



Minutes

ZONING ADMINISTRATOR REGULAR MEETING

September 10, 2014

Irvine City Hall
One Civic Center Plaza
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 September 10, 2014, at the Irvine City Hall in Conference Room L102, One Civic Center Plaza, Irvine, California; Zoning Administrator Paul Connolly, presiding.

ADDITIONS AND DELETIONS

None

PUBLIC COMMENTS

None

BUSINESS

1. APPROVAL OF COMMITTEE MINUTES.

The Minutes of a regular meeting of the Zoning Administrator held on August 27, 2014 were approved by Zoning Administrator Connolly.

PUBLIC HEARINGS

2. SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF FOR THE IRVINE MARKET PLACE COMMERCIAL CENTER LOCATED IN PLANNING AREA 4 (LOWER PETERS CANYON)

Zoning Administrator Connolly opened the public hearing.

Dat Tran, Assistant Planner, presented the staff report.

Zoning Administrator Connolly requested public comments.

David Baab of the Irvine Company was present and spoke in favor of the project.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly moved to adopt Zoning Resolution No. 14-1246 and grant Administrative Relief, subject to the findings and conditions contained in the resolution:

Adopted Resolution No. 14-1246 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING ADMINISTRATIVE SIGN PROGRAM MODIFICATION 00603467-PSS WITH ADMINISTRATIVE RELIEF (00607049-PAR) FOR THE IRVINE MARKET PLACE COMMERCIAL CENTER LOCATED IN PLANNING AREA 4

3. CONSTRUCTION OF A NEW DECK AT THE VIZIO COMPLEX REQUIRING ADMINISTRATIVE RELIEF FROM THE REQUIRED LANDSCAPE SETBACK LOCATED AT 35 AND 39 TESLA IN PLANNING AREA 34 (IRVINE SPECTRUM 5)

Zoning Administrator Connolly opened the public hearing.

Stephanie Frady, Associate Planner, presented the staff report.

Zoning Administrator Connolly requested public comments.

There were no comments offered.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly moved to adopt Zoning Resolution No. 14-1248 subject to the findings and conditions therein, and grant the requested Administrative Relief subject to plans and applications submitted.

Adopted Resolution No. 14-1248 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING ADMINISTRATIVE RELIEF (FILE NO. 00602151-PAR) TO ALLOW CONSTRUCTION OF AN 85-FOOT LONG DECK ALONG BUILDING ADDRESSED AS 39 TESLA WHICH WILL ENCROACH UP TO THE PROPERTY LINE AND BE WITHIN THE REQUIRED FIVE FOOT WIDE LANDSCAPE BUFFER

4. REQUEST FOR A CONDITIONAL USE PERMIT FOR A NEW CLASS 1 WIRELESS TELECOMMUNICATIONS FACILITY AT THE WOODBURY TOWN CENTER IN PLANNING AREA 9A (WOODBURY)

Zoning Administrator Connolly opened the public hearing.

Justin Equina, Associate Planner, presented the report.

Zoning Administrator Connolly requested public comments.

Lindsay Ortega of Core Development was present to answer questions.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly moved to adopt Zoning Resolution No. 14-1249 and grant the requested Conditional Use Permit, subject to the findings and conditions contained within the resolution:

Adopted Resolution No. 14-1249 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING CONDITIONAL USE PERMIT 00604086-PCPM FOR THE INSTALLATION OF A NEW CLASS 1 WIRELESS TELECOMMUNICATION FACILITY INSIDE AN ARCHITECTURAL FEATURE OF A FOOD/RETAIL BUILDING WITHIN THE WOODBURY TOWN CENTER LOCATED AT 6400 IRVINE BOULEVARD IN PLANNING AREA 91 (WOODBURY)

5. **REQUEST FOR A SIGN PROGRAM MODIFICATION WITH ADMINISTRATIVE RELIEF FOR NON-VILLAGE IDENTIFICATION SIGNS IN PORTOLA SPRINGS WITHIN PLANNING AREA 6 (PORTOLA SPRINGS)**

Zoning Administrator Connolly opened the public hearing.

Joel Belding, Senior Planner presented the report.

Zoning Administrator Connolly requested public comments.

David Baab of the Irvine Company spoke in support of the proposed modification.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly moved to adopt Zoning Resolution No. 14-1250 and approve the sign program modification with Administrative Relief subject to the findings and conditions contained within the resolution:

Adopted Resolution No. 14-1250 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING A SIGN PROGRAM MODIFICATION (FILE NO. 00611704-PSS) TO APPROVED SIGN PROGRAM 00412657-PSS WITH ADMINISTRATIVE RELIEF (FILE NO. 00612985-PAR)

6. **CONDITIONAL USE PERMIT FOR THE OPERATION OF FULL BLESSING CHURCH WITH ADMINISTRATIVE RELIEF FOR SHARED PARKING LOCATED AT 15520 ROCKFIELD BOULEVARD, UNITS C AND D IN PLANNING AREA 35 (IRVINE SPECTRUM 2)**

Zoning Administrator Connolly opened the public hearing.

Stephanie Frady, Associate Planner, presented the report.

Zoning Administrator Connolly requested public comments.

No public comments were offered.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly moved to adopt Zoning Resolution No. 14-1251 and grant the Conditional Use Permit with Administrative Relief, subject to the findings and conditions contained within the resolution:

Adopted Resolution No. 14-1251 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING CONDITIONAL USE PERMIT 00583234-PCPM FOR THE OPERATION OF FULL BLESSING CHURCH WITH ADMINISTRATIVE RELIEF FOR SHARED PARKING LOCATED AT 15520 ROCKFIELD BOULEVARD, UNITS C AND D IN PLANNING AREA 35 (IRVINE SPECTRUM 2)

7. CONDITIONAL USE PERMIT TO OPERATE A MASSAGE FACILITY (REVIVAL SPA) LOCATED IN PLANNING AREA 35 (IRVINE SPECTRUM 5)

Zoning Administrator Connolly opened the public hearing.

Dat Tran, Assistant Planner, presented the report.

Zoning Administrator Connolly requested public comments.

Pete Pirzadeh of the Irvine Company spoke in support of the project.

Cris Gaiennie, Regulatory Affairs Supervisor, City of Irvine, spoke in support of the project, subject to compliance with business licensing and code enforcement regulations.

Zoning Administrator Connolly closed the public hearing.

ACTION: Zoning Administrator Connolly moved to adopt Zoning Resolution No. 14-1252 subject to the findings and conditions contained within the resolution:

Adopted Resolution No. 14-1252 entitled: A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF IRVINE APPROVING CONDITIONAL USE PERMIT 00607930-PCPM TO OPERATE A MASSAGE ESTABLISHMENT LOCATED AT 8689 IRVINE CENTER DRIVE, SUITE 110, LOCATED IN THE LOS OLIVOS MARKETPLACE SOUTH RETAIL CENTER IN PLANNING AREA 35.

The Zoning Administrator adjourned the meeting at 2:03 p.m. to a regular meeting September 24, 2014 at 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