



# Minutes

## ZONING ADMINISTRATOR REGULAR MEETING

March 25, 2015

Irvine City Hall  
One Civic Center Plaza  
Conference Room L102  
Irvine, California

### CALL TO ORDER

A regular meeting of the Zoning Administrator was called to order at 1:30 p.m., on March 25, 2015, at the Irvine City Hall in Conference Room L102, One Civic Center Plaza, Irvine, California; Zoning Administrator Paul Connolly, presiding.

### ADDITIONS AND DELETIONS

None.

### PUBLIC COMMENTS

There were no public comments.

### BUSINESS

#### 1. APPROVAL OF ZONING ADMINISTRATOR MINUTES.

The Minutes of a regular meeting of the Zoning Administrator held on March 11, 2015 were adopted as submitted by Zoning Administrator Connolly.

### PUBLIC HEARINGS

#### 2. APPEAL OF ADMINISTRATIVE CITATION #3253 ISSUED ON OCTOBER 3, 2014 FOR THE OPERATION OF A BOARDING HOUSE WITHOUT A CONDITIONAL USE PERMIT AND TRANSIENT OCCUPANCY LOCATED AT 58 MODESTO

Zoning Administrator Connolly re-opened the public hearing.

Zoning Administrator Connolly stated he was made aware of a request by the appellant, via email, for an extension of the hearing. The appellant did not specify a future date for the hearing.

Jan Helf, Code Enforcement Supervisor, and Susan Craft, Senior Code Enforcement Officer, were present to answer questions.

Zoning Administrator Connolly closed the public hearing

**ACTION: Zoning Administrator Connolly granted the appellant's request for an extension to the regular meeting of the Zoning Administrator on April 8, 2015 at 1:30 p.m.**

3. **CONDITIONAL USE PERMIT MODIFICATION (00598146-PCPM) FOR EXPANSION OF AN EXISTING MINI-WAREHOUSE STORAGE FACILITY WITH ADMINISTRATIVE RELIEF AT 2892 KELVIN AVENUE IN IRVINE BUSINESS COMPLEX (IBC), PLANNING AREA 36, FILED BY STORAGE WEST SELF STORAGE**

Zoning Administrator Connolly opened the public hearing.

Stacy Tran, Senior Planner, presented the staff report.

John Hathaway of Storage West was present to answer questions.

Zoning Administrator Connolly closed the public hearing.

**ACTION: Zoning Administrator Connolly adopted Zoning Administrator Resolution No. 15-1270 subject to the findings and conditions contained within the resolution:**

**Adopted Resolution No. 15-1270 entitled:** A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT MODIFICATION (00598146-PCPM) FOR EXPANSION OF AN EXISTING MINI-WAREHOUSE STORAGE FACILITY WITH ADMINISTRATIVE RELIEF AT 2892 KELVIN AVENUE IN IRVINE BUSINESS COMPLEX (IBC), PLANNING AREA 36, FILED BY STORAGE WEST SELF STORAGE

4. **CONTINUANCE REQUEST TO APRIL 22: SIGN PROGRAM MODIFICATION (00627409-PSS) WITH ADMINISTRATIVE RELIEF (00622873-PAR) FOR HOAG HOSPITAL IRVINE, LOCATED AT 16200-16300 SAND CANYON AVENUE IN PLANNING AREA 13 (SPECTRUM 4)**

Zoning Administrator Connolly re-opened the public hearing.

Zoning Administrator Connolly closed the public hearing

**ACTION: Zoning Administrator Connolly granted the request for continuance to the regular meeting of the Zoning Administrator on April 22, 2015.**

5. **ADMINISTRATIVE RELIEF FOR PARKING LOT MODIFICATIONS ASSOCIATED WITH CONDITIONAL USE PERMIT 00603881-PCPU (FILE NO. 00629730-PAR), LOCATED AT 2182 AND 2192 DUPONT DRIVE, IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)**

**Zoning Administrator Connolly opened the public hearing.**

**Joel Belding, Principal Planner, presented the staff report.**

**Narendra Patel of Tides Hospitality was present to answer questions.**

**Zoning Administrator Connolly closed the public hearing.**

**ACTION: Zoning Administrator Connolly adopted Zoning Administrator Resolution No. 15-1278 subject to the findings and conditions contained within the resolution:**

**Adopted Resolution No. 15-1278 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING ADMINISTRATIVE RELIEF FOR PARKING LOT MODIFICATIONS ASSOCIATED WITH CONDITIONAL USE PERMIT 00603881-PCPU (FILE NO. 00629730-PAR), LOCATED AT 2182 AND 2192 DUPONT DRIVE, IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX), FILED BY TIDES HOSPITALITY, LLC**

The Zoning Administrator adjourned the meeting at 2:10 p.m. to a regular meeting April 8, 2015 at 1:30 p.m., Irvine City Hall, Conference Room L102, One Civic Center Plaza, Irvine, California.

  
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ZONING ADMINISTRATOR

  
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DATE