



MINUTES

ZONING ADMINISTRATOR REGULAR MEETING

March 22, 2017

**Conference Room L102
One Civic Center Plaza
Irvine, CA 92606**

CALL TO ORDER

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

ROLL CALL

Present: Tim Gehrich, Zoning Administrator

Staff Present: Joel Belding, Principal Planner; Katie Berg-Curtis, Kapstone; Alison Walker, Kapstone; Alex Hunt, Kapstone; Calvin Mingione, Kapstone; Stephanie Roxas, Associate Planner; David Steinkraus, Recording Secretary

ADDITIONS AND DELETIONS TO THE AGENDA

None

PUBLIC COMMENTS

None

BUSINESS

1. APPROVAL OF ZONING ADMINISTRATOR MINUTES

Zoning Administrator Gehrich approved the minutes of the regular meeting of the Zoning Administrator held on March 8, 2017.

PUBLIC HEARINGS

2. SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF (00696703-PSS) FOR SHADOW OAKS APARTMENT HOMES LOCATED AT 100 SHADOW OAKS IN OAK CREEK (PLANNING AREA 12)

Katie Berg-Curtis, Kapstone, Consultant to the City, presented the staff report.

David Baab, Baab & Associates, a representative of Irvine Apartment Communities, was present and spoke in favor of the project.

Discussion included: 1) landscaping concerns where sign will be placed, 2) the material and placement of the permanent flags, 3) the regular changing out of the flags as necessary, 4) Zoning Ordinance monument sign and flag regulations.

Zoning Administrator Gehrich closed the public hearing.

ACTION: Zoning Administrator Gehrich adopted **RESOLUTION NO. 17-1364** – A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING SIGN PROGRAM MODIFICATION 00696703-PSS WITH ADMINISTRATIVE RELIEF FOR SHADOW OAKS APARTMENT HOMES LOCATED AT 100 SHADOW OAKS IN OAK CREEK (PLANNING AREA 12); FILED BY BAAB & ASSOCIATES ON BEHALF OF IRVINE APARTMENT COMMUNITIES

3. SIGN PROGRAM MODIFICATION (00694427-PSS) WITH ADMINISTRATIVE RELIEF FOR MAZDA NORTH AMERICA IN IRVINE BUSINESS COMPLEX (PLANNING AREA 36); FILED BY P.S. SERVICES

Alison Walker, Kapstone, Consultant to the City, presented the staff report.

Robert May, representing P.S. Services, was present for questions and comments.

ACTION: Zoning Administrator Gehrich adopted **RESOLUTION NO. 17-1363** – A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING SIGN PROGRAM MODIFICATION 00694427-PSS WITH ADMINISTRATIVE RELIEF FOR MAZDA NORTH AMERICA, LOCATED AT 1421 REYNOLDS AVENUE AND 1444 MCGAW AVENUE IN IRVINE BUSINESS COMPLEX (PLANNING AREA 36); FILED BY P.S. SERVICES ON BEHALF OF MAZDA MOTOR OF NORTH AMERICA

4. SIGN PROGRAM MODIFICATION (00698893-PSS) WITH ADMINISTRATIVE RELIEF FOR UNIVERSITY PARK CENTER IN UNIVERSITY PARK (PLANNING AREA 20); BAAB & ASSOCIATES

Calvin Mingione, Kapstone, Consultant to the City, presented the staff report.

David Baab, Baab & Associates, representing the Irvine Company Retail Properties, spoke in favor of the project.

Donna Krebs raised concerns about the large size of the signs for safety reasons at this intersection and additional traffic. She asked for low-key signs and commented that the Chevron driveway traffic signs are often not obeyed.

David Baab and Joel Belding, Principal Planner, agreed to remove the side illumination, and noted that the text will be illuminated.

Discussion for clarification included: 1) removing the language related to the side illumination of the sign, 2) Sign Type A is not changing and is staying within current regulations.

Zoning Administrator Gehrich closed the public hearing.

ACTION: Zoning Administrator Gehrich adopted **RESOLUTION NO. 17-1366**, with the removal of side illumination – A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING SIGN PROGRAM MODIFICATION 00698893-PSS WITH ADMINISTRATIVE RELIEF FOR UNIVERSITY PARK CENTER, LOCATED AT 18002 – 18112 CULVER DRIVE IN UNIVERSITY PARK (PLANNING AREA 20); FILED BY BAAB & ASSOCIATES ON BEHALF OF IRVINE COMPANY RETAIL PROPERTIES

5. SIGN PROGRAM (00693387-PSS) WITH ADMINISTRATIVE RELIEF FOR 7 WHATNEY IN IRVINE SPECTRUM 2 (PLANNING AREA 35); FILED BY TERRA NOVA CHURCH

Alex Hunt, Kapstone, Consultant to the City, presented the staff report.

Tab Johnson, a representative of Terra Nova Church, was present and available for comments and questions.

Discussion of the proposed sign text.

Zoning Administrator Gehrich closed the public hearing.

ACTION: Zoning Administrator Gehrich adopted **RESOLUTION NO. 17-1365** – A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING SIGN PROGRAM 00693387-PSS WITH ADMINISTRATIVE RELIEF FOR TERRA NOVA CHURCH AND SOUTH COUNTY OUTREACH, LOCATED AT 7 WHATNEY IN IRVINE SPECTRUM 2 (PLANNING AREA 35); FILED BY TERRA NOVA CHURCH

6. SIGN PROGRAM MODIFICATION (00692971-PSS) WITH ADMINISTRATIVE RELIEF FOR AIRPORT BUSINESS CENTER LOCATED IN THE IRVINE BUSINESS COMPLEX (PLANNING AREA 36); FILED BY BAAB & ASSOCIATES

Stephanie Roxas, Associate Planner, presented the staff report.

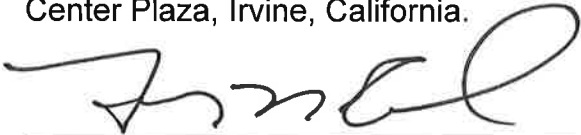
Discussion included: 1) Sign Type B sizes and the size increase of the proposed project, 2) parapet signs for the four-story building

David Baab, Baab & Associates, representing the applicant, spoke in favor of the project.

ACTION: Zoning Administrator Gehrich adopted **RESOLUTION NO. 17-1367** – A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING SIGN PROGRAM MODIFICATION 00692971-PSS WITH ADMINISTRATIVE RELIEF FOR THE AIRPORT BUSINESS CENTER LOCATED AT 18552, 18592, 18622, AND 18662 MACARTHUR BOULEVARD AND 2001 MICHELSON DRIVE IN THE IRVINE BUSINESS COMPLEX (PLANNING AREA 36); FILED BY BAAB & ASSOCIATES ON BEHALF OF IRVINE COMPANY OFFICE PROPERTIES

ADJOURNMENT

Zoning Administrator Gehrich adjourned the meeting at 2:11 p.m. to the Regular Meeting on April 12, 2017, at 1:30 p.m., Irvine Civic Center, Conference Room L102, One Civic Center Plaza, Irvine, California.



Tim Gehrich, Zoning Administrator

4/27/17
Date