



Minutes

ZONING ADMINISTRATOR REGULAR MEETING

November 14, 2012

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

CALL TO ORDER

A regular meeting of the Zoning Administrator was called to order at 1:30 p.m., on November 14, 2012, in Conference Room L102, One Civic Center Plaza, Irvine, California; Zoning Administrator Paul Connolly, presiding.

ADDITIONS AND DELETIONS

There are none.

PUBLIC COMMENTS

There were no public comments.

BUSINESS

1. APPROVAL OF COMMITTEE MINUTES

RECOMMENDED ACTION:

- 1) Approved the Minutes of a regular meeting of the Zoning Administrator held on October 24, 2012.

PUBLIC HEARING(S)

2. PARK PLACE RETAIL SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF IN THE IRVINE BUSINESS COMPLEX (PLANNING AREA 36)

Zoning Administrator Connolly opened the public hearing.

Darrell Chin, Associate Planner, presented the staff report.

Adam Burrows, representing JB3D for the project, arrived late for the presentation but was available to answer questions.

Zoning Administrator Connolly requested public comments.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly moved to approve Resolution 12-1151 and grant the administrative relief subject to the findings and conditions contained in that resolution:

Adopted Resolution No. 12-1151 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING A SIGN PROGRAM MODIFICATION (00552176-PSS) WITH ADMINISTRATIVE RELIEF (00552926-PAR) FOR THE RETAIL PORTION OF PARK PLACE LOCATED AT 2957-2967, 2981-2991, 3309, 3021, AND 3401 MICHELSON DRIVE IN PLANNING AREA 36; FILED BY JB3D, ON BEHALF OF LBA REALTY

3. REQUEST FOR A SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF TO THE APPROVED SIGN PROGRAM FOR SPECTRUM CROSSROADS LOCATED IN IRVINE SPECTRUM 5 (PLANNING AREA 34)

Zoning Administrator Connolly opened the public hearing.

Christina Rahmani, Associate Planner, presented the staff report.

Gary Underwood of The Design Center was present and available to answer questions.

Zoning Administrator Connolly requested public comments.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly moved to approve Resolution 12-1152 and grant the administrative relief subject to the findings and conditions contained in that resolution:

Adopted Resolution No. 12-1152 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING A SIGN PROGRAM MODIFICATION (00551352-PSS) WITH ADMINISTRATIVE RELIEF (00550818-PAR) FOR THREE SECONDARY IN-LINE TENANT IDENTIFICATION SIGNS THAT ARE ORIENTED TOWARD THE FREEWAY; IN THE SPECTRUM CROSSROADS SHOPPING CENTER AT 16171-16231 LAKE FOREST DRIVE WITHIN PLANNING AREA 34; FILED BY THE DESIGN FACTOR, ON BEHALF OF SPECTRUM V PARTNERS

4. REQUEST FOR A CONDITIONAL USE PERMIT TO OPERATE TYRANNUS DISCIPLESHIP INSTITUTE (CHURCH) WITH ADMINISTRATIVE RELIEF FOR SHARED PARKING IN THE IRVINE BUSINESS COMPLEX (IBC) (PLANNING AREA 36)

Zoning Administrator Connolly opened the public hearing.

Omar Masry, Associate Planner, presented the staff report.

Marty Reiner, representing Enovis, was available to answer questions.

Derek Uskert, representing Atelier, was available to answer questions.

Andrew and Young Pan, representing Tyrannus, were available to answer questions.

Zoning Administrator Connolly requested public comments.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly moved to approve Resolution 12-1153, with modifications, and grant the administrative relief subject to the findings and conditions contained in that resolution:

Adopted Resolution No. 12-1153 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING CONDITIONAL USE PERMIT (00548654-PCPM) WITH ADMINISTRATIVE RELIEF FOR SHARED ON-SITE PARKING TO OPERATE TYRANNUS DISCIPLESHIP INSTITUTE (CHURCH) AT 17252 ARMSTRONG, SUITES E & J, IN THE IRVINE BUSINESS COMPLEX (IBC); PLANNING AREA 36

5. REQUEST FOR A SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF FOR THE HERITAGE SQUARE SHOPPING CENTER IN EL CAMINO REAL (PLANNING AREA 11)

Zoning Administrator Connolly opened the public hearing.

Omar Masry, Associate Planner, presented the staff report.

Derek Uskert, representing Atelier, was available to answer questions.

Zoning Administrator Connolly requested public comments.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly moved to approve Resolution 12-1154 and grant the administrative relief subject to the findings and conditions contained in that resolution:

Adopted Resolution No. 12-1154 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING A SIGN PROGRAM MODIFICATION (00550784-PSS) WITH ADMINISTRATIVE RELIEF (00558041-PAR) FOR THREE SUBTENANT BUSINESS IDENTIFICATION WALL SIGNS AT THE HERITAGE SQUARE SHOPPING CENTER AT 14100-14160 CULVER DRIVE WITHIN PLANNING AREA 11; FILED BY HERITAGE SQUARE CULVER LLC

ADJOURNMENT

The Zoning Administrator adjourned the meeting at 1:55 p.m., to a regular meeting, November 28, 2012, 1:30 p.m., City of Irvine City Hall, Conference Room L102 located at Irvine City Hall, One Civic Center Plaza, Irvine, California.



ZONING ADMINISTRATOR



Date



Minutes

ZONING ADMINISTRATOR REGULAR MEETING

February 22, 2012

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

CALL TO ORDER

A regular meeting of the Zoning Administrator was called to order at 1:30 p.m., on February 22, 2012, in Conference Room L102, One Civic Center Plaza, Irvine, California, Zoning Administrator, Paul Connolly, presiding.

ADDITIONS AND DELETIONS

There were none.

PUBLIC COMMENTS

There were no public comments.

BUSINESS

1. APPROVAL OF MINUTES

RECOMMENDED ACTION:

- 1) Approve the Minutes of a regular meeting of the Zoning Administrator held on February 8, 2012.

PUBLIC HEARING (S)

2. REQUEST FOR SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF TO THE CYPRESS VILLAGE SHOPPING CENTER (FORMERLY TRABUCO GROVE) SIGN PROGRAM IN NORTHWOOD (PLANNING AREA 8)

Zoning Administrator Connolly opened the public hearing.

Justin Equina, Assistant Planner, presented the staff report.

David Baab of Baab & Associates, representing the Irvine Company, was present.

Zoning Administrator Connolly requested public comments.

David Baab of Baab & Associates, representing the Irvine Company, requested to speak regarding the sign program project.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly moved to approve Zoning Administrator Resolution No. 12-1110, and grant the administrative relief subject to the findings and conditions contained in that resolution:

Adopted Resolution No. 12-1110 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING SIGN PROGRAM MODIFICATION (00536673-PSS) WITH ADMINISTRATIVE RELIEF (00539074-PAR) TO THE CYPRESS VILLAGE SHOPPING CENTER (FORMERLY TRABUCO GROVE) SIGN PROGRAM LOCATED AT 14001-14271 JEFFREY ROAD IN PLANNING AREA 8 (NORTHWOOD)

ADJOURNMENT

The Zoning Administrator adjourned the meeting at 1:45 p.m., to a regular meeting, March 14, 2012, 1:30 p.m., City of Irvine City Hall, Conference Room L102, One Civic Center Plaza, Irvine, California.



ZONING ADMINISTRATOR



Date