

AGENDA

ZONING ADMINISTRATOR REGULAR MEETING

March 14, 2012
1:30 PM

Irvine Civic Center
One Civic Center Plaza
Community Development Department
Conference Room L102
Irvine, California

Speaker's Form/Request to Speak: If you would like to address the Administrator on a scheduled agenda item, please complete the Request to Speak Form. Speaker's Forms are located on the table at the entrance to the Conference Room. Please identify on the card your name, address, and the item on which you would like to speak and return to the Recording Secretary. The Request to Speak Form assists the Administrator in ensuring that all persons wishing to address the Administrator are recognized. Your name will be called at the time the matter is heard.

CALL TO ORDER

ADDITIONS AND DELETIONS

Additions to the agenda are limited by California Government Code Section 54954.2 of the Brown Act and for those items that arise after the posting of the Agenda must be acted upon prior to the next Committee meeting.

PUBLIC COMMENTS

Any member of the public may address the Administrator on items within the Administrator's subject matter jurisdiction, but which are not listed on this Agenda during PUBLIC COMMENTS. However, no action may be taken on matters that are not part of the posted agenda. PUBLIC COMMENTS are scheduled for 30 minutes and are limited to 3 minutes per person.

Scan this QR code for an electronic copy of
the Zoning Administrator Agenda.



BUSINESS

1. APPROVAL OF MINUTES

RECOMMENDED ACTION:

- 1) Approve the Minutes of a regular meeting of the Zoning Administrator held on February 22, 2012.

PUBLIC HEARING(S)

Public Hearings are scheduled for a time certain of 1:30 p.m. or as soon thereafter as possible. The Zoning Administrator, when considering the matter scheduled for hearing, will take the following actions: 1) Open the Public Hearing. 2) Receive staff report. 3) Accept public testimony. 4) Zoning Administrator comments and questions. 5) Take appropriate action.

If, in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

2. REQUEST FOR A CONDITIONAL USE PERMIT TO EXTEND THE OPERATION OF A TEMPORARY MANUFACTURED STRUCTURE FOR A PERIOD OF FIVE YEARS AT THE VOYAGERS BIBLE CHURCH IN ORANGETREE (PLANNING AREA 12)

RECOMMENDED ACTION:

- 1) Open public hearing; receive staff report; and receive public input.
- 2) Comments and questions.
- 3) Close public hearing.
- 4) Adopt Resolution No. 12-1112 entitled:

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING CONDITIONAL USE PERMIT 00535809-PCPM TO ALLOW A MANUFACTURED STRUCTURE FOR AN ADDITIONAL FIVE YEARS AT THE VOYAGERS BIBLE CHURCH LOCATED AT 6000 IRVINE CENTER DRIVE IN PLANNING AREA 12 (ORANGETREE)

3. SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF TO APPROVED SIGN PROGRAM 85-SS-0180, FOR A TWO-BUILDING MULTI-TENANT OFFICE COMPLEX IN THE IRVINE BUSINESS COMPLEX (IBC) (PLANNING AREA 36)

RECOMMENDED ACTION:

- 1) Open public hearing; receive staff report; and receive public input.
- 2) Comments and questions.
- 3) Close public hearing.
- 4) Adopt Resolution No. 12-1113 entitled:

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING SIGN MODIFICATION 00536598-PSS WITH ADMINISTRATIVE RELIEF 00540347-PAR FOR A TWO-BUILDING MULTI-TENANT OFFICE COMPLEX LOCATED AT 2600 MICHELSON DRIVE AND 1851 TELLER AVENUE IN THE IRVINE BUSINESS COMPLEX (IBC) IN PLANNING AREA 36

4. **FINDING THAT A "TYPE 20" (OFF-SALE BEER AND WINE) ALCOHOLIC BEVERAGE CONTROL LICENSE (00537509-PABC) IS OF PUBLIC CONVENIENCE OR NECESSITY FOR MITSUWA MARKETPLACE LOCATED IN HERITAGE PLAZA IN EL CAMINO REAL (PLANNING AREA 11)**

RECOMMENDED ACTION:

- 1) Open public hearing; receive staff report; and receive public input.
- 2) Comments and questions.
- 3) Close public hearing.
- 4) Adopt Resolution No. 12-1114 entitled:

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE FINDING THAT A "TYPE 20" (OFF-SALE BEER AND WINE) ALCOHOLIC BEVERAGE CONTROL LICENSE (00537509-PABC) IS OF PUBLIC CONVENIENCE OR NECESSITY FOR MITSUWA MARKETPLACE LOCATED AT 14230 CULVER DRIVE, SUITE 4F, IN HERITAGE PLAZA IN EL CAMINO REAL (PLANNING AREA 11)

5. **APPROVAL OF CONDITIONAL USE PERMIT 005330990-PCPM MODIFYING CONDITIONAL USE PERMIT 00497896-PCPM TO ALLOW LOW VOLUME OUTDOOR SPEAKERS ON THE ENCLOSED 818 SQUARE FOOT PATIO OF THE EXISTING BUFFULO WILD WINGS RESTAURANT IN EL CAMINO REAL (PLANNING AREA 11)**

RECOMMENDED ACTION:

- 1) Open public hearing; receive staff report; and receive public input.
- 2) Comments and questions.
- 3) Close public hearing.

4) Adopt Resolution No. 12-1115 entitled:

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING CONDITIONAL USE PERMIT 00533099-PCPM MODIFYING CONDITIONAL USE PERMIT 00497896-PCPM BY ALLOWING LOW VOLUME OUTDOOR SPEAKERS ON THE ENCLOSED 818 SQUARE FOOT PATIO, LOCATED AT 14110 CULVER DRIVE IN EL CAMINO REAL (PLANNING AREA 11); FILED BY BUFFALO WILD WINGS

ADJOURNMENT

Next meeting: Zoning Administrator regular meeting, March 28, 2012, 1:30 p.m., in Conference Room L102, City Hall, One Civic Center Plaza, Irvine, California.

NOTICE TO THE PUBLIC

The foregoing does not constitute the final agenda. The final revised agenda will be posted no later than 5:00 p.m., on **Friday, March 9, 2012**, at the Irvine Police Facility Lobby, One Civic Center Plaza, Irvine, California.

The Agenda may also be accessed through the City's Web page at www.ci.irvine.ca.us

IRVINE ZONING ADMINISTRATOR GENERAL INFORMATION

The City of Irvine Zoning Administrator is appointed by the City Council. The Zoning Administrator meets at 1:30 p.m. on the second and fourth Wednesday of each month in Conference Room L102 of the Irvine City Hall located at One Civic Center Plaza.

RESPONSIBILITY

The Zoning Administrator is the City official responsible for determining whether a proposed project complies with the requirements and intent of the Zoning Ordinance. The Zoning Administrator has the authority to approve, approve with conditions or modifications, or deny various discretionary applications, all of which require a public hearing. The Zoning Administrator may request that certain applications be reviewed and acted upon by the Planning Commission.

Staff reports are available in the Community Development Department for public review and copying. Please call the Zoning Administrator support staff at (949) 724-6401 for assistance or any additional information.

HEARING PROCEDURES

For each hearing item on the agenda, the Zoning Administrator will open the public hearing and receive the staff report. After asking any questions of staff, the Zoning Administrator will invite interested parties, including the project applicant, to present testimony. There is a five-minute time limit to address the Zoning Administrator with your comments. Following his/her own comments, the Zoning Administrator will close the public hearing or continue the project to the next hearing if additional information is required. If the hearing is closed, the Zoning Administrator will adopt a resolution approving or denying the project. If, in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

APPEALS

Any person who owns property or resides within 500 feet of the exterior boundaries of the subject property, the applicant, or a member of the City Council may appeal the determination of the Zoning administrator to the Planning Commission. All appeals must be in writing, state the reasons for the appeal and be submitted within 15 days of the decision to the City Clerk. A \$245 deposit shall accompany the appeal. The Planning Commission will hold a public hearing on the appeal within 60 days of receipt of the appeal. Decisions of the Planning Commission may be appealed to the City Council within 15 days.

AMERICANS WITH DISABILITIES ACT (ADA)

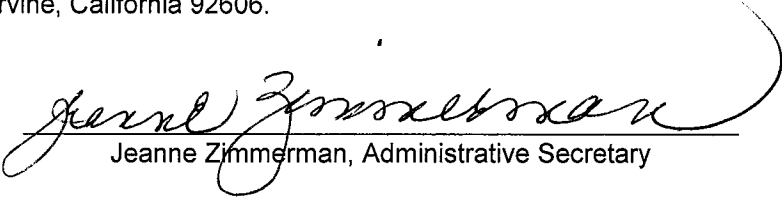
It is the intention of the City of Irvine to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or participant of this meeting, you will need assistance beyond what is normally provided, the City will attempt to accommodate you in every reasonable manner. Please contact

the Zoning Administrator support staff at (949) 724-6401 at least 48 hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.

STATE OF CALIFORNIA)
CITY OF IRVINE) SS
COUNTY OF ORANGE)

I declare under penalty of perjury that I am employed by the City of Irvine in the Community Development Department and that I posted this agenda in the binder located in the lobby of the Public Safety Department, One Civic Center Plaza, Irvine, California 92606.

Dated: March 9, 2012



Jeanne Zimmerman, Administrative Secretary