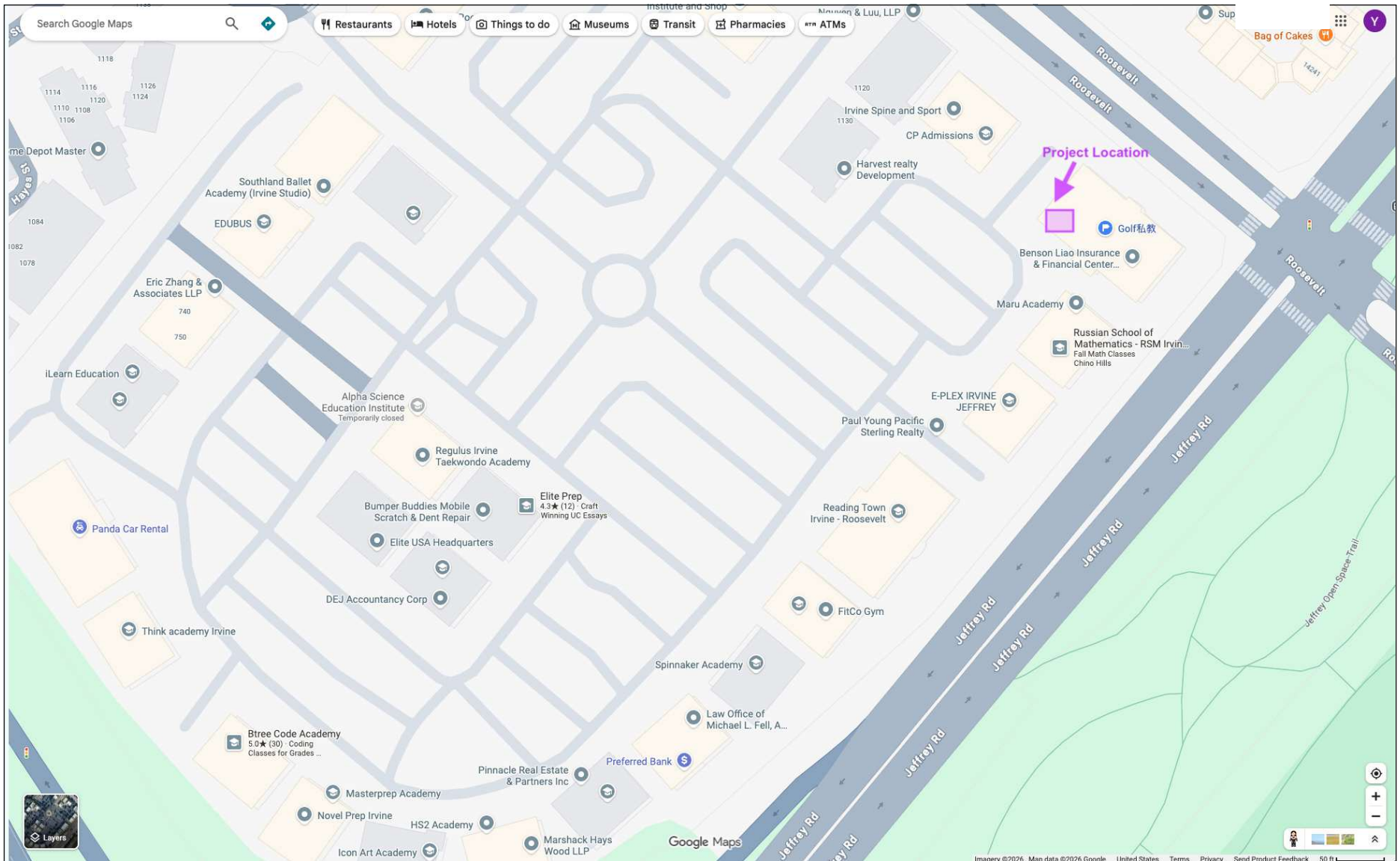
No special events, open houses, public gatherings, or activities exceeding the approved operational schedule and participant capacity will occur at this location unless separately reviewed and approved by the City.

The same operational schedule will apply during summer and winter breaks. No expanded summer or winter break schedule is proposed.

The proposed operation will not include any changes to site access, parking, circulation, common areas, exterior improvements, or site layout.

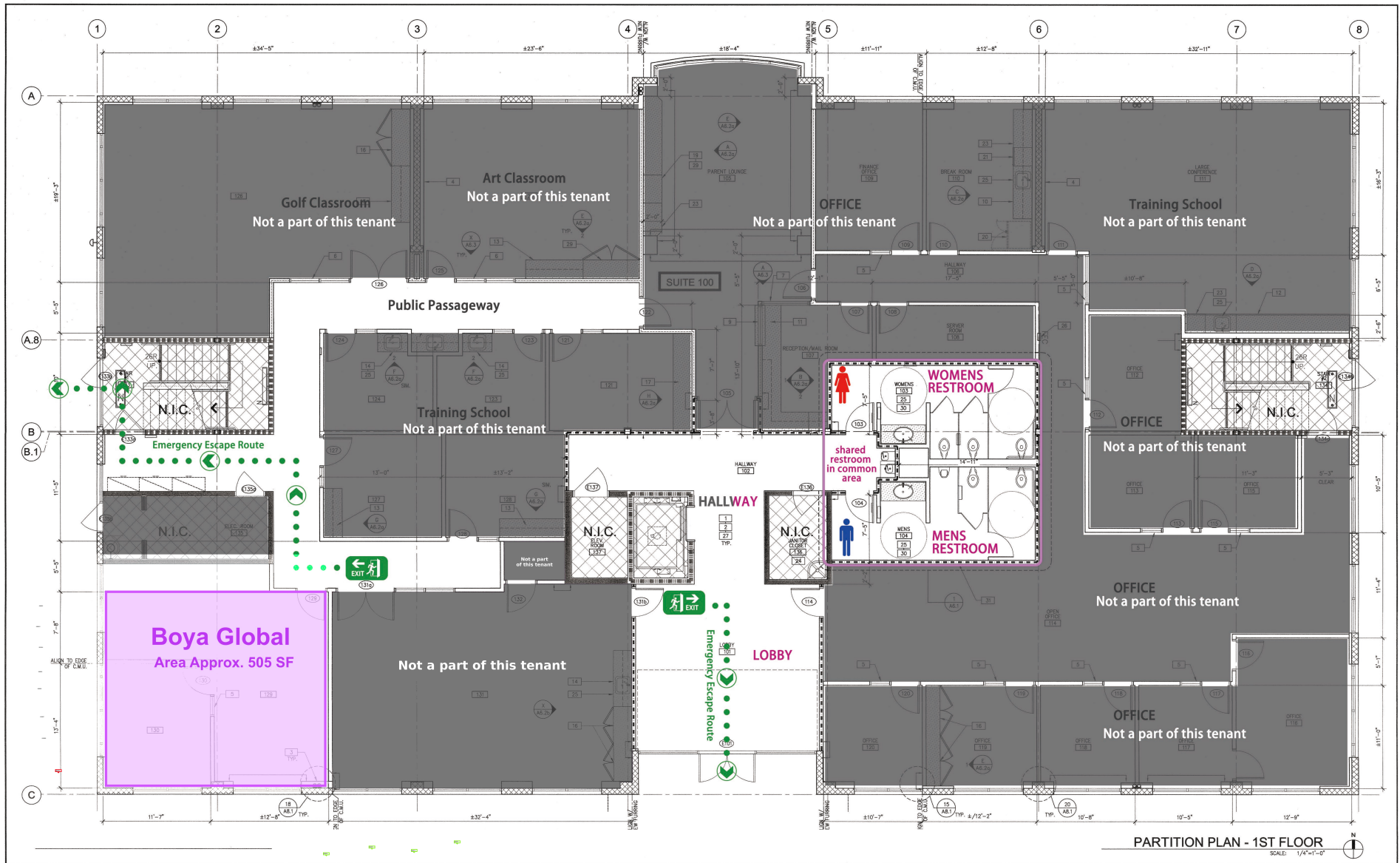
Vicinity Map - 980 Roosevelt #100A, Irvine, CA 92620

Project Location marked on map



Project No. 00987977-PAUP

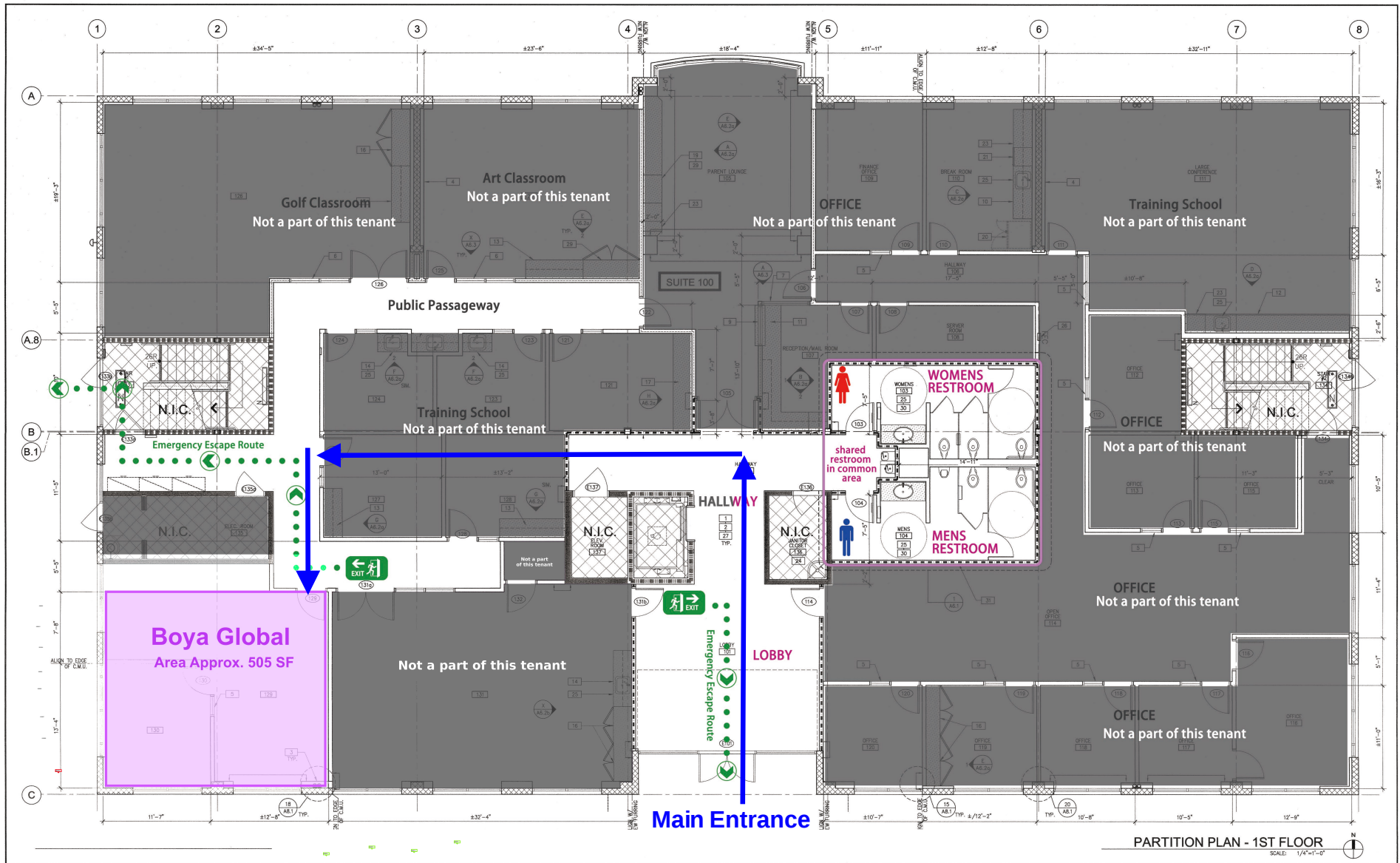
ENCLOSURE 2



Tenant Space for Administrative Use Permit

Project No. 00987977-PAUP

Path of Travel Exhibit - 980 Roosevelt #100A, Irvine, CA 92620



Note: Blue arrows indicate the path of travel.
No changes to access, circulation, or common areas are proposed.

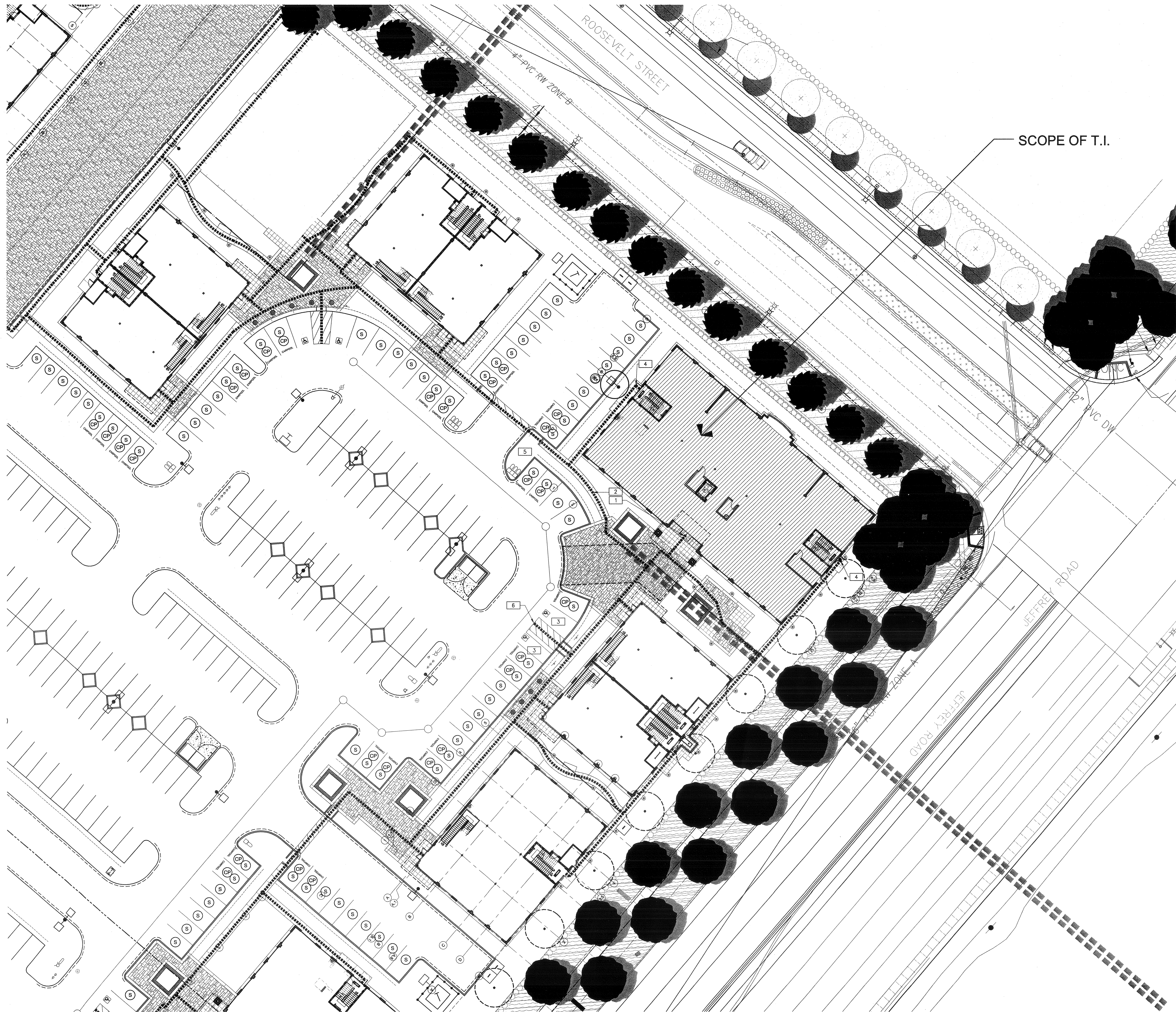
Tenant Space for Administrative Use Permit

Project No. 00987977-PAUP

Tenant Space for Administrative Use Permit

Note:
Furniture layout shows the proposed low-intensity use of the tenant space. No changes to access, circulation, common areas, or building layout are proposed.

Item	Information
Property	980 Roosevelt
Tenant Space	Boya Academy Suite 100A
Tenant Area	Approx. 505 SF
Existing Building Use	Office
Parking Arrangement	Shared parking among tenants
Assigned Parking	No assigned parking spaces for Suite 100A
Parking Summary Source	Property Management Building Plan
Parking Provided	136 spaces (per property management plan)



SITE PLAN (For Reference Only)

PLAN SPECIFIC NOTES

- 1 EXISTING FULLY ACCESSIBLE PRIMARY ENTRANCE TO REMAIN.
- 2 HEAVY DASHED LINE INDICATES EXISTING FULLY ACCESSIBLE PATH OF TRAVEL TO REMAIN.
- 3 EXISTING FULLY ACCESSIBLE HANDICAPPED PARKING TO REMAIN.
- 4 EXISTING FULLY ACCESSIBLE EGRESS TO REMAIN.
- 5 EXISTING FULLY ACCESSIBLE WALKWAY TO REMAIN.
- 6 EXISTING "NO PARKING" NOTICE AT LOADING AND UNLOADING ACCESS AISLE.

NOTE: USE DETERMINATION APPROVED BY PLANNING DEPARTMENT, REFERENCE #00467112-PUD.

PARKING SUMMARY

USE	SQ. FOOTAGE	RATIO	PARKING REQ'D
OFFICE	19,184	1:250	77

TOTAL STALLS REQUIRED:	77	TOTAL STALLS PROVIDED:	1,135
ACCESSIBLE STALLS:	4	ACCESSIBLE STALLS:	28
STANDARD STALLS:	73	STANDARD STALLS:	1,107

NOTE: SEE PARKING SUMMARY CHART ON SHEET A0.1

WARE MALCOMB
Leading Design for Commercial Real Estate

architecture
interior design
graphics
site development
10 eblman
p 949.668.9128
f 949.863.1381

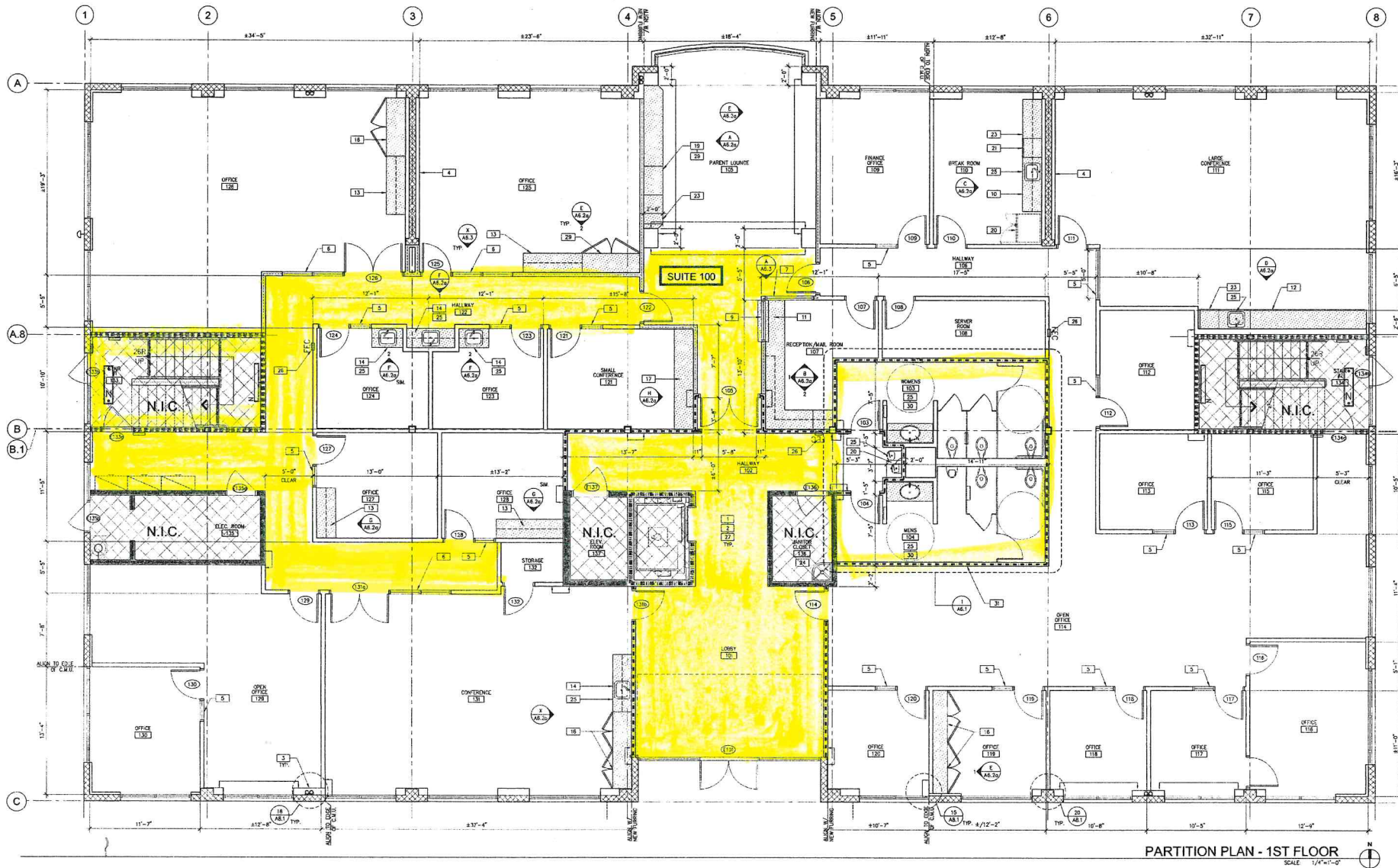
GREAT FAR EAST
BUILDING 15
980 ROOSEVELT AVE.
IRVINE, CA

SITE PLAN (For Reference Only)

DATE	REMARKS	DATE	REMARKS
07/09/08	ISSUE FOR PLAN CHECK		
	</		

PA / PM:	H. PARK
DRAWN BY:	A.A.
JOB NO.:	IRV08-6043-00

SHEET
A0.4



PLAN SPECIFIC NOTES

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

PLAN SPECIFIC NOTES, CONT.

8. PROVIDE LAMPED GLASS FURRING WITH INTERMEDIATE VERTICAL AND HORIZONTAL MULLIONS IN FRAME TO MATCH DOOR FRAMES. ALIGN TOP OF FRAME WITH TOP OF DOOR FRAME AND BOTTOM OF FRAME AT FLOOR SIMILAR TO SILL. SEE ELEVATION ON SHEET AB.4.
9. PROVIDE 4'-0" HIGH X 4'-0" WIDE X 1/4" THICK TEMPERED, SLIDING GLASS WINDOW CONSISTING OF (2) PANELS IN ALUMINUM CHANNEL, TOP OF SILL TO BE AT 3'-0" A.F.F. SPEC. OR LAURENCE SLIDING GLASS PART TWO ASSEMBLY OR EQUAL, PROVIDE PLAIN TRANSCOM, COUNTER.
10. PROVIDE PLASTIC LAMINATE UPPER & LOWER CABINETS WITH DRAWERS, BACK SPLASH AND SINGLE-BASIN STAINLESS STEEL SINK WITH CARGAGE DISPOSAL.
11. PROVIDE PLASTIC LAMINATE UPPER & LOWER CABINETS WITH DRAWERS, BUILT-IN BATH SLOTS AND NO BACK SPLASH.
12. PROVIDE PLASTIC LAMINATE LOWER CABINETS WITH SINGLE-BASIN STAINLESS STEEL SINK AND NO DRAWERS.
13. PROVIDE PLASTIC LAMINATE UPPER & LOWER CABINETS WITH DRAWERS AND NO BACK SPLASH.
14. PROVIDE PLASTIC LAMINATE UPPER & LOWER CABINETS WITH BACK SPLASH AND SINGLE-BASIN STAINLESS STEEL SINK.
15. PROVIDE PLASTIC LAMINATE UPPER & LOWER CABINETS WITH DRAWERS AND TRANSCOM TOP.
16. PROVIDE PLASTIC LAMINATE FULL-HEIGHT CABINETS WITH ADJUSTABLE SHELVING AND DOORS.

PLAN SPECIFIC NOTES, CONT.

17. PROVIDE PLASTIC LAMINATE LOWER CABINETS, NO DRAWERS OR BACK SPLASH.
18. PROVIDE PLASTIC LAMINATE UPPER & LOWER CABINETS WITH DRAWERS, BACK SPLASH AND SINGLE-BASIN STAINLESS STEEL SINK WITH CARGAGE DISPOSAL AND INSTA-HOT.
19. PROVIDE PLASTIC LAMINATE COUNTER AT 42" A.F.F. WITH BUILT-IN WALL BRACKETS AND LOWER CABINETS.
20. REFRIGERATOR TO BE PROVIDED AND INSTALLED BY TENANT. PROVIDE RECESSED WATER LINE FOR ICE MAKER.
21. UNDER-COUNTER REFRIGERATOR TO BE PROVIDED AND INSTALLED BY TENANT.
22. PROVIDE RE-LO DRINKING FOUNTAIN. SEE PLUMB. DRAWINGS. SEE ACTUAL 3/4" ON SHEET AB.3.
23. PROVIDE WATER TO BE PROVIDED AND INSTALLED BY TENANT. PROVIDE RECESSED WATER LINE.
24. PROVIDE WATER HEATER. SEE PLUMB. DRAWINGS.
25. SAN-DU EXISTING CONCRETE FLOOR THIS AREA AS REQUIRED FOR NEW FLOORING. SEE DETAIL 4 ON SHEET AB.3.
26. PROVIDE SEMI-RECESSED FIRE EXTINGUISHER CABINET AND FIRE EXTINGUISHER BY NOTTER-ROEMER, CABINET TO BE ALTA SHELVE FOLD-IN STEEL WITH RECESSED WHITE FINISH - PAINT (SEM-GLOSS) TO MATCH ADJACENT WALL. EXTINGUISHER TO BE #100Z, 2A/10C. SEE DETAIL 3 ON SHEET AB.3.

PLAN SPECIFIC NOTES, CONT.

27. ALL FULL HEIGHT WALLS TO BE INSULATED FULLY WITH R-11 UNFACED FIBERGLASS INSULATION.
28. EXISTING QUARTER, TO BE REMOVED ON ALL USES. PROVIDE NEW GLASS & STAINLESS STEEL DIAPHRAGM ON OPEN SIDE ONLY. SEE ELEVATIONS FOR DETAILS.
29. MECHANICAL IN THIS AREA TO BE PRICES AT ALTERNATE.
30. REFER TO SHEET AB.1 FOR ENLARGED RESTROOM PLAN.
31. ALL FULL HEIGHT WALLS AT RESTROOMS TO BE CONSTRUCTED WITH 8" METAL STUDS AND INSULATED FULLY WITH R-11 UNFACED FIBERGLASS INSULATION.

SEE SHEET AB.2 FOR GENERAL NOTES

WALL LEGEND

- EXISTING 2-HR. RATED PARTITION**
- EXISTING 1-HR. RATED PARTITION**
- EXISTING CMU WALL W/ NEW FURRING**
- EXISTING 2-HR. RATED PARTITION TO STRUCTURE**
- EXISTING 1-HR. RATED PARTITION TO STRUCTURE**
- EXISTING 2-HR. RATED PARTITION TO UNDERFLOOR OF CEILING**

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

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: Adam Wong
Associate Planner
949-724-5491

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

Project Title and File No.: Administrative Use Permit for Boya Academy (File No. 00987977-PAUP)

Project Location: 980 Roosevelt, Suite #100A, Planning Area 8 (Northwood) in the City of Irvine, County of Orange
(include County)

Project Description: Operation of a commercial school offering cultural arts education for children and adults including calligraphy, traditional Chinese aesthetics, and other art-based cultural appreciation within a 505-square-foot tenant space.

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

Approval Date: August 31, 2026
Resolution No. N/A

Project Applicant: Bo Hu
980 Roosevelt #100A
Irvine, CA 92620
Attn: Bo Hu
Email: [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: 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. This project would allow a commercial school offering cultural arts education within an existing office building and involves no exterior improvements.

Adam Wong, Associate Planner

Name and Title

Signature

August 31, 2026

Date

ENCLOSURE 3