



Minutes

ZONING ADMINISTRATOR REGULAR MEETING

April 25, 2012

Irvine Civic Center
One Civic Center Plaza
Community Development Department
Conference & Training Center (CTC)
Irvine, California

CALL TO ORDER

A regular meeting of the Zoning Administrator was called to order at 1:30 p.m., on April 25, 2012, at Irvine City Hall, in the Conference & Training Center (CTC), One Civic Center Plaza, Irvine, California; Zoning Administrator, Paul Connolly presiding.

ADDITIONS AND DELETIONS

None.

PUBLIC COMMENTS

There were no public comments.

BUSINESS

1. APPROVAL OF MINUTES

ACTION:

- 1) Approval of the Minutes of a regular meeting of the Zoning Administrator held on March 14, 2012 (Continued from April 11, 2012).

PUBLIC HEARING (S)

2. SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF FOR A MULTI-TENANT 8-STORY OFFICE BUILDING IN THE IRVINE BUSINESS COMPLEX (IBC) (PLANNING AREA 36)

Zoning Administrator Connolly opened the public hearing.

Marie Luna, Senior Planner, presented the staff report.

John Wright, representing JB3D, was present and available for questions.

Zoning Administrator Connolly requested public comments.

Zoning Administrator Connolly closed the public hearing

ACTION: Zoning Administrator Connolly moved to approve Zoning Administrator Resolution No. 12-1111 and grant the administrative relief subject to the findings and conditions contained in that resolution:

Adopted Resolution No. 12-1111 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING SIGN PROGRAM MODIFICATION 00536805-PSS WITH ADMINISTRATIVE RELIEF FOR A MULTI-TENANT OFFICE BUILDING LOCATED AT 1901 MAIN STREET IN THE IRVINE BUSINESS COMPLEX (IBC) IN PLANNING AREA 36

3. REQUEST FOR A VARIANCE OF 1.48-FEET FROM THE STREET SETBACK IN THE IRVINE SPECTRUM 2 (PLANNING AREA 35)

Zoning Administrator Connolly opened the public hearing.

Sarah Chmielak, Associate Planner, presented the staff report.

Kevin Hayes, MS - Orange Properties, LLC and MS - Jeronimo, LLC, for the project, was present and available to answer questions.

Tim Strader, Jr., of Starpointe Ventures, 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 Zoning Administrator Resolution No. 12-1118, and grant the administrative relief subject to the findings and conditions contained in that resolution:

Adopted Resolution No. 12-1118 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING A VARIANCE (00536791-PVA) TO ALLOW THE REDUCTION OF A STREETSIDE BUILDING SETBACK BY 1.48-FEET FOR A PORTION OF A BUILDING LOCATED AT 9701 JERONIMO ROAD WITHIN PLANNING AREA 35; FILED BY MS – ORANGE PROPERTIES, LLC AND MS - JERONIMO

4. REQUEST FOR A CONDITIONAL USE PERMIT FOR A COMMERCIAL SCHOOL LOCATED IN THE IRVINE BUSINESS COMPLEX (IBC) (PLANNING AREA 36)

Zoning Administrator Connolly opened the public hearing.

Christina Rahmani, Associate Planner, presented the staff report.

Zoning Administrator Connolly requested public comments.

Chia Shen Lee, Icom Tech Inc/HHC Art School, was present and available to answer questions.

Zoning Administrator Connolly closed the public hearing

ACTION: Zoning Administrator Connolly moved to approve Zoning Administrator Resolution No. 12-1119 and grant the findings and conditions contained in that resolution:

Adopted Resolution No. 12-1119 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING A CONDITIONAL USE PERMIT (00531145-PCPM) TO ALLOW A COMMERCIAL SCHOOL AT 16782 VON KARMAN AVENUE, UNIT 25 IN THE IRVINE BUSINESS COMPLEX (IBC) WITHIN PLANNING AREA 36; FILED BY HHC ART, INC.

5. REQUEST FOR A SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF TO THE WALNUT VILLAGE SHOPPING CENTER IN WALNUT VILLAGE (PLANNING AREA 10)

Zoning Administrator Connolly opened the public hearing.

Justin Equina, Assistant Planner, presented the staff report.

David Baab, Baab & Associates representing the project, 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 Zoning Administrator Resolution No. 12-1120 and grant the findings and conditions contained in that resolution:

Adopted Resolution No. 12-1120 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING SIGN PROGRAM MODIFICATION (00539495-PSS) WITH ADMINISTRATIVE RELIEF (00541451-PAR) TO THE WALNUT VILLAGE CENTER SIGN PROGRAM LOCATED AT 14405-14493 CULVER DRIVE IN WALNUT VILLAGE (PLANNING AREA 10)

6. THE RINKS – IRVINE INLINE SIGN PROGRAM WITH ADMINISTRATIVE RELIEF LOCATED IN WESTPARK (PLANNING AREA 14)

Zoning Administrator Connolly opened the public hearing.

Christina Rahmani, Associate Planner, presented the staff report.

David Baab, Baab & Associates representing the project, was present and available to answer questions.

Art Trottier and Jesse Chatfield, representing The Rinks, was present and available to answer questions.

Joel Rabina, Censource, Inc., 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 Zoning Administrator Resolution No. 12-1121 and grant the findings and conditions contained in that resolution:

Adopted Resolution No. 12-1121 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING SIGN PROGRAM (00539803-PSS) WITH ADMINISTRATIVE RELIEF (00540279-PAR) FOR THE RINKS – IRVINE INLINE LOCATED AT 3150 BARRANCA PARKWAY IN PLANNING 14 (WESTPARK); FILED BY THE RINKS, INVINE

ADJOURNMENT

The Zoning Administrator adjourned the meeting at 3:00 p.m., to a regular meeting, May 9, 2012, 1:30 p.m., City of Irvine City Hall, Conference Room L102, One Civic Center Plaza, Irvine, California.



ZONING ADMINISTRATOR



Date