



September 3, 2026

Mr. Eric Tian
Olomana Studios LLC
14988 Sand Canyon Avenue, Studio 6
Irvine, CA 92618

Sent Via Email

Subject: Approval of Administrative Use Permit 00984425-PAUP for Olomana Studios at 14988 Sand Canyon Avenue, Studio 6, in Planning Area 31 (Irvine Spectrum 6)

Dear Mr. Tian:

Community Development Department staff has reviewed Administrative Use Permit 00984425-PAUP to operate a commercial school, Olomana Studios, at 14988 Sand Canyon Drive, Studio 6 within Old Town Irvine. The project site is bounded by Burt Road to the north, the Interstate 5 freeway to the east, the Metrolink railroad to the south, and Sand Canyon Avenue to the west. The mixed-use commercial center features a hotel, retail, offices, and restaurants. The subject property is located within Planning Area 31 (Irvine Spectrum 6) and is zoned 4.2B Community Commercial.

On December 20, 1984, the City of Irvine Planning Commission approved Master Plan 84-MP-009 for Old Town Irvine center. The Master Plan approved a mixed commercial center with the majority of the buildings designated as historical. The Master Plan has since been amended several times since its original approval, notably including:

- Modification 00416564-PMP, approved by the Director of Community Development on July 27, 2006, for a revised parking layout; and
- Modification 00391014-PMP, approved by the Director of Community Development on August 14, 2006, for a new pad building.

Currently, Old Town Irvine consists of 133,863 square feet of mixed commercial uses with a total of 432 parking spaces provided on-site. The parking spaces are shared amongst all the tenants on the property.

As described in the letter of justification, Olomana Studios proposes to operate a commercial school within a 2,000-square-foot tenant space in an existing commercial building (Enclosure 1). Olomana Studios will provide art instruction to both children and adults in the basics of creating ceramic artwork and floral arrangements using a variety of techniques. Per the proposed operational schedule, classes will take place within two instruction rooms and will typically range in size from one to eight participants per class,

with the tenant space accommodating a maximum of 15 participants at any given time. Classes and camps are approximately one and a half to three hours in duration (Enclosure 2). Camps would occur during the month of July. Olomana Studios will include a small accessory retail display for art in the lobby area, totaling approximately seven square feet of the tenant space as shown in the project plans (Enclosure 3).

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 provided in the applicant’s letter of justification, the proposed is classified as a commercial school, 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 Irvine 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 2,000 square-feet and the approved parking ratio of one space for every 222 gross square feet established for the existing center per the originally approved master plan (File No. 84-MP-009), nine spaces are allocated to the subject tenant space. Olomana Studios will operate Wednesday through Sunday with up to two class sessions occurring simultaneously, one with a maximum of one instructor and seven students, and the other with a maximum of one instructor and eight students, for a total of six classes per day. During the month of July, the commercial school proposes to operate seven days a week with a maximum of one class session operating at a time with up to one instructor and eight students.

Each class runs for between one and a half and two and a half hours, with a minimum 30-minute transition period between sessions. This schedule results in staggered arrival and departure times, reducing the potential for overlap in parking demand and circulation impacts. At full capacity, no more than two instructors and 15 students (17 individuals total) would be present on the site at the same time.

Old Town Irvine, the area in which the studio is proposed to operate, provides 432 parking spaces shared among all uses and buildings on-site. The commercial school will include a maximum of two instructors and 15 students at any one time requiring a total of seven parking spaces. With the inclusion of seven required spaces for Olomana Studios, Old Town Irvine requires 412 total parking spaces to accommodate all uses. With a total surplus of 20 parking spaces, there is sufficient parking to accommodate the proposed use. Additionally, 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 00984425-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 that serve 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 would be made within the interior of the existing suite. As such, the project would not impact any existing site conditions, including parking, building height, floor area, setbacks, or landscaping.

Furthermore, based on the proposed operation, seven parking spaces are required for the use and nine spaces are allocated to the existing tenant space. Additionally, Condition 6.41 limits the maximum on-site occupancy to two instructors and 15 students, not to exceed 17 individuals at any one time, to ensure continued compliance with the applicable parking requirements. Accordingly, 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 subject tenant space is located within Old Town Irvine commercial 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 an existing 2,000-square-foot tenant space within an existing multi-tenant commercial building in Old Town Irvine, and involves no changes to the existing site layout, building footprint, or circulation pattern. The proposed use will have a maximum occupancy of two instructors and 15 students at any one time requiring seven parking spaces. The existing shared parking supply within Old Town Irvine 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 art instruction within an existing multi-tenant commercial building in the 4.2B Community Commercial zone. The use is compatible with the retail center, operates indoors, and does not propose exterior modifications. The instructional nature of the business is 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 4.2B 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 offers instructor-led educational programming and expands the range of services available to residents, employees, and families of the Planning Area 31 (Irvine Spectrum 6) and the broader community. The use also aligns with the community's interest in cultural and academic 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 4.2B 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 of the area by providing a service for the residents of Irvine and the surrounding area. The use is also compatible with surrounding businesses, which include a hotel, retail, office uses, and restaurants. 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 Old Town Irvine.

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 Olomana Studios 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 required 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. Olomana Studios 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. The month of July is allowed an exception to the normal operating hours. Between July 6 and July 31, pottery summer camp may operate within the tenant space from 9 a.m. to 4 p.m., Monday through Friday.
- C. A maximum of two instructors or one owner and one instructor and 15 students shall be permitted to occupy the subject tenant space at any one time, not to exceed a total occupancy of 17 persons within the suite.

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 84-MP-009 issued for Old Town Irvine, as well as 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. Friday, September 11, 2026, the approval granted by this letter shall become effective Saturday, September 12, 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.

Mr. Eric Tian
September 3, 2026
Page 8 of 8

Sincerely,

A handwritten signature in cursive script, reading "Stephanie Frady".

Stephanie Frady, AICP
Director of Community Development

Enclosures:

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

ec: Alyssa Matheus, Planning Manager
Nick Melloni, Principal Planner
Files: 00984425-PAUP; 84-MP-009

Dear City of Irvine Community Development Department,

We are Christina and Eric, and this is our Letter of Justification for Olomana Studios, a family-run art and pottery studio located in Old Town Irvine at 14988 Sand Canyon Avenue, Studio 6, Irvine, CA 92618. We are long-time Irvine residents and we started this studio in Old Town Irvine because we felt like it is the perfect setting for a rustic creative studio that offers cultural art, crafts and pottery classes to our city.

Olomana Studios is a commercial school offering art and pottery classes for all skill levels. Every class is reserved in advance and taught by an instructor in a clean, family-friendly studio environment focused on artistic skill-building and creative enrichment.

The primary classes offered at the studio include one-time group pottery classes, four-week pottery courses, ikebana flower arrangement workshops and matcha bowl workshops. The one-time pottery classes are 1.5 hours in duration, led by one instructor, and accommodate up to 8 students. During the first half of class an instructor teaches students how to throw a small cup, bowl, or vase on the pottery wheel. During the second half of the class, the instructor teaches students how to use clay hand-building techniques to sculpt a small mug, tray or sculpture.

The four-week pottery courses accommodate up to 7 students, led by one instructor, with each session lasting 2 hours. An instructor teaches students the process of wheel throwing, from wedging and centering clay on the wheel, to pulling up various shapes increasing in complexity each week.

The matcha bowl carving workshops accommodate up to 8 students, led by one instructor, and are 2.5 hours in duration. An instructor teaches students the techniques behind carving a traditional Japanese matcha bowl using hand-building techniques.

Our operations are intentionally low-intensity with small class sizes to foster a calm focused learning environment for students and designed to be a good neighbor. All classes and workshops are fully instructor-led from beginning to end. All sessions are reserved and paid for in advance, we don't offer walk-ins.

- Business Hours: Wednesday–Sunday 10:30 AM–5:00 PM and 6:00–8:30 PM (except for July 6 to July 31)
 - Business hours between 7/6 and 7/31: Monday - Tuesday 9:00 AM-4:00 PM, Wednesday–Sunday 9:00 AM–4:00 PM and 6:00–8:30 PM
- Class sizes: 1–8 students per session, all pre-registered and scheduled in advance, no walk-ins. Class sizes are capped at 7-8 students (see operation schedule for details)
- Staggered scheduling: Session times are spaced to minimize parking and traffic impacts

ENCLOSURE 1

- Staffing: 2 staff members on weekdays, 3 on weekends (maximum 2 staff at any time)
- All activities are conducted entirely indoors within our leased tenant space
- No food or beverage preparation, no outdoor operations, no amplified sound, no high-turnover retail

Between Wednesday and Friday, we have four classes in total each day, none of which overlapping. Each class can accommodate up to 7 or 8 participants, depending on the class type. Each class is led by one staff member. The maximum number of parking required between Wednesday and Friday is 4 based on the parking calculation. On Saturday and Sunday, we have six classes per day, with classes overlapping between 1pm and 5pm. The maximum number of parking required at weekends is 7 based on the parking calculation.

July and December are exceptions to our operating hours. Between July 6 and July 31, we host a pottery summer camp from 9am-12pm and 1pm to 4pm from Monday to Friday in Instruction Room 1. Each camp class can accommodate up to 8 students. Each class is led by one staff member. Guardians don't stay at the studio and only drop off and pick up the students. We canceled our adult pottery classes and 4-week courses during the day time during the summer camp. The maximum number of parking required during the summer camp weeks is 4 based on the parking calculation. Between December 21 and December 25, and January 1, our studio will be closed for Christmas and New Year. The summer camp schedule and capacity are consistent with the proposed operational schedule.

The studio has 2 classrooms. We only use 1 classroom during weekdays. We use both classrooms during popular times on Saturday and Sunday afternoons. We have a small exhibition / retail area in the entrance lobby, totaling 6.6 square feet, displaying and selling ceramic work from local artists.

As long-time Irvine residents ourselves, we are committed to operating responsibly and cooperatively with the City. We believe Olomana Studios is a natural fit for the Old Town Irvine area. A calming, creative instructional use that brings rustic charm to the neighborhood.

Thank you sincerely for your time and consideration.

Warm regards,
Christina & Eric



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
Pottery Group Class	10:30am	12:00pm	0	8	0
Matcha Bowl Workshop	1:00pm	3:30pm	0	8	0
4 Week Pottery Course	1:00pm	3:00pm	0	7	0
4 Week Pottery Course	3:30pm	5:30pm	0	7	0
Pottery Group Class	3:30pm	5:00pm	0	8	0
Pottery Group Class	6:30pm	8:00pm	0	8	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
Staff 1	10:00am	3:30pm
Staff 2	1:00pm	5:30pm
Staff 3	3:30pm	8:30pm



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
4-Week Pottery Course	10:30am	12:30pm	0	7	0
Pottery Group Class	1:00pm	2:30pm	0	8	0
Kids & Family Pottery Group Class	3:30pm	5:00pm	4	4	0
4 Week Pottery Course	6:30pm	8:30pm	0	7	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
Staff 1	10:00am	3:00pm
Staff 2	3:00pm	8:30pm



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
Pottery Group Class / Flower Arrangement Class (Alternating)	10:30am	12:00pm	0	8	0
4 Week Pottery Course	1:00pm	3:00pm	0	7	0
Pottery Group Class	1:00pm	2:30pm	0	8	0
4 Week Pottery Course	3:30pm	5:30pm	0	7	0
Kids & Family Pottery Group Class	3:30pm	5:00pm	4	4	0
Pottery Group Class	6:30pm	8:00pm	0	8	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
Owner	10:00am	3:00pm
Staff 1	1:00pm	5:30pm
Staff 2	3:00pm	8:30pm



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
Pottery Summer Camp	9:00am	12:00pm	8	0	0
Pottery Summer Camp	1:00pm	4:00pm	8	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
Staff 1	9:00am	4:00pm



OPERATIONAL SCHEDULE TEMPLATE

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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
Pottery Summer Camp	9:00am	12:00pm	8	0	0
Pottery Summer Camp	1:00pm	4:00pm	8	0	0
4-Week Pottery Course	6:30pm	8:30pm	0	7	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
Staff 1	9:00am	4:00pm
Staff 2	6:00pm	8:30pm

PLNG - Commercial School AUP for Olomana Studios

Building Plan

APN# 104-583-03
ZONING: 4.2B Community Commercial
LEGAL DESCRIPTION:

PARCEL A:
PARCEL 4 OF PARCEL MAP 86-402, IN THE CITY OF IRVINE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP FILED IN BOOK 243, PAGES 16 TO 21 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL OIL, GAS AND MINERAL RIGHTS AS RESERVED BY VARIOUS DEEDS OF RECORD.

EXCEPT ALL WATER, RIGHTS OR INTERESTS THEREIN, NO MATTER HOW ACQUIRED BY GRANTOR AND OWNED OR USED BY GRANTOR IN CONNECTION WITH OR WITH RESPECT TO THIS LAND, TOGETHER WITH THE RIGHT AND POWER TO EXPLORE, DRILL, REDRILL, REMOVE AND STORE THE SAME FROM THE LAND OR TO DIVERT OR OTHERWISE UTILIZE SUCH WATER RIGHTS OR INTERESTS ON ANY OTHER PROPERTY OWNED OR LEASED BY GRANTOR, WHETHER SUCH WATER RIGHTS SHALL BE SPURGEAN, OVERLYING, APPROPRIATIVE, ETTORAL, PERCOLATING, PRESCRIPTIVE, ADJUDICATED, STATUTORY OR CONTRACTUAL, BUT WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF THE LAND IN THE EXERCISE OF SUCH RIGHTS, AS RESERVED BY THE IRVINE COMPANY, A MICHIGAN CORPORATION, IN THE DEED RECORDED DECEMBER 30, 1985 AS INSTRUMENT NO. 85-921335, OF OFFICIAL RECORDS.

PARCEL B:
NON-EXCLUSIVELY EASEMENTS FOR PARKING, ACCESS, EGRESS, USE, ENJOYMENT, DRAINAGE, MAINTENANCE, REFUGES AND FOR OTHER PURPOSES, ALL AS DESCRIBED IN THE RECIPROCAL EASEMENT AGREEMENT RECORDED DECEMBER 30, 1985 AS INSTRUMENT NO. 85-921343, OF OFFICIAL RECORDS.

GENERAL NOTES:

1. The existing parking associated with the building must comply with the light requirements of the Irvine Uniform Security Code, Section 5-9-517K.

Summary

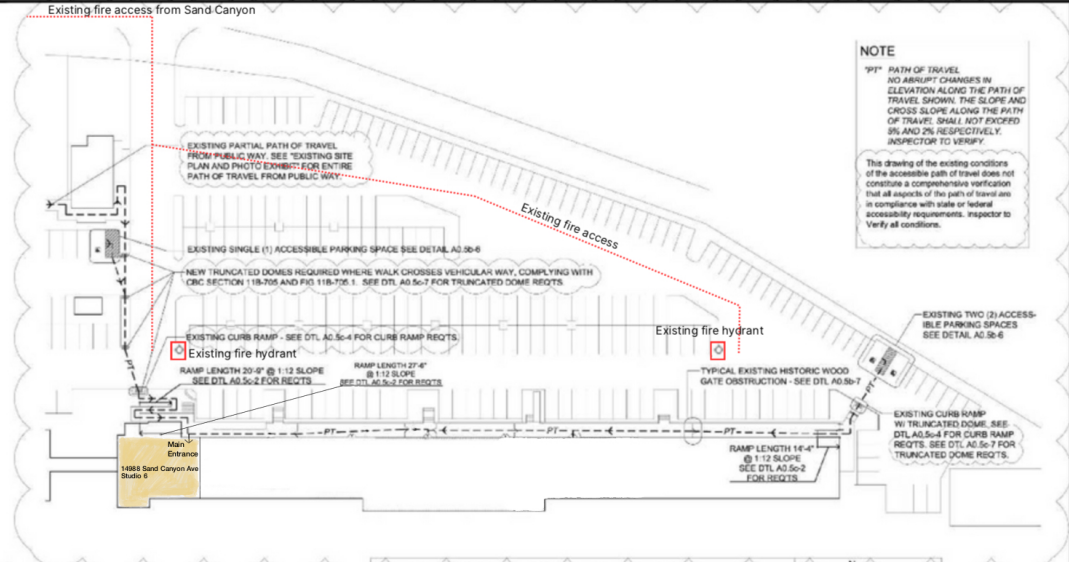
Land ±6.60 AC ±287,496 SF
Building Area 128,169 SF

Note: All parking stalls are existing
Accessible
Compact
Standard

8 stalls
74 stalls
350 stalls

LEGEND

- PROPERTY LINE
- PARCEL LINE
- EXISTING EASEMENT
- STREET CENTER LINE
- BUILDING LINE
- ROOF PROJECTION LINES
- STORM DRAIN SYSTEM
- PATH OF TRAVEL
- EXISTING LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING TREE TO BE RELOCATED
- EXISTING TREE
- PARKING STALLS
- EXISTING TRASH ENCLOSURE



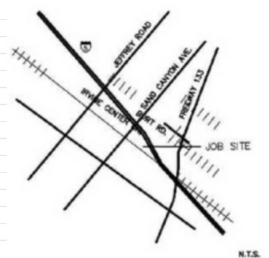
Existing Site Plan and Photo Exhibit
SHOWING HANDICAP ACCESSIBILITY
FROM PUBLIC WAY

NOT TO SCALE

Note
This exhibit of the existing conditions of the path of travel from the public way, does not constitute a comprehensive verification that all aspects of the path of travel from the public way are in compliance with state or federal accessibility requirements. Inspector to Verify all conditions.

EXISTING ENLARGED SITE SHOWING HANDICAP ACCESSIBILITY FROM PARKING AND PARTIAL PATH OF TRAVEL FROM PUBLIC WAY

SCALE 1"=40'-0"



VICINITY MAP

City of Irvine
APPROVED

BY Director of Community Development

CASE # 00984425-PAUP

DATE September 2, 2026

Bldg	Type of Use	Business	SF	Parking Provided	Parking Required	Parking Rate
	RESTAURANT	Jack in the Box	2,495	Shared	15	1/166
	GAS STATION	Union Oil - Gas Station / Car Wash	3,347	Shared	21	1/166
A	RESTAURANT	14962 Denny's	4,017	Shared	25	1/166
B	RESTAURANT	14952 Knowlwoods	5,706	Shared	35	1/166
C	RETAIL/OFFICE	14976 Spectrum Dental Group	3,200	Shared	20	1/166
D	RETAIL/OFFICE	14978		Shared	26	1/166
D	RETAIL/OFFICE	A. Vacant	1,500	Shared		
D	RETAIL/OFFICE	B. Vacant	1,000	Shared		
D	RETAIL/OFFICE	C. Chiropractic Corp	1,744	Shared		
E	RETAIL/OFFICE	14980 Irvine Valley Veterinary	4,801	Shared	29	1/166
F	RETAIL/OFFICE	14982 My Dentist Joe	1,496	Shared	10	1/166
G	HOTEL	14972 La Quinta				
H	HOTEL	La Quinta	76359	Shared	117	
I	COMMERCIAL SCHOOL/OFFICE	14988	28,198	Shared	114	1/222
Totals Building I				28,198	220	114
Totals Combined for Site				133,863	432	412

* Used the Commercial School Parking Rate for Gracie Barra, Be the Change Yoga and Shot of Art

** Used the Commercial School Parking Rate to calculate required parking for Olomana Studios. Based on the Operating schedule submitted, the busiest time is Saturday and Sunday from 1pm to 5:30pm with a max of 15 students and 2 staff. The parking rate for commercial schools is 1 space/instructor, plus 1 space/3 students. Therefore, parking required is 7.

ENCLOSURE 3

City of Irvine
APPROVED

BY Director of Community Development

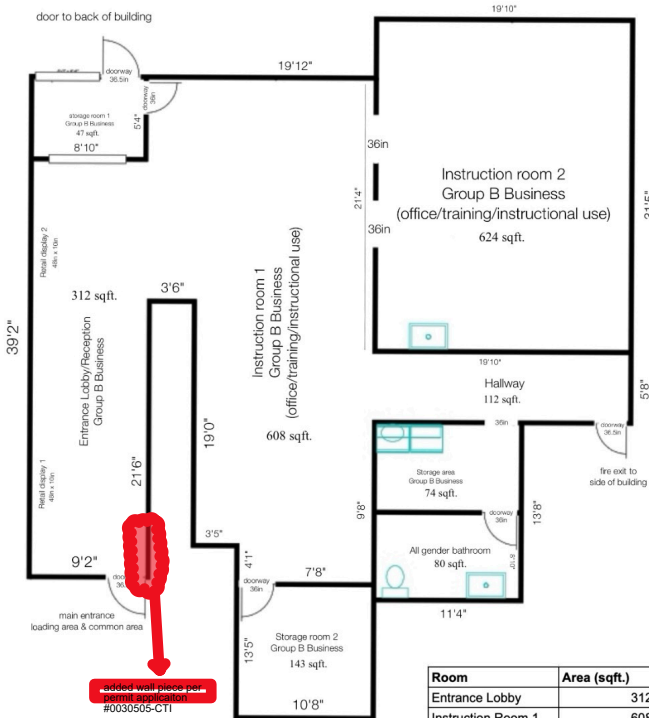
CASE # 00984425-PAUP

DATE September 2, 2026

PLNG - Commercial School AUP for Olomana Studios

Site plan

2000 sqft



Room	Area (sqft.)
Entrance Lobby	312
Instruction Room 1	608
Instruction Room 2	624
Hallway	112
Storage area	74
All-gender bathroom	80
Storage room 1	47
Storage room 2	143
Total SF	2,000

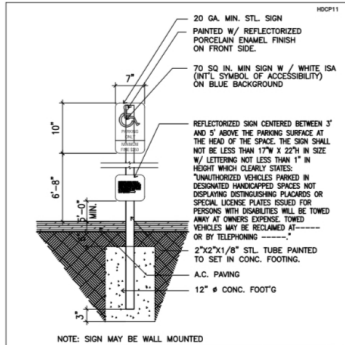
Site Plan General Notes

- Existing and Proposed Floor Plan are the same – No Changes being made, used “as-is”
- We leased the studio space configured as-is and did not propose tenant improvements or construction. We acknowledge that the AUP may include a condition regarding any required building permit for any pre-existing base-building work done by the landlord.
- Use of suite remains consistent with as-leased condition.
- Occupancy classification: Group B – Business (office / training / instructional use)
- No change of occupancy is requested or proposed.
- Construction type: Type V-B (per building record).
- Number of stories: 1
- Total building area: 28,198 SF.
- Tenant suite area Studio 6: 2,000 SF.
- Existing fire sprinkler system to remain.
- Existing egress paths, fixtures, and layout unchanged.
- No site improvements or exterior changes are proposed
- No changes to access, parking or circulation
- All doors/doorways are at least 36 - 36.5 inches, all hallways are 46 - 60 inches wide
- Restrooms (Existing): landlord confirmed the restrooms comply with 2022 CBC accessibility requirements.
- Existing fire apparatus access and fire hydrants shown in the site plan for the building. No changes proposed to existing fire access or fire protection features
 - Each restroom includes one accessible stall and one lavatory. Fixtures, grab bars, clearances, and signage meet current standards. No changes or tenant improvements are proposed
 - 2 small retail displays 48in x 10in are located in entrance hallway where we showcase small pottery and art pieces for sale.
- total occupant load: 17 persons

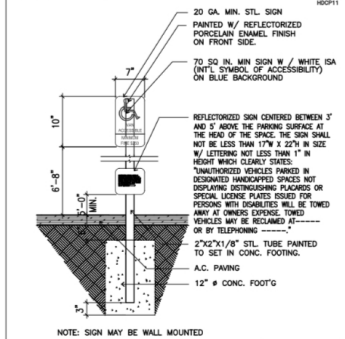
City of Irvine	
APPROVED	
BY	Director of Community Development
CASE #	00984425-PAUP
DATE	September 2, 2026

PLNG - Commercial School AUP for Olomana Studios

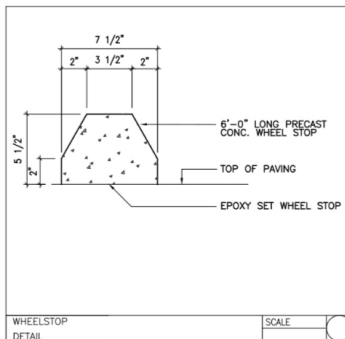
Accessible Parking Details



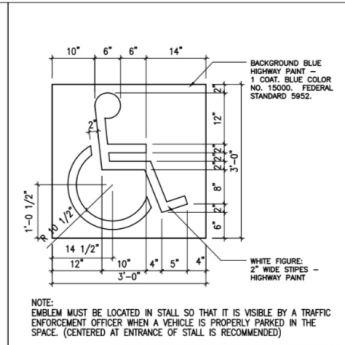
ACCESSIBLE PARKING STALL SIGN SCALE 1\"/>



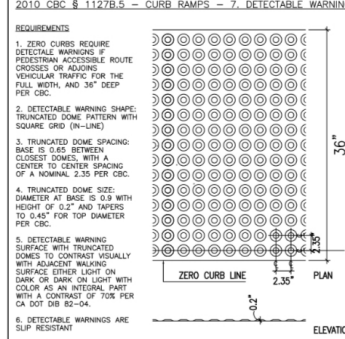
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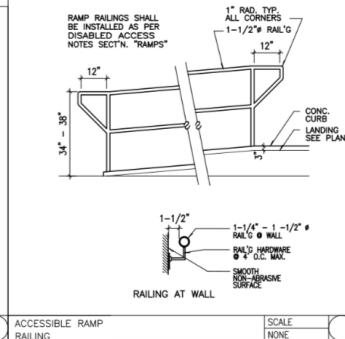
WHEELSTOP DETAIL SCALE 1\"/>



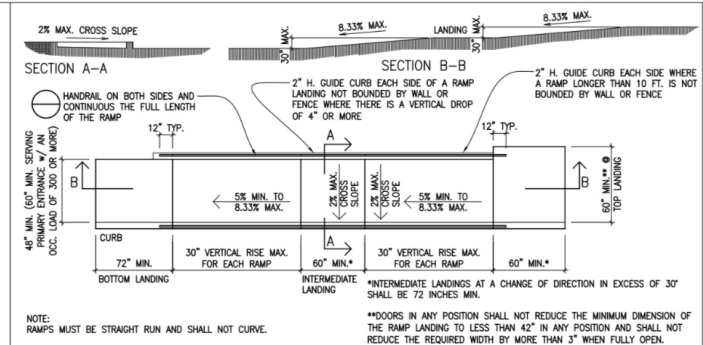
HANDICAP SIGN SCALE NONE



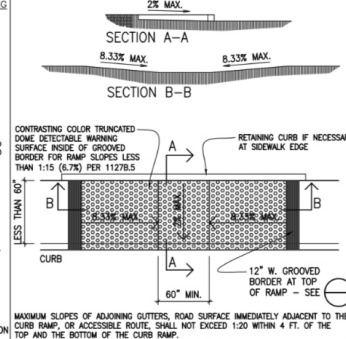
DETECTABLE WARNING DETAIL SCALE 1\"/>



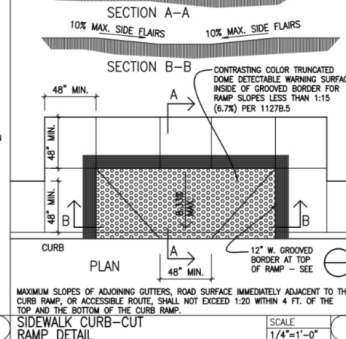
ACCESSIBLE RAMP RAILING SCALE NONE



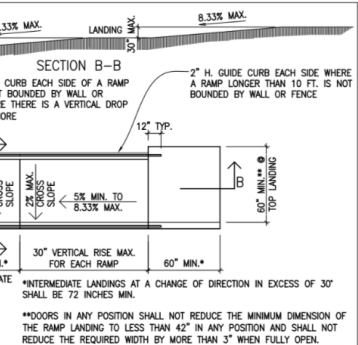
STRAIGHT RUN RAMP DETAIL SCALE 1\"/>



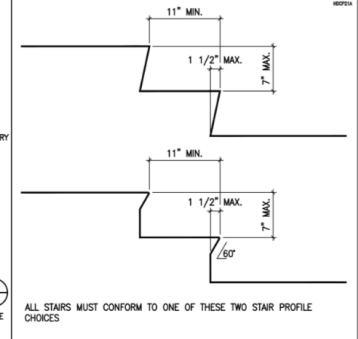
CURB-CUT RAMP DETAIL AT SIDEWALK LESS THAN 60\"/>



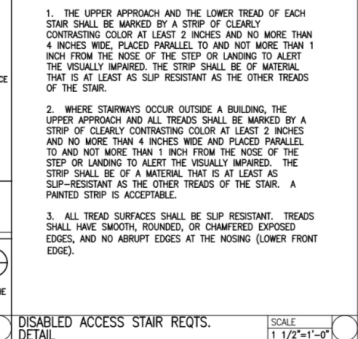
SIDEWALK CURB-CUT RAMP DETAIL SCALE 1\"/>



DISABLED ACCESS STAIR REQTS. DETAIL SCALE 1 1/2\"/>



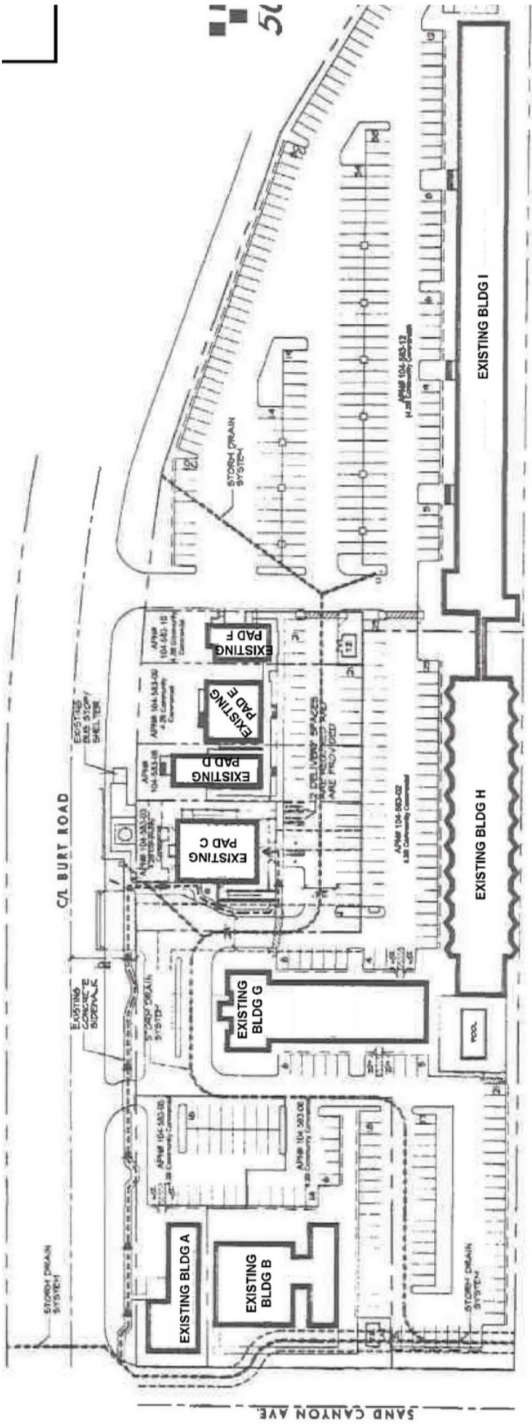
DISABLED ACCESS STAIR REQTS. DETAIL SCALE 1 1/2\"/>



DISABLED ACCESS STAIR REQTS. DETAIL SCALE 1 1/2\"/>

PLNG - Commercial School AUP for Olomana Studios

Included view of original site plan that showed letter identification corresponding to each building (building A, B, C, etc...)



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

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

Project Title and File No.: Administrative Use Permit for Olomana Studios (File No. 00984425-PAUP)

Project Location: 14988 Sand Canyon Avenue, Studio 6 in Planning Area 31 (Irvine Spectrum 6) in the
(include County) City of Irvine, County of Orange.

Project Description: Operation of a commercial school offering pottery and ikebana flower arrangement classes within an existing 2,000-square-foot tenant space in Old Town Irvine.

Approving Public Agency:	City of Irvine Director of Community Development PO Box 19575 Irvine, CA 92623-9575	Approval Date:	September 3, 2026
		Resolution No.	n/a

Project Applicant: Eric Tian of Olomana Studios LLC
14988 Sand Canyon Avenue, Studio 6
Irvine, CA 92618
Attn: Eric Tian
310-439-9493
[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 a commercial school offering pottery and ikebana flower arrangement classes 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

Siobhan Gumapac-McGuire

Signature

September 2, 2026

Date

ENCLOSURE 4