



Minutes

ZONING ADMINISTRATOR REGULAR MEETING

July 22, 2015

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

CALL TO ORDER

Deputy Zoning Administrator Tim Gehrlich called the regular meeting of the Zoning Administrator to order at 1:30 p.m., on July 22, 2015, at the Irvine City Hall in Conference Room L102, One Civic Center Plaza, Irvine, California.

ADDITIONS AND DELETIONS

None.

PUBLIC COMMENTS

None.

BUSINESS

1. APPROVAL OF ZONING ADMINISTRATOR MINUTES

Deputy Zoning Administrator Gehrlich continued the Minutes of the regular meeting of the Zoning Administrator held on July 8, 2015, to the regular meeting of August 12, 2015.

PUBLIC HEARINGS

2. REQUEST FOR A SIGN PROGRAM WITH ADMINISTRATIVE RELIEF FOR THE ALTON SELF-STORAGE AT 2215 ALTON PARKWAY IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)

Deputy Zoning Administrator Gehrlich opened the public hearing.

Marie Luna, Senior Planner, presented the staff report.

Denise Denkers of Insignia was available for questions.

Deputy Zoning Administrator Gehrlich closed the public hearing.

ACTION: Deputy Zoning Administrator Gehrich adopted Zoning Administrator Resolution No. 15-1295, and approved Sign Program with Administrative Relief subject to the findings and conditions contained in the resolution, entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING SIGN PROGRAM (00624771-PSS) WITH ADMINISTRATIVE RELIEF (00625791-PAR) FOR ALTON SELF STORAGE LOCATED AT 2215 ALTON PARKWAY IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX), FILED BY INSIGNIA, ON BEHALF OF SC DEVELOPMENT FOR ALTON SELF STORAGE

3. **ADMINISTRATIVE RELIEF (00629127-PAR) FOR SHARED PARKING AMONGST THE VARIOUS PARCELS COMPRISING THE AIRPORT BUSINESS CENTER; LOCATED ALONG SKY PARK CIRCLE, NORTHWEST OF THE INTERSECTION OF MAIN STREET AND MACARTHUR BOULEVARD, IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)**

Deputy Zoning Administrator Gehrich opened the public hearing.

Dat Tran, Assistant Planner, reviewed the staff report.

Pete Pirzadeh, Pirzadeh & Associates, noted agreement with all conditions in the resolution; advised the agreement formalizes the existing parking conditions, where all uses at the Center share the available parking.

Deputy Zoning Administrator Gehrich closed the public hearing.

ACTION: Deputy Zoning Administrator Gehrich Adopted Resolution No. 15-1293, approving Administrative Relief subject to the findings and conditions contained in the resolution, entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA APPROVING ADMINISTRATIVE RELIEF 00629127-PAR FOR SHARED PARKING AMONGST THE VARIOUS PARCELS COMPRISING THE AIRPORT BUSINESS CENTER; LOCATED ALONG SKY PARK CIRCLE, NORTHWEST OF THE INTERSECTION OF MAIN STREET AND MACARTHUR BOULEVARD, IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX); FILED BY PIRZADEH & ASSOCIATES, ON BEHALF OF AIC OWNER, LLC

4. **REQUEST FOR A CONDITIONAL USE PERMIT FOR AN ALTERNATIVE HEALTH CARE PROVIDER WHICH INCLUDES A MASSAGE ESTABLISHMENT WITHIN THE QUAIL HILL SHOPPING CENTER AT 6787 QUAIL HILL PARKWAY IN PLANNING AREA 17 (QUAIL HILL)**

Deputy Zoning Administrator Gehrich opened the public hearing.

Marie Luna, Senior Planner, reviewed the staff report.

Pete Pirzadeh, Pirzadeh & Associates, was present on behalf of The Irvine Company and Inspire Health. He requested removal of Condition no. 4.13 requiring employees to park further away from business establishments as that directive is included in the applicant's lease with the landowner.

Senior Planner Luna agreed with removal of Condition no. 4.13.

Deputy Zoning Administrator Gehrich closed the public hearing.

ACTION: Deputy Zoning Administrator Gehrich Adopted Resolution No. 15-1294, approving the Conditional Use Permit subject to the findings and conditions contained in the resolution, entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 00637818-PCPM FOR AN ALTERNATIVE HEALTH CARE PROVIDER WHICH INCLUDES A MASSAGE ESTABLISHMENT AND IS IDENTIFIED AS INSPIRE CHIROPRACTIC HEALTH AND WELLNESS CENTER LOCATED WITHIN THE QUAIL HILL SHOPPING CENTER AT 6787 QUAIL HILL PARKWAY IN PLANNING AREA 17 (QUAIL HILL), FILED BY PIRZADEH & ASSOCIATES ON BEHALF OF INSPIRE CHIROPRACTIC HEALTH AND WELLNESS CENTER

As amended to strike Condition no. 4.13 in its entirety.

5. **CONDITIONAL USE PERMIT 00624584-PCPM TO ALLOW THE OPERATION OF A 124-SPACE RECREATIONAL VEHICLE STORAGE FACILITY LOCATED AT 20 AND 40 POST IN PLANNING AREA 12 (OAKCREEK)**

Deputy Zoning Administrator Gehrich opened the public hearing.

Raynald F. Pascua, Senior Planner, reviewed the staff report. He referred to a letter from Scott Johnson expressing concerns with traffic safety, aesthetics, and declining property values as a result of this project and noted that Transportation has reviewed the project and indicated no traffic concerns or any issues related to reduced sight distances. Additionally, on behalf of the applicant, he requested revision to Condition no. 6.19 to extend hours of operation to 10:00 p.m.

Pete Pirzadeh, Pirzadeh & Associates, representing The Irvine Company, was available for questions.

Deputy Zoning Administrator Gehrich closed the public hearing.

ACTION: Deputy Zoning Administrator Gehrich Adopted Resolution No. 15-1296, approving the Conditional Use Permit subject to the findings and conditions contained in the resolution, entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 00624584-PCPM TO ALLOW THE OPERATION OF A 124-SPACE RECREATIONAL VEHICLE STORAGE FACILITY LOCATED AT 20 AND 40 POST IN PLANNING AREA 12 (OAKCREEK); FILED BY PIRZADEH, ON BEHALF OF IRVINE COMPANY OFFICE PROPERTIES

As amended to revise Condition no. 6.19 to replace "6:00 a.m. to 9:00 p.m." to "6:00 a.m. to 10:00 p.m."

6. **SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF (00637245-PSS) FOR THE PORTOLA SPRINGS NON-VILLAGE IDENTIFICATION SIGN PROGRAM IN PLANNING AREA 6**

Deputy Zoning Administrator Gehrich opened the public hearing.

Calvin Mingione, Assistant Planner, reviewed the staff report.

David Baab, Baab and Associates, displayed renderings of the proposed signage.

Deputy Zoning Administrator Gehrich closed the public hearing.

ACTION: Deputy Zoning Administrator Gehrich Adopted Resolution No. 15-1292, approving the Sign Program Modification with Administrative Relief subject to the findings and conditions contained in the resolution, entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA APPROVING SIGN PROGRAM MODIFICATION 00637245-PSS WITH ADMINISTRATIVE RELIEF FOR THE PORTOLA SPRINGS NON-VILLAGE IDENTIFICATION SIGN PROGRAM IN PLANNING AREA 6; FILED BY BAAB & ASSOCIATES

Deputy Zoning Administrator Gehrich adjourned the meeting at 2:08 p.m. to a regular meeting on August 12, 2015, at 1:30 p.m., Irvine City Hall, Conference Room L102, One Civic Center Plaza, Irvine, California.



ZONING ADMINISTRATOR

9/9/15

DATE