



September 15, 2026

Mr. Kevin Hernandez
Turna Fitness Inc., DBA Mueve Studio
18261 McDermott
Irvine, CA 92614

Sent Via Email

Subject: Approval of Administrative Use Permit 00983761-PAUP for Mueve Studio located at 18261 McDermott West, in Planning Area 36 (Irvine Business Complex)

Dear Mr. Hernandez:

Community Development Department staff reviewed Administrative Use Permit 00983761-PAUP to operate a commercial school at 18261 McDermott West, within the Main and Redhill Business Center. The business center is bounded by Main Street to the north, Red Hill Avenue to the east, Interstate 405 to the south, and State Route 55 to the west. Surrounding land uses include office and industrial businesses. The subject property is located within Planning Area 36 (Irvine Business Complex [IBC]) and is zoned 5.1 IBC Multi-Use.

As described in the applicant's letter of justification, Mueve Studio proposes to occupy an 8,804-square-foot one-story office building (Enclosure 1). Mueve Studio will provide scheduled, appointment-based, instructor-led fitness classes primarily for adults, with occasional classes for older high school-aged participants, in small group settings. There will be a maximum of seven instructors, and 14 students present on-site at any one time. All activities will occur within the existing tenant space, and no exterior modifications to the building, site circulation, or parking configuration are proposed (Enclosure 2).

Section 1-2-1 of the Irvine Zoning Ordinance defines "school, commercial" as "a business establishment where instruction is given, in exchange for payment of a fee. Examples of subjects taught include, but are not limited to, dance, computer skills, music, and martial arts." Based on the business description contained in the applicant's letter of justification, the proposed use is classified as a commercial school, which is conditionally permitted in the 5.1 IBC Multi-Use zone with the approval of an administrative use permit.

Parking

Section 4-3-4 of the Irvine Zoning Ordinance identifies the parking requirements for a “school, commercial” as “one space per instructor and employee, plus one space per three students.” Mueve Studio will operate with a maximum of seven instructors and 14 students on-site at any one time, requiring 12 parking spaces.

The subject tenant space currently contains 2,025 square feet of office use and 6,779 square feet of warehouse use. Based on the Zoning Ordinance parking ratio of one space for every 250 gross square feet of office space and one space for every 1,000 gross square feet of warehouse space, 15 parking spaces are allocated to the subject tenant space, and 12 parking spaces are required for the proposed commercial school. Therefore, the existing parking allocation for the subject tenant space is sufficient to accommodate the proposed use, and no restriping or parking reconfiguration of the existing parking area is necessary or proposed. To ensure continued compliance with Zoning Ordinance parking requirements, Condition 6.40 has been added to this project, which limits the maximum on-site occupancy to seven instructors and 14 students, for a total of 21 individuals, at any given time, which would minimize on-site parking demands. 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.

Development Intensity Values

The City limits the size and intensity of uses within the IBC to minimize potential traffic impacts. Each property has a Development Intensity Value (DIV) Budget that is tracked through the “IBC Database.” The subject property (IBC Project #450) has a maximum DIV Budget of 65 AM trips, 77 PM trips, and 801 average daily trips (ADT). Existing uses on-site account for the maximum DIV Budget for the property.

Each permitted and conditionally permitted land use in the 5.1 IBC Multi-Use zone is assigned a “General Land Use Category” that corresponds to an IBC DIV generation rate. The GLU category for a commercial school is “undefined.” Mueve Studio’s operations are consistent with the building’s office DIV allocation. This determination is based on the applicant’s proposed Class and Instructor Schedule (Enclosure 3), which ensures that Mueve Studio will operate within its established 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 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 00983761-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 5.1 IBC Multi-Use zone by introducing a community-serving instructional use that is consistent with the district's intent to provide a mix of commercial and service-oriented uses that serve the surrounding residential and employment population. The project does not propose any exterior modifications to the building, 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 complies with all applicable site development standards, including but not limited to parking, building height, floor area, setbacks, and landscaping.

Based on the proposed operation, 12 parking spaces are required for the use, and 15 are provided. Additionally, Condition 6.40 limits the maximum on-site occupancy to seven instructors/employees and 14 students, for a total of 21 individuals, at any one time to ensure continued compliance with the applicable parking requirements. Therefore, 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 proposed commercial school will occupy an 8,804-square-foot building and involves no changes to the existing site layout, building footprint, or circulation pattern. All improvements are limited to interior tenant improvements. The use requires 12 parking spaces, and 15 are allocated to the subject building within the existing shared parking supply of the Main and Redhill Business Center.

Classes will be conducted on a scheduled appointment basis outside peak traffic periods, which reduces potential circulation conflicts. Condition 6.40, which restricts occupancy and requires operations to occur in accordance with the approved operational schedule, will ensure that traffic and parking remain consistent with the analysis contained herein. Additionally, the project does not propose any

modifications to existing walkways, pedestrian access points, on-site lighting, or site circulation features. All vehicular and pedestrian access will continue to occur through the previously approved and constructed circulation system within the Main and Redhill Business Center. Given the limited occupancy, small group instructional format, and scheduled class times, arrival and departure activity will be dispersed and limited in scale. Therefore, the proposed commercial school will not adversely impact the existing circulation patterns within the office development and will have no effect on the off-site parking or negatively impact pedestrian safety.

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

The proposed use includes the operation of a commercial school offering instructor-led fitness instruction within an existing multi-tenant office building in the 5.1 IBC Multi-Use zone, which is intended to provide a wide variety of uses to the residential and employee populations. The use is minor in scale, operates indoors, and will not result in any exterior modifications to the building or property. The instructional nature of the business is compatible with surrounding office and industrial 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 5.1 IBC Multi-Use identifies the intent and purpose of the zone as an area that accommodates a variety of complementary residential, office, retail, and service uses within a mixed-use environment. The proposed commercial school expands the range of services available to residents and employees of the IBC and the broader community. The use also aligns with the community's interest in cultural enrichment and personal development. Additionally, the project contributes to the local economy through employment opportunities and small business investment. Therefore, the proposed commercial school use is in harmony with City policies, and the intent and purpose of the 5.1 IBC Multi-Use 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 and industrial uses. 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 Main and Redhill Business Center.

The approval is subject to the following conditions of approval:

PRIOR TO AUTHORIZATION TO USE, OCCUPY, AND/OR OPERATE

Standard Condition 4.16

**POSTING CONDITIONS OF APPROVAL
FOR USE PERMITS**

Prior to the issuance of the first certificate of occupancy, temporary certificate of occupancy, or initial occupancy for the use authorized by this permit, the applicant or owner/operator of the establishment shall post, in a prominent and readily visible location within the premises, the current City of Irvine Business License, discretionary use permit conditions of approval, emergency contact information, and any operational standards or training requirements applicable to the use. Copies of these materials shall be maintained on-site at all times and produced immediately upon request by the Irvine Police Department, the Director of Community Development, or their authorized agents.

Condition 4.23

BUSINESS LICENSE AND OPERATIONAL COMPLIANCE

The applicant shall obtain an approved City of Irvine business license before initiating any business operations in accordance with the Irvine Municipal Code.

Condition 4.24

CHANGE OF USE

Prior to initial occupancy for the use authorized by this permit, the applicant shall obtain all required building permits for tenant improvements associated with the change of use and shall comply with all applicable Building and Safety requirements, including any required Certificate of Occupancy.

Condition 4.25

BUILDING OCCUPANCY

The applicant shall ensure the building is not used or occupied, in whole or in part, without a valid Certificate of Occupancy, as required by Section 111 of the California Building Code.

MISCELLANEOUS

Standard Condition 6.1

DISCRETIONARY CASE CHARGES

The applicant is responsible for paying all charges related to the processing of this discretionary case application within 30 days of the issuance of the final invoice or prior

to the issuance of building permits for this project, whichever occurs first. Failure to pay all charges shall result in delays in the issuance of required permits or may result in the revocation of the approval of this application.

Standard Condition 6.2

LEGAL ACTION - HOLD HARMLESS

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

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

Standard Condition 6.26

NONTRANSFERABILITY AND EXPIRATION OF
ADMINISTRATIVE USE PERMIT

Approval of this administrative use permit is specific to the business operation and business operator described in the application materials reviewed and approved by the Community Development Department. This administrative use permit does not run with the land and is not transferable to a different business operator, business owner, or business entity. Pursuant to Chapter 2-33 (Administrative Use Permit) and Chapter 2-10 (Enforcement and Revocation Procedures) of the Irvine Zoning Ordinance, this administrative use permit shall automatically expire upon closure or cessation of the approved business operations at the subject site. Any subsequent operator proposing to conduct a similar use at the subject location shall be required to apply for and obtain a new administrative use permit, subject to independent review and approval in accordance with the procedures set forth in Chapter 2-33 of the Irvine Zoning Ordinance.

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

Standard Condition 6.27

REVOCATION

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

Condition 6.40

OPERATIONAL RESTRICTIONS

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

- A. Mueve Studio shall conduct classes by appointment-only in accordance with the approved Operational Schedule. Classes may occur Monday through Saturday from 5 a.m. to 6:30 p.m. No classes shall occur outside of these approved hours. The applicant may file a written request to modify the operational schedule subject to the approval by the Director of Community Development.
- B. The use shall not operate as a walk-in health club, gym, or fitness center open to the general public without scheduled instruction.
- C. The project shall operate according to the operational schedule reviewed and approved by City staff to ensure the use does not exceed the Development Intensity Value (DIV) allocation for this site (65 AM peak period [7:45 – 8:45 a.m.], 77 PM peak period [4:45 – 5:45 p.m.], and 801 daily DIVs).
- D. The maximum on-site occupancy shall be limited to seven instructors and employees and 14 students, for a total of 21 occupants at any one time. The approved occupancy limit is based on the operational characteristics of the use and associated parking analysis and shall be maintained for the duration of the use.
- E. Any increase in occupancy or intensification of the use shall require review and approval by the City.
- F. Upon cessation of the approved use, any subsequent use of the tenant space shall be subject to applicable City review and approval requirements.
- G. There shall be no tournaments, competitions, or other special events that draw spectators. For temporary events, the applicant may apply for a Special Event Permit pursuant to Title 2, Division 10, Chapter 8 of the Irvine Municipal Code.

Condition 6.41

NOISE

The operation of the commercial school shall be conducted in a manner that complies with all applicable noise standards set forth in the Irvine Municipal Code. All activities shall occur within the enclosed building, and no amplified sound, music, instructor vocalizations, or other noise associated with the use shall result in noise levels that exceed applicable City noise standards. The applicant shall implement sound attenuation measures, as necessary, to ensure compliance with applicable noise

Mr. Kevin Hernandez
September 15, 2026
Page 8 of 8

standards. Failure to maintain compliance with applicable noise standards may result in enforcement action, including modification or revocation of this approval, in accordance with Chapter 2-10 (Enforcement and Revocation Procedures) of the Irvine Zoning Ordinance.

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-day appeal period ending at 5 p.m. Tuesday, September 22, 2026, the approval granted by this letter shall become effective Wednesday, September 23, 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 Samantha Zepeda at 949-724-5427 or via email at SZepeda@cityofirvine.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephanie Frady", written in a cursive style.

Stephanie Frady, AICP
Director of Community Development

Enclosures:

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

ec: Alyssa Matheus, Planning Manager
Chris Chung, Principal Planner
File: 00983761-PAUP

ADMINISTRATIVE USE PERMIT (AUP) REVISED LETTER OF JUSTIFICATION AND RESPONSE TO STAFF COMMENTS

Turna Fitness (DBA Mueve Studio)

18261 McDermott W Irvine, CA 92614

Case No. 00983761-PAUP

Community Development Department City of Irvine

Dear Planning Staff,

Thank you for your review of our Administrative Use Permit application and for providing the Entitlement Corrections Report. This revised Letter of Justification is submitted in response to staff comments and is intended to clarify the operational characteristics, occupancy, parking, traffic generation, and educational nature of the proposed use.

Mueve Studio operates as a private, appointment-only movement and fitness education facility focused on movement instruction, strength development, corrective exercise, injury prevention, wellness education, and physical conditioning. The facility functions as an instructor-led educational environment where participants receive individualized guidance regarding movement mechanics, exercise technique, physical performance, and long-term health practices.

OPERATIONAL OVERVIEW

All services are conducted strictly by appointment and under the supervision of qualified fitness instructors. The facility does not provide open access, memberships, drop-in use, unsupervised workouts, public recreation, or large group fitness classes.

Most instructional sessions are conducted on a one-on-one basis. Limited semi-private instructional sessions may occur with a maximum of three participants receiving instruction from one instructor at a time. Most Semi-private sessions are held before or after traffic peak hours. Each instructor has their own participant and lesson plan for them.

Typical instructional sessions are approximately 45 minutes to 50minutes in duration. Appointments are intentionally staggered throughout the day, and scheduling buffers are incorporated between appointment periods to reduce overlap, manage parking demand, and minimize concentrated arrivals and departures. Mueve Studio operates Monday through Thursday 5am-12pm and 4pm-6:30pm, Friday 5am-2:45pm; Saturdays vary but typically 5am-1:45pm and Sundays the facility is closed.

MAXIMUM OCCUPANCY

Although approximately 15 independent fitness instructors are affiliated with Mueve Studio, only a limited number are present at any given time based on appointment demand. The maximum number of instructors present would be seven. The maximum number of participants would be 14. This figure represents a peak operational capacity and does not reflect typical day to day hourly occupancy.

TRAFFIC AND PARKING

ENCLOSURE 1

Because all services are conducted by appointment, participants arrive and depart individually throughout the day rather than in groups. No class changeovers, bell schedules, tournaments, competitions, or other activities occur that generate concentrated traffic surges.

Appointments are intentionally staggered to minimize traffic generation during morning and afternoon peak periods and to maintain orderly circulation within the business center.

The applicant acknowledges that city records identify the tenant space as 8,804sqft, and the application material will be revised accordingly for the purpose of the Administrative Use Permit review. The applicant would also like to clarify that the executed lease for the premises identifies the tenant space as approximately 9,570 rentable sqft and allocates 29 parking spaces. These figures were originally relied upon when preparing the application material and operational schedules. This is solely for clarification purposes and not intended for any disputes regarding city records.

PARTICIPANTS UNDER AGE 18

The facility primarily serves adults. On occasion, older teenage participants around the age of 17-18 years, who are athletes in high school, may receive strength and mobility classes before their first class begins. These sessions are usually held at 6am twice a week along with some minors attending a 5:30pm session twice a week. Each minor is enrolled by a parent or guardian. These sessions are approximately 45 minutes long. These individuals have their driving license and do not have parents waiting for them.

INTERNSHIP PROGRAM

The facility may host a limited number of kinesiology or exercise science interns for educational observation and supervised learning purposes.

SUMMER OPERATIONS

Summer operations remain substantially the same as year-round operations. The facility does not conduct seasonal camps, tournaments, leagues, competitions, or other programs that would significantly increase occupancy, parking demand, or traffic generation.

SPECIAL EVENTS AND SPECTATORS

Mueve Studio does not host athletic competitions, tournaments, spectator events, exhibitions, performances, or similar high-attendance activities.

NOISE CONTROL

All activities occur entirely within the enclosed tenant space. No outdoor instruction is conducted, and no amplified outdoor sound is utilized.

CONCLUSION

Mueve Studio functions as a private instructional facility centered on movement education, corrective exercise, wellness instruction, and physical conditioning. The applicant respectfully requests approval of Administrative Use Permit Case No. 00983761-PAUP.

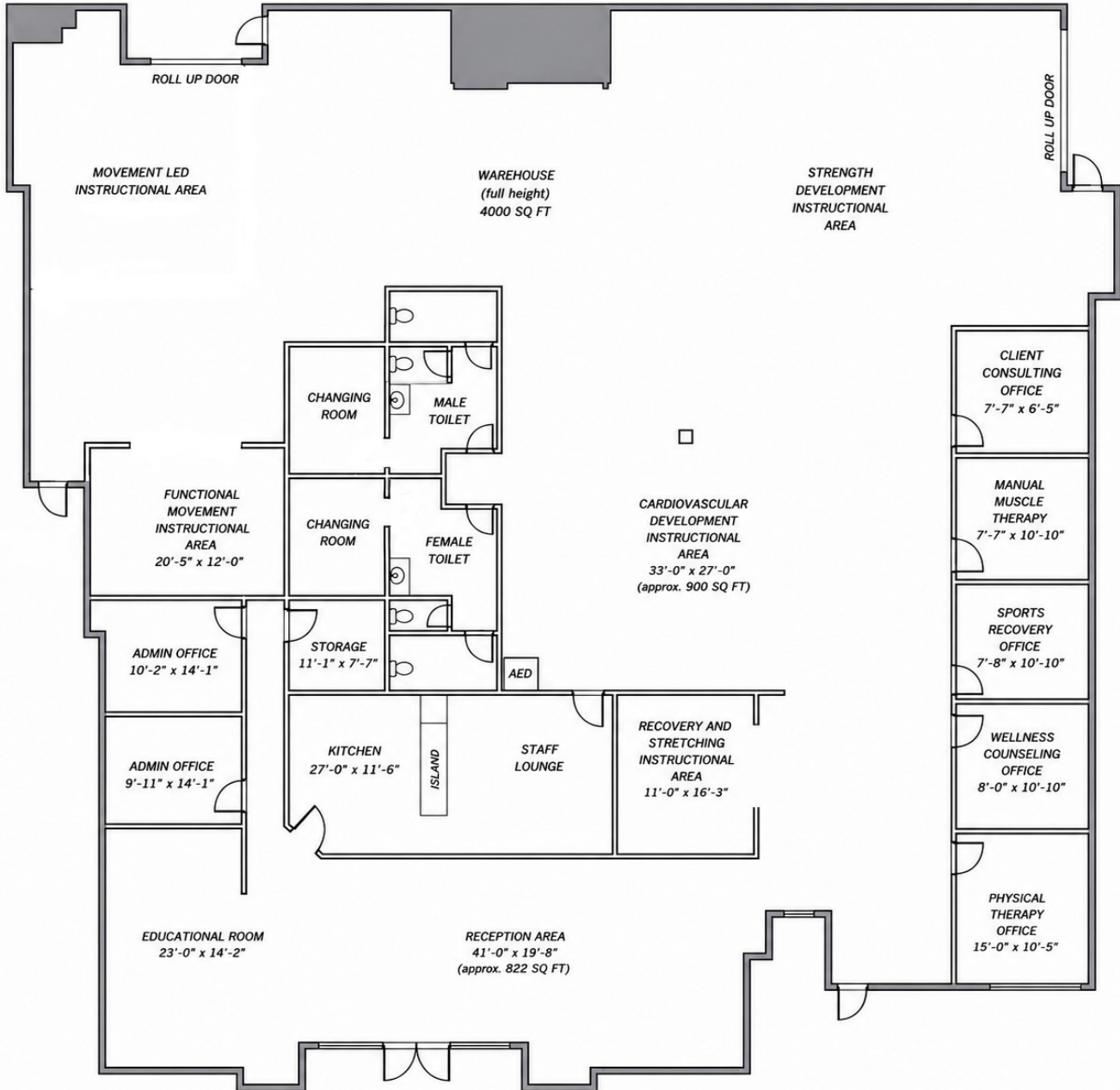
Sincerely,

Kevin Hernandez

Turna Fitness (DBA Mueve Studio)

Case No. 00983761-AUP

Detailed Floor Plan





Costa Mesa Fwy

Too Faced Cosmetics

Oni's Organic Facials
and Full Body Wellness

W McDermott

Hooray Agency

DVD Your
Memories - Irvine

Main & Red Hill
Business Center

Better Fit Alteration

Main St

Bytes and Bits

Zen Wop The
Hidden Barbershop

Wallin & Klarich
Criminal Defense...

EscapeX Rooms -
Irvine Escape Room

Main St

Red Hill Ave

BRITechTV

Google Maps



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
Case No. 00983761-PAUP					0
Semi Private & Private	5am	5:45am		8	0
Semi Private & Private	6am	6:45am	2	12	0
Semi Private & Private	6:55am	7:40am		4	0
Semi Private & Private	8:05am	8:50am		4	0
Semi Private & Private	9am	9:45am		12	0
Semi Private & Private	10am	10:45am		6	0
Semi Private & Private	11am	11:45am		6	0
					0
Semi Private & Private	4:15pm	5:15pm	0	6	0
Semi Private & Private	5:30pm	6:30pm	2	6	0



OPERATIONAL SCHEDULE TEMPLATE

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
Owner (also Instructor)	5am	11am
Instructor 1	5am	11am
Instructor 2	5am	11am
Instructor 3	6am	12pm
Instructor 4	6am	12pm
Instructor 5	9am	12pm
Instructor 6	9am	12pm
Instructor 1	4pm	5:15pm
Instructor 3 and Owner	4pm	7pm

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
Case No. 00983761-PAUP					
Semi Private & Private	5am	5:45am		8	
Semi Private & Private	6am	6:45am	2	10	0
Semi Private & Private	6:55am	7:40am		4	
Semi Private & Private	8:05am	8:50am		4	
Semi Private & Private	9am	9:45am		12	
Semi Private & Private	10am	10:45am		6	
Semi Private & Private	11am	11:45am		6	
Semi Private & Private	12pm	12:45		4	
Semi Private & Private	1pm	1:45pm		2	
Semi Private & Private	2pm	2:45pm		2	



OPERATIONAL SCHEDULE TEMPLATE

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
Owner (also Instructor)	5am	12pm
Instructor 1	5am	12pm
Instructor 2	5am	12pm
Instructor 3	6am	3pm
Instructor 4	6am	3pm
Instructor 5	9am	1pm
Instructor 6	9am	1pm

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
Case No. 00983761-PAUP					
Semi Private & Private	5am	5:45am		2	
Semi Private & Private	6am	6:45am		4	
Semi Private & Private	7am	7:45am		4	
Semi Private & Private	8am	8:45am		4	
Semi Private & Private	9am	9:45am		6	
Semi Private & Private	10am	10:45am		2	
Semi Private & Private	11am	11:45am		2	
Semi Private & Private	12pm	12:45pm		1	
Semi Private & Private	1pm	1:45pm		1	



OPERATIONAL SCHEDULE TEMPLATE

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
Instructor 1	5am	10am
Instructor 2	6am	11am
Instructor 3	6am	11am
Instructor 4	6am	12pm
Instructor 5	9am	2pm



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: Samantha Zepeda
Assistant Planner
949-724-5427

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 Mueve Studio (File No. 00983761-PAUP)

Project Location: 18261 McDermott West in Planning Area 36 (Irvine Business Complex), in the City of Irvine, County of Orange
(include County)

Project Description: Allow the operation of a commercial school (fitness instruction) within an 8,804-square-foot office building located within the Main and Redhill Business Center.

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

Approval Date: September 15, 2026
Resolution No. n/a

Project Applicant: Mueve S [REDACTED]
18261 McDermott
Irvine, CA 92614
Attn: Kevin Hernandez
714-365-0318

Exempt Status:
(check one)

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

Reasons Why Project Is Exempt:

The project is exempt pursuant to CEQA Guidelines Section 15301 (Class 1) Existing Facilities, which allows for the operation, repair, maintenance, permitting, or minor alteration of existing facilities involving negligible or no expansion of existing or former use. The proposed commercial school will operate within an existing building and does not include any physical modifications to the exterior of the building or project site.

Samantha Zepeda,
Assistant Planner

Name and Title

Samantha Zepeda

Signature

September 15, 2026

Date