



Minutes

ZONING ADMINISTRATOR REGULAR MEETING

December 12, 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 December 12, 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, with revision, of a regular meeting of the Zoning Administrator held on November 28, 2012.

PUBLIC HEARING(S)

2. REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW AN AGE 18 AND UNDER COMMERCIAL SCHOOL (MARTIAL ARTS & FITNESS) WITHIN A RETAIL CENTER IN THE IRVINE BUSINESS COMPLEX (IBC) (PLANNING AREA 36)

Zoning Administrator Connolly opened the public hearing.

Marie Luna, Senior Planner, presented the staff report.

Nick Mirkarimi, representing Irvine Martial Arts & Fitness, 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 12-1158 and grant the administrative relief subject to the findings and conditions contained in that resolution:

Adopted Resolution No. 12-1158 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING CONDITIONAL USE PERMIT 00557307-PCPM FOR A COMMERCIAL SCHOOL FOR IRVINE MARTIAL ARTS & FITNESS; LOCATED AT 2222 MICHELSON, SUITE #238, IRVINE; PLANNING AREA 36 (IBC)

3. CONDITIONAL USE PERMIT TO ALLOW AN ALTERNATIVE HEALTH CARE OFFICE (SOUTH COUNTY SPINE CARE) CONSISTING OF A CHIROPRACTIC AND PHYSICAL THERAPY CENTER LOCATED IN THE IRVINE BUSINESS COMPLEX (IBC) (PLANNING AREA 36)

Zoning Administrator Connolly opened the public hearing.

Marie Luna, Senior Planner, presented the staff report.

Dr. Jeff Shadjareh, owner of South County Spine Care, was present and available to answer questions or concerns.

Mr. Shiao-Lan Li, representing OC Physical Therapy, 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 12-1159 and grant the administrative relief subject to the findings and conditions contained in that resolution:

Adopted Resolution No. 12-1159 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING CONDITIONAL USE PERMIT 00555848-PCPM TO ALLOW A CHIROPRACTIC AND PHYSICAL THERAPY ALTERNATIVE MEDICAL OFFICE FOR SOUTH COUNTY SPINE CARE; LOCATED AT 18102 SKYPARK BLVD., SUITES C & D, IRVINE BUSINESS COMPLEX (IBC) PLANNING AREA 36

4. REQUEST FOR A SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF TO THE CYPRESS VILLAGE SHOPPING CENTER SIGN PROGRAM LOCATED IN NORTHWOOD (PLANNING AREA 8)

Zoning Administrator Connolly opened the public hearing.

Justin Equina, Assistant Planner, presented the staff report.

David Baab, representing Irvine Company for the Cypress Village Shopping Center project, requested to speak.

Zoning Administrator Connolly requested public comments.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly moved to approve Resolution 12-1160, and grant the administrative relief subject to the findings and conditions contained in that resolution:

Adopted Resolution No. 12-1160 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING SIGN PROGRAM MODIFICATION (00556417-PSS) WITH ADMINISTRATIVE RELIEF (00559159-PAR) FOR THE CYPRESS VILLAGE SHOPPING CENTER LOCATED AT 14001-14271 JEFFREY ROAD IN PLANNING AREA 8

5. REQUEST FOR A SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF TO THE PLAZA IRVINE LOCATED IN THE IRVINE BUSINESS COMPLEX (IBC) (PLANNING AREA 36)

Zoning Administrator Connolly opened the public hearing.

Justin Equina, Assistant Planner, presented the staff report.

Thomas Klammer, Gregg Evangelho and Erica Kurtz, all representing The Plaza – Irvine Owners Association, were present and available to answer questions.

Veronica Ha, representing Condosere, 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 12-1161, and grant the administrative relief subject to the findings and conditions contained in that resolution:

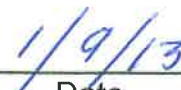
Adopted Resolution No. 12-1161 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING SIGN PROGRAM MODIFICATION (00556417-PSS) WITH ADMINISTRATIVE RELIEF (00559159-PAR) FOR THE CYPRESS VILLAGE SHOPPING CENTER LOCATED AT 14001-14271 JEFFREY ROAD IN PLANNING AREA 8

ADJOURNMENT

The Zoning Administrator adjourned the meeting at 1:50 p.m., to a regular meeting, January 9, 2013, 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