

MINUTES ZONING ADMINISTRATOR REGULAR MEETING

May 25, 2016

**Irvine City Hall
Conference Room L102
One Civic Center Plaza**

CALL TO ORDER

Zoning Administrator Paul Connolly called the Regular Meeting of the Zoning Administrator to order at 1:30 p.m.

ROLL CALL

Present: Paul Connolly, Zoning Administrator

Staff Present: Stephen Higa, Principal Planner; Katie Berg-Curtis, Associate Planner; Calvin Mingione, Associate Planner; Susan Craft, Senior Code Enforcement Inspector; Lou Kirk, Code Enforcement Supervisor; Eric Rubery, Senior Planner; Claudia Pham, Assistant Planner; David Steinkraus, Recording Secretary

ADDITIONS AND DELETIONS TO THE AGENDA

None.

PUBLIC COMMENTS

None

BUSINESS

1. APPROVAL OF ZONING ADMINISTRATOR MINUTES

ACTION:

Zoning Administrator Connolly approved the Minutes of the Regular Meeting of the Zoning Administrator held on May 11, 2016, as submitted.

PUBLIC HEARINGS

2. SAND CANYON BUSINESS CENTER SIGN PROGRAM WITH ADMINISTRATIVE RELIEF 00665224-PSS FOR 15485-15545 SAND CANYON AVENUE IN PLANNING AREA 12 (OAK CREEK)

Zoning Administrator Connolly opened the public hearing.

Claudia Pham, Assistant Planner, summarized the staff report.

David Baab, as representative for the Irvine Company, spoke in support of the project and provided a presentation of graphics.

Others from the Irvine Company were present and available for questions.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly adopted **RESOLUTION NO. 16-1336**, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING SAND CANYON BUSINESS CENTER SIGN PROGRAM WITH ADMINISTRATIVE RELIEF 00665224-PSS FOR 15485-15545 SAND CANYON AVENUE IN PLANNING AREA 12 (OAK CREEK); FILED BY BAAB & ASSOCIATES, ON BEHALF OF IRVINE COMPANY OFFICE PROPERTIES

3. EXTRA SPACE STORAGE SIGN PROGRAM WITH ADMINISTRATIVE RELIEF 00669871-PSS FOR 6401 OAK CANYON IN PLANNING AREA 12 (OAK CREEK)

Zoning Administrator Connolly opened the public hearing.

Katie Berg-Curtis, Associate Planner, summarized the staff report and explained staff recommendations for an alternative maximum sign size of 187 feet for the Sign Type A2.

David Baab, of Baab & Associates representing the Irvine Company, spoke in support of the project and requested a larger Sign Type A2 be allowed.

Others from the Irvine Company were present and available for questions.

Zoning Administrator Connolly closed the public hearing.

Zoning Administrator Connolly reopened the public hearing at 1:48 p.m. to allow for more discussion.

David Baab asked for an increase in square footage over what staff recommended in the staff report.

Katie Berg-Curtis and Zoning Administrator Connolly offered a compromise to 200 square feet.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly allowed the Sign Type A2 to be increased to 200 square feet and adopted **RESOLUTION NO. 16-1339**, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING EXTRA SPACE STORAGE SIGN PROGRAM WITH ADMINISTRATIVE RELIEF 00669871-PSS FOR 6401 OAK CANYON IN PLANNING AREA 12 (OAK CREEK); FILED BY DYNAMITE SIGN GROUP subject to the revision of the south facing wall sign size to a total of 200 square feet.

4. EXTRA SPACE STORAGE SIGN PROGRAM WITH ADMINISTRATIVE RELIEF 00669874-PSS FOR 9300 RESEARCH DRIVE IN PLANNING AREA 34 (IRVINE SPECTRUM 5)

Zoning Administrator Connolly opened the public hearing.

Calvin Mingione, Assistant Planner, summarized the staff report and explained staff recommendations for an alternative maximum sign size of 187 feet for the Sign Type A2.

David Baab, of Baab & Associates representing the Irvine Company, spoke in support of the project and requested a larger Sign Type A2 be allowed.

Others from the Irvine Company were present and available for questions.

David Baab asked for an increase in square footage over what staff recommended in the staff report.

Zoning Administrator Connolly offered a compromise to 200 square feet.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly allowed the sign to be increased to 200 square feet and adopted **RESOLUTION NO. 16-1340**, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING EXTRA SPACE STORAGE SIGN PROGRAM WITH ADMINISTRATIVE RELIEF 00669874-PSS FOR 9300 RESEARCH DRIVE IN PLANNING AREA 34 (IRVINE SPECTRUM 5); FILED BY DYNAMITE SIGN GROUP subject the revision of the south facing wall sign size to a total of 200 square feet.

5. CONDITIONAL USE PERMIT FOR THE RHINO TRAINING CENTER COMMERCIAL SCHOOL AT 60 POST IN PLANNING AREA 12 (OAK CREEK)

Zoning Administrator Connolly opened the public hearing.

Eric Rubery, Senior Planner, summarized the staff report and stated that a Request for Continuance was submitted by the Irvine Company, the former owner, to allow additional time to draft a letter of compliance with CC&Rs and Special Land Use Restrictions.

Derek Nellmapius, from Rhino Training, stated that an agreement has been reached and requested that the item be considered by the Zoning Administrator at this meeting and not continued to a future date.

David Baab, a representative for the Irvine Company, asked that the request for continue be allowed.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly denied the request for a continuation of this item and adopted **RESOLUTION NO. 16-1322**, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 00632333-PCPM FOR THE ESTABLISHMENT OF THE RHINO TRAINING CENTER COMMERCIAL SCHOOL AT 60 POST, SUITE A IN PLANNING AREA 12 (OAK CREEK); FILED BY RHINO TRAINING CENTER

6. APPEAL OF ADMINISTRATIVE CITATION NO. 3373 ISSUED ON FEBRUARY 25, 2016, FOR VIOLATION OF SECTIONS OF THE IRVINE ZONING CODE ORDINANCE PERTAINING TO THE UNLAWFUL OPERATION OF A HOTEL WITH TRANSIENT OCCUPANCY AT 157 ROADRUNNER, A SINGLE FAMILY RESIDENCE

Zoning Administrator Connolly opened the public hearing.

Susan Craft, Senior Code Enforcement Inspector, summarized the staff report.

Jeremy Jass of Jass Law, representing the appellant, requested a continuance and recommended this item be presented in front of a Superior Court Judge.

Lou Kirk, Code Enforcement Supervisor, clarified a few concerns.

Amy Wilcox, a neighbor of 157 Roadrunner, presented concerns about the appellant's use of his property for short-term rentals.


Tom Knox, a neighbor of 157 Roadrunner, presented concerns about the appellant's use of his property for short-term rentals.

Zoning Administrator Connolly closed the public hearing.

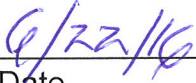
ACTION: Zoning Administrator Connolly tabled this item to the Regular Meeting of the Zoning Administrator on June 22, 2016.

ADJOURNMENT

Zoning Administrator Connolly adjourned the meeting at 2:38 p.m. to the Regular Meeting on June 8, 2016, at 1:30 p.m., Irvine City Hall, Conference Room L102, One Civic Center Plaza, Irvine, California.



Paul Connolly, Zoning Administrator



Date