



Minutes

ZONING ADMINISTRATOR REGULAR MEETING

January 23, 2013

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 1:32 p.m., on January 23, 2013, 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 January 9, 2013.

PUBLIC HEARING(S)

2. FLADEBOE ECOCENTRE SIGN PROGRAM WITH ADMINISTRATIVE RELIEF IN SPECTRUM 2 (PLANNING AREA 35)

Zoning Administrator Connolly opened the public hearing.

Darrell Chin, Associate Planner, presented the staff report.

James VanLandingham, representing FX Signs, 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 13-1162 and grant the administrative relief subject to the findings and conditions contained in that resolution:

Adopted Resolution No. 13-1162 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING A SIGN PROGRAM (00546309-PSS) WITH ADMINISTRATIVE RELIEF (00547341-PAR) FOR THE FLADEBOE ECOCENTRE LOCATED AT 18 AUTO CENTER DRIVE IN PLANNING AREA 35; FILED BY FX SIGNS, INC., ON BEHALF OF THE FLADEBOE ECOCENTRE

3. REQUEST FOR A SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF FOR THE MARKET PLACE CENTER BUSINESS PARK IN LOWER PETERS CANYON (PLANNING AREA 4)

Zoning Administrator Connolly opened the public hearing.

Justin Equina, Assistant Planner, presented the staff report.

David Baab of Baab & Associates, representing Irvine Company, was present and available to answer questions or concerns.

Zoning Administrator Connolly requested public comments.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly moved to approve Resolution 13-1166 and grant the administrative relief subject to the findings and conditions contained in that resolution:

Adopted Resolution No. 13-1166 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING SIGN PROGRAM 00556024-PSS WITH ADMINISTRATIVE RELIEF 00561380-PAR FOR THE MARKET PLACE CENTER LOCATED AT 200-250 COMMERCE IN PLANNING AREA 4 (LOWER PETERS CANYON)

4. FINDING OF PUBLIC CONVENIENCE OR NECESSITY FOR A "TYPE 20" (OFF-SALE BEER AND WINE) ALCOHOLIC BEVERAGE CONTROL LICENSE FOR THE CHEVRON SERVICE STATION CONVENIENCE STORE IN SPECTRUM 5

Zoning Administrator Connolly opened the public hearing.

Marie Luna, Senior Planner, presented the staff report.

Mariana Bacellar of Stantec Architecture, representing the project, was available to answer questions.

Elia Ruth Abouasse, representing Chevron, was available to answer questions.

Amir Khan, representing Chevron, 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 13-1167, and grant the administrative relief subject to the findings and conditions contained in that resolution:

Adopted Resolution No. 13-1167 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 (00557551-PABC) IS OF PUBLIC CONVENIENCE OR NECESSITY FOR THE CHEVRON CONVENIENCE STORE LOCATED WITHIN THE SPECTRUM PAVILLION AT 16221 LAKE FOREST DRIVE IN PLANNING AREA 34

5. REQUEST FOR A SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF FOR CHEVROLET OF IRVINE IN IRVINE SPECTRUM 2 (PLANNING AREA 35)

Zoning Administrator Connolly opened the public hearing.

Omar Masry, Associate Planner, presented the staff report.

Mark Dershem, representing Chevy of Irvine, was available to answer questions.

Rob Clark, representing Megahertz Sign Company, 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 13-1168, and grant the administrative relief subject to the findings and conditions contained in that resolution:

Adopted Resolution No. 13-1168 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING SIGN PROGRAM MODIFICATION 00559958-PSS WITH ADMINISTRATIVE RELIEF 0560122-PAR FOR CHEVROLET OF IRVINE AT 21 AUTO CENTER DRIVE IN PLANNING AREA 35; FILED BY MEGAHERTZ ELECTRIC

ADJOURNMENT

The Zoning Administrator adjourned the meeting at 2:00 p.m., to a regular meeting, February 13, 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