



MINUTES

ZONING ADMINISTRATOR REGULAR MEETING

June 28, 2017

Conference Room L102
One Civic Center Plaza
Irvine, CA 92606

CALL TO ORDER

Acting Zoning Administrator Bill Jacobs called the Regular Meeting of the Zoning Administrator to order at 1:30 p.m.

ROLL CALL

Present: Bill Jacobs, Acting Zoning Administrator

Staff Present: Joel Belding, Principal Planner; Katie Berg-Curtis, Kapstone; Stephanie Roxas, Associate Planner; Lou Kirk, Code Enforcement Supervisor; Susan Craft, Senior Code Enforcement Inspector; Mike Lee, Senior Code Enforcement Inspector; David Steinkraus, Recording Secretary

ADDITIONS AND DELETIONS TO THE AGENDA

None

PUBLIC COMMENTS

None

BUSINESS

1. APPROVAL OF ZONING ADMINISTRATOR MINUTES

Minutes of the June 14 meeting were continued to the Zoning Administrator meeting scheduled for July 12, 2017.

PUBLIC HEARINGS

2. SIGN PROGRAM MODIFICATION (00706689-PSS) WITH ADMINISTRATIVE RELIEF FOR ORCHARD HILLS SHOPPING CENTER IN ORCHARD HILLS (PA1)

Acting Zoning Administer Jacobs opened the public hearing at 1:34 p.m.

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

David Baab, Baab & Associates, Inc. presented an overview of the proposal and was available to answer questions.

Acting Zoning Administrator Jacobs closed the public hearing at 1:38 p.m.

ACTION: Acting Zoning Administrator Jacobs **adopted RESOLUTION NO. 17-1378**, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING SIGN PROGRAM MODIFICATION 00706689-PSS WITH ADMINISTRATIVE RELIEF FOR THE ORCHARD HILLS SHOPPING CENTER LOCATED AT 3801-3993 PORTOLA PARKWAY IN ORCHARD HILLS (PLANNING AREA 1); FILED BY BAAB & ASSOCIATES, INC. ON BEHALF OF IRVINE COMPANY RETAIL PROPERTIES

3. MODIFICATION (00706284-PSS) WITH ADMINISTRATIVE RELIEF TO THE CYPRESS VILLAGE NON-VILLAGE IDENTIFICATION SIGN PROGRAM TO IDENTIFY THE AGE-QUALIFIED NEIGHBORHOOD "TRAVATA"

Acting Zoning Administer Jacobs opened the public hearing at 1:39 p.m.

Stephanie Roxas, Associate Planner, gave the staff report

David Baab, Baab & Associated, Inc. presented an overview of the proposal and was available to answer questions

Acting Zoning Administrator Jacobs closed the public hearing at 1:42 p.m.

ACTION: Acting Zoning Administrator Jacobs **adopted RESOLUTION NO. 17-1379**, A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE, CALIFORNIA, APPROVING MODIFICATION 00706284-PSS WITH ADMINISTRATIVE RELIEF TO THE CYPRESS VILLAGE NON-VILLAGE IDENTIFICATION SIGN PROGRAM TO IDENTIFY THE AGE-QUALIFIED NEIGHBORHOOD "TRAVATA"; FILED BY BAAB & ASSOCIATES, INC. ON BEHALF OF IRVINE COMPANY

4. APPEAL OF ADMINISTRATIVE CITATION NO. 3912 ISSUED ON APRIL 27, 2017, FOR VIOLATION OF THE CITY OF IRVINE ZONING CODE PERTAINING TO THE UNLAWFUL DISPLAY OF A TEMPORARY OFF-SITE COMMERCIAL SIGN DURING NON-PERMITTED HOURS

Acting Zoning Administer Jacobs opened the public hearing at 1:46 p.m.

Susan Craft, Senior Code Enforcement Inspector, presented the staff report. Lou Kirk, Code Enforcement Supervisor, was available to answer questions.

Ms. Raula Faula Fawaz, Reuben Guledge, Johann Sing, Surterre Properties and Janice Knokoc, First Team Real Estate spoke on the item.

Acting Zoning Administrator Jacobs closed the public hearing at 2 p.m.

ACTION: Acting Zoning Administrator Jacobs **adopted ADMINISTRATIVE ORDER NO. 17-007** – AN ADMINISTRATIVE ORDER OF THE HEARING OFFICER FINDING IN FAVOR OF THE CITY OF IRVINE, CALIFORNIA; UPHOLDING ADMINISTRATIVE CITATION NO. 3912 FOR THE UNLAWFUL DISPLAY OF A TEMPORARY OFF-SITE COMMERCIAL SIGN DURING NON-PERMITTED HOURS; AND CONFIRMING THE ATTACHED FINE ASSESSMENT IN THE AMOUNT OF \$500 PLUS \$240 IN EXTRAORDINARY ENFORCEMENT FEES

5. APPEAL OF ADMINISTRATIVE CITATION NO. 3461 ISSUED ON APRIL 27, 2017, FOR VIOLATION OF THE CITY OF IRVINE ZONING CODE PERTAINING TO THE UNLAWFUL DISPLAY OF A TEMPORARY OFF-SITE COMMERCIAL SIGN DURING NON-PERMITTED HOURS

Acting Zoning Administer Jacobs opened the public hearing at 2:12 p.m.

Mike Lee, Senior Code Enforcement Inspector, presented the staff report. Lou Kirk, Code Enforcement Supervisor was available to answer questions,

Gary Fallis, Surterre Properties, spoke on this item.

Acting Zoning Administrator Jacobs closed the public hearing at 2:20 p.m.

ACTION: Acting Zoning Administrator Jacobs **adopted ADMINISTRATIVE ORDER NO. 17-008** – AN ADMINISTRATIVE ORDER OF THE HEARING OFFICER FINDING IN FAVOR OF THE CITY OF IRVINE, CALIFORNIA; UPHOLDING ADMINISTRATIVE CITATION NO. 3461 FOR THE UNLAWFUL DISPLAY OF A TEMPORARY OFF-SITE COMMERCIAL SIGN DURING NON-PERMITTED HOURS; AND CONFIRMING THE ATTACHED FINE ASSESSMENT IN THE AMOUNT OF \$500 PLUS \$240 IN EXTRAORDINARY ENFORCEMENT FEES

6. APPEAL OF ADMINISTRATIVE CITATION NO. 3958 ISSUED ON MAY 9, 2017, FOR VIOLATION OF CITY OF IRVINE ZONING AND MUNICIPAL CODES PERTAINING TO ENCROACHMENT OF UNMAINTAINED LANDSCAPING INTO THE PUBLIC RIGHT-OF-WAY

Acting Zoning Administer Jacobs opened the public hearing at 2:20 p.m.

Susan Craft, Senior Code Enforcement Inspector, presented the staff report. Lou Kirk, Code Enforcement Supervisor, was available to answer questions.

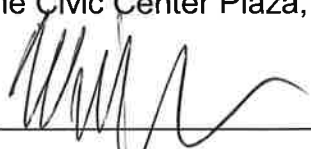
Ghassim Kalhor, homeowner, spoke on this item.

Acting Zoning Administrator Jacobs closed the public hearing at 2:29. p.m.

ACTION: Acting Zoning Administrator Jacobs **adopted ADMINISTRATIVE ORDER NO. 17-009** – AN ADMINISTRATIVE ORDER OF THE HEARING OFFICER FINDING IN FAVOR OF THE CITY OF IRVINE, CALIFORNIA; UPHOLDING ADMINISTRATIVE CITATION NO. 3958 FOR ENCROACHMENT OF UNMAINTAINED LANDSCAPING INTO THE PUBLIC RIGHT-OF-WAY; AND CONFIRMING THE ATTACHED FINE ASSESSMENT IN THE AMOUNT OF \$100

ADJOURNMENT

Acting Zoning Administrator Jacobs adjourned the meeting at 2:29 p.m. to the Regular Meeting on July 12, 2017, at 1:30 p.m., Irvine Civic Center, Conference Room L102, One Civic Center Plaza, Irvine, California.



Bill Jacobs, Acting Zoning Administrator

8/7/17
Date