



MINUTES ZONING ADMINISTRATOR REGULAR MEETING

September 28, 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: Joel Belding, Principal Planner; Melissa Chao, Senior Planner; Stacy Tran, Senior Planner; Alison Walker, Contract Planner; David Steinkraus, Recording Secretary

ADDITIONS AND DELETIONS TO THE AGENDA

None.

PUBLIC COMMENTS

None.

BUSINESS

1. APPROVAL OF ZONING ADMINISTRATOR MINUTES

Zoning Administrator Connolly approved the Minutes of the Regular Meeting of the Zoning Administrator held on July 28, 2016.

PUBLIC HEARINGS

2. CONDITIONAL USE PERMIT (00631124-PCPM) WITH ADMINISTRATIVE RELIEF FOR PROPOSED CAR WASH LOCATED IN ALTON MARKETPLACE IN PLANNING AREA 32

Zoning Administrator Connolly opened the public hearing.

Joel Belding, Principal Planner, requested that the Zoning Administrator move the item off calendar per the request of the applicant.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly moved the item off calendar to redirect the item to a more appropriate committee.

3. SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF (00680641-PSS) FOR THE MARKET PLACE CENTER IN PLANNING AREA 4 (LOWER PETERS CANYON).

Zoning Administrator Connolly opened the public hearing.

Alison Walker, Contract Planner, presented the staff report.

David Baab, representing the Irvine Company, spoke in favor of the project and was available from comments and questions.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly adopted **RESOLUTION NO. 16-1353**, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING SIGN PROGRAM MODIFICATION 00680641-PSS WITH ADMINISTRATIVE RELIEF FOR MARKET PLACE CENTER LOCATED AT 200, 210, 220, 240, 250, 300, 310, 320, 330, 340, 350 COMMERCE; 400, 410, 420, 430, 440, 450 EXCHANGE; AND 3200, 3210, 3220, 3230, 3240 EL CAMINO REAL IN LOWER PETERS CANYON (PLANNING AREA 4); FILED BY BAAB & ASSOCIATES ON BEHALF OF THE IRVINE COMPANY

4. MODIFICATION TO CONDITIONAL USE PERMIT WITH ADMINISTRATIVE RELIEF FOR IRVINE MONTESSORI EXPANSION AT 17575 CARTWRIGHT ROAD IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX)

Zoning Administrator Connolly opened the public hearing.

Melissa Chao, Senior Planner, presented the staff report.

A representative of Montessori, who did not state name, was present for comments and questions.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly adopted **RESOLUTION NO. 16-1350**, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT MODIFICATION 00654150-PCPM TO INCREASE THE PERMITTED NUMBER OF CHILDREN FROM 160 TO 197 CHILDREN FOR THE IRVINE MONTESSORI CHILD CARE CENTER AT 17575 CARTWRIGHT ROAD INCLUDING ADMINISTRATIVE RELIEF FROM OUTDOOR PLAY AREA STANDARDS IN PLANNING AREA 36 (IRVINE BUSINESS COMPLEX); FILED BY RENGEL + CO. ARCHITECTS ON BEHALF OF IRVINE MONTESSORI

5. MODIFICATION TO IRVINE SPECTRUM CENTER SIGN PROGRAM WITH ADMINISTRATIVE RELIEF 00673801-PSS LOCATED AT 500-999 SPECTRUM CENTER DRIVE IN PLANNING AREA 33 (IRVINE SPECTRUM CENTER)

Zoning Administrator Connolly opened the public hearing.

Melissa Chao, Senior Planner, presented the staff report.

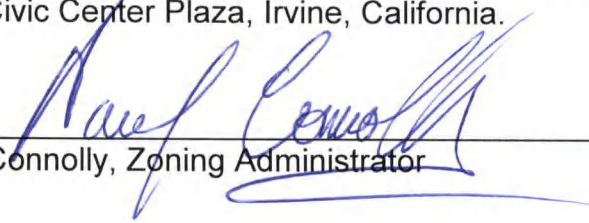
David Baab, representing the Irvine Company, spoke in favor of the project and was available from comments and questions.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly adopted **RESOLUTION NO. 16-1352**, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING MODIFICATION TO IRVINE SPECTRUM CENTER SIGN PROGRAM WITH ADMINISTRATIVE RELIEF 00673801-PSS FOR 500-999 SPECTRUM CENTER DRIVE IN PLANNING AREA 33 (IRVINE SPECTRUM CENTER), FILED BY BAAB & ASSOCIATES, ON BEHALF OF IRVINE COMPANY RETAIL PROPERTIES

ADJOURNMENT

Zoning Administrator Connolly adjourned the meeting at 1:50 p.m. to the Regular Meeting on October 12, 2016, at 1:30 p.m., Irvine City Hall, Conference Room CD 4/5, One Civic Center Plaza, Irvine, California.



Paul Connolly, Zoning Administrator

10/26/16
Date